

8 RUSSELL AVE., SUITE 101, GAITHERSBURG, MD 20877

For Sale

**OFFERING SUMMARY**

Sale Price:	\$260,000
Building Size:	1,086 SF
Number of Units:	1
Price / SF:	\$239.41

PROPERTY OVERVIEW

Great chance for owner occupied

Rare opportunity for small office condo suite for sale on the First Floor

End-unit has great visibility

Mixed-use with three-story residential units above

30 free surface parking space plus 11 below level parking

Walk to Marc train station in Old town Gaithersburg

Minutes to I-270, 370 and ICC and Shady Grove metro

Best use as Law firms, medical treatment, Accounting, insurance firms etc.

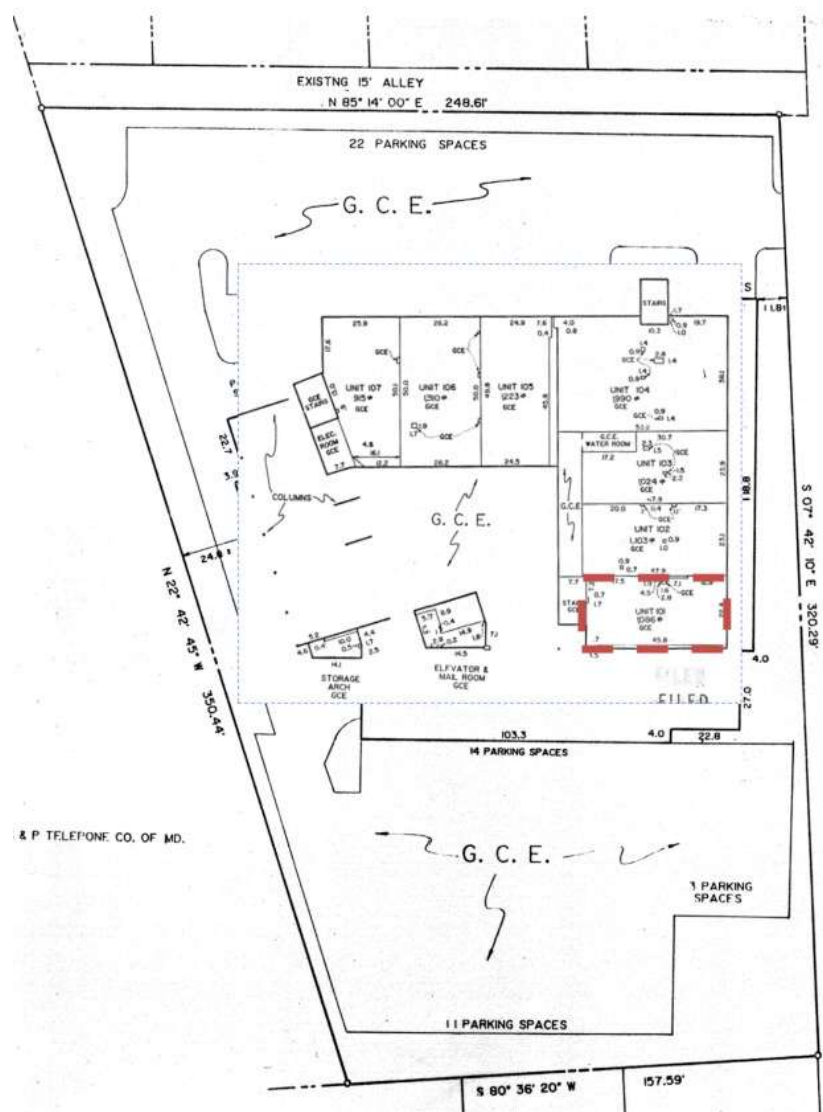
CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

Winny Zhang
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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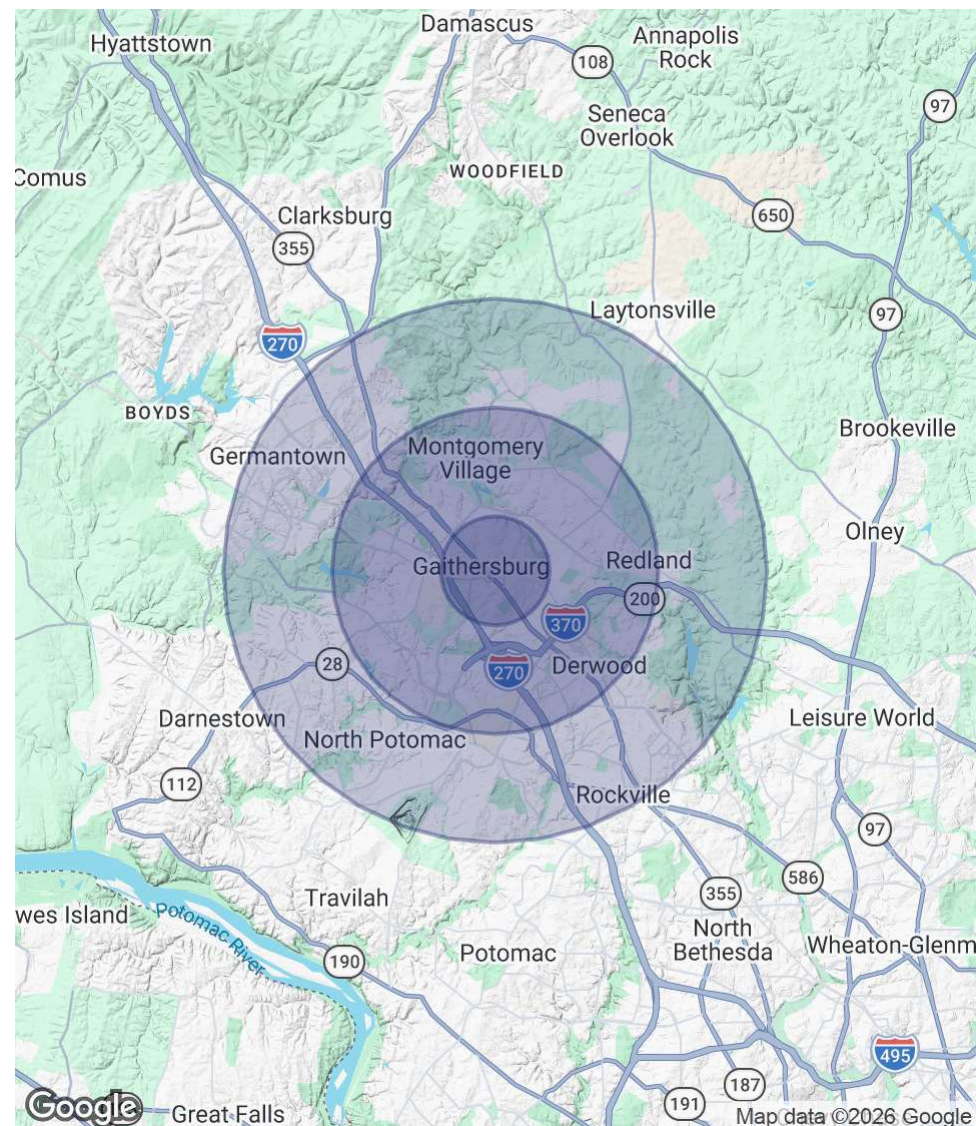
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,193	149,456	286,711
Average Age	38.5	38.8	39.8
Average Age (Male)	35.7	37.7	38.4
Average Age (Female)	40.1	39.4	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,716	55,754	104,298
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$105,079	\$130,044	\$147,079
Average House Value	\$385,442	\$490,237	\$560,586

2023 American Community Survey (ACS)



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