

# RELIGIOUS FACILITY

12323 Bluhill Road, Silver Spring, MD 20902  
Montgomery County

TURN-KEY BUILDING FOR SALE

CENTRALLY LOCATED HUB FOR  
REGIONAL OUTREACH & GROWTH



CLICK HERE FOR  
PROPERTY TOUR



## PROPERTY HIGHLIGHTS

- **Property Consists of the Following:**
  - » Church Building (6,074 SF) on three (3) levels
  - » Classroom Building (750 SF)
  - » Parsonage (1,820 SF)
- **Proximity to Major Corridors:** ICC/MD 200, Route 29 & I-495
- **Sanctuary Seating:** Capacity - 220
- **Parking Spaces:** 40 (overflow parking available)
- **Listing Price:** \$3.2M

## NEARBY



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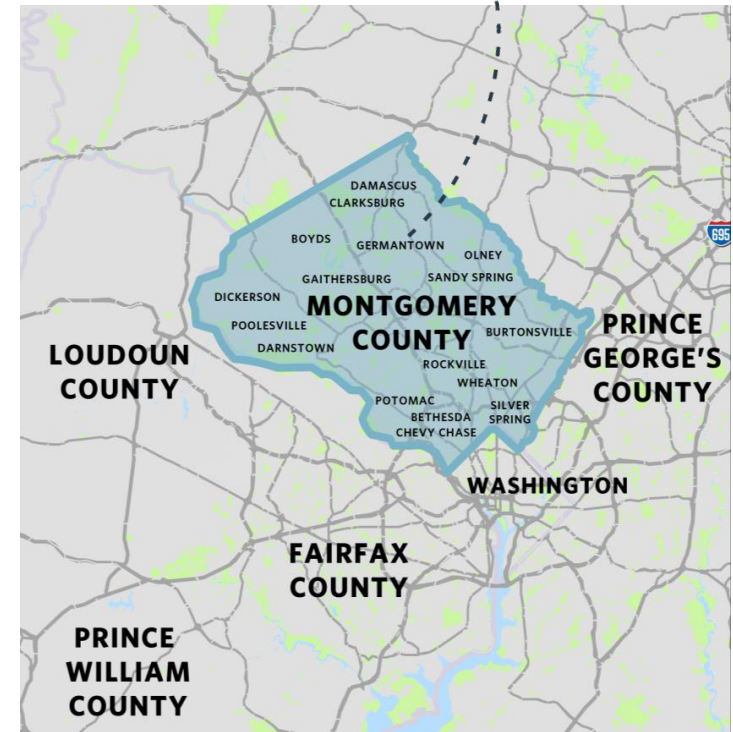
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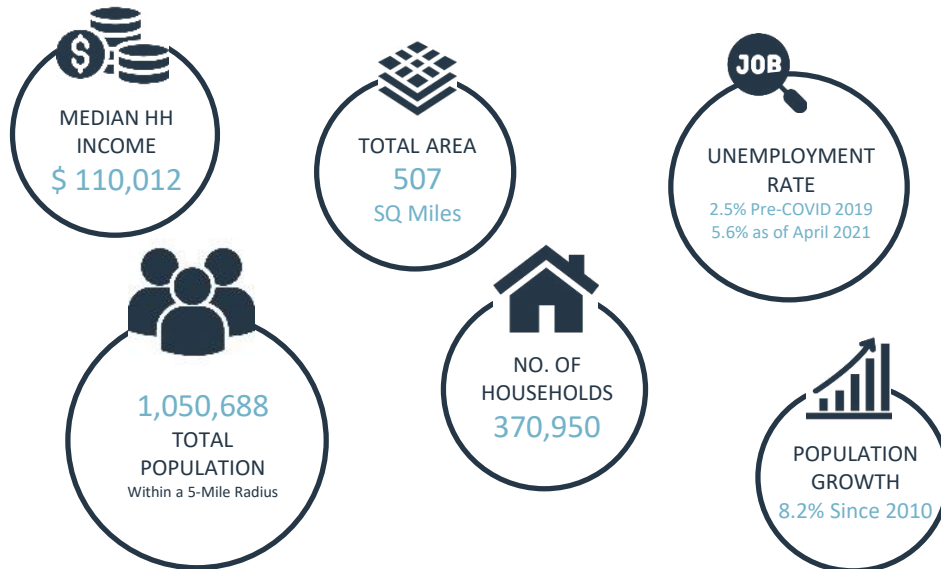
## SUMMARY OVERVIEW

 Montgomery County, Maryland

Montgomery County is located just north of Washington DC abutting Frederick and Prince George's and straddling I-270 and the Potomac River on its western edge. I-270 runs north to south through the county providing residents and businesses access to Washington, DC. Montgomery County is Maryland's most populous county with a population of approximately 1,050,000 residents and continues to see consistent population growth averaging 8.2% since 2010. It is also one of the top 20 wealthiest counties in the country with a median income of over \$110,000. Major employers in Montgomery County include National Institutes of Health, U.S. Food and Drug Administration, Naval Support Activity Bethesda, Marriott International and Lockheed Martin. All these factors add up to make Montgomery County one of the premier counties in the Washington, DC MSA.



### MONTGOMERY COUNTY - HIGHLIGHTS

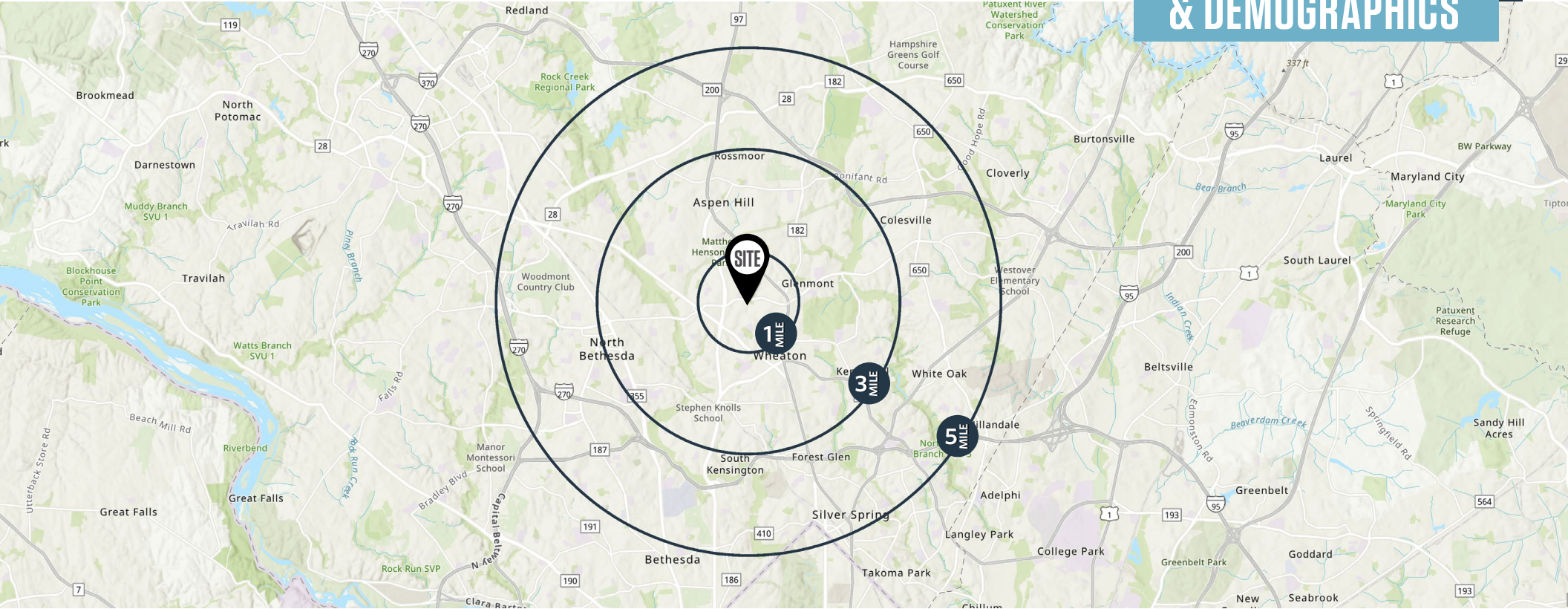


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LOCATION

& DEMOGRAPHICS



## TRAFFIC COUNTS | 2025

I-270	36,892 ADT
Randolph Road	27,542 ADT
Dalewood Drive	2,471 ADT

1-MILE

3-MILES

5-MILES

1-MILE

3-MILES

5-MILES



Population

30,420

180,831

397,116



Households

8,402

62,608

148,809



Daytime Population

19,463

157,971

411,701



Median Household Income

\$107,510

\$115,302

\$124,654

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# RELIGIOUS FACILITY

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MARKET  
AERIAL



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EXTERIOR PHOTOS



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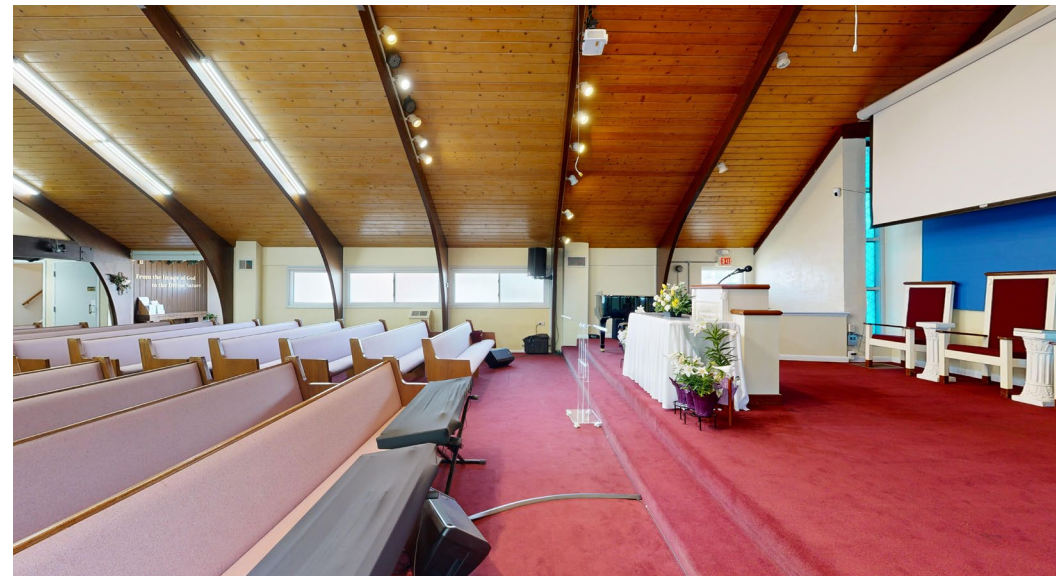
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# RELIGIOUS FACILITY

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MAIN SANCTUARY



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# RELIGIOUS FACILITY

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LOWER LEVEL SANCTUARY - KITCHEN



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# RELIGIOUS FACILITY

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LOWER LEVEL SANCTUARY - DINING HALL



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UPPER LEVEL SANCTUARY - CLASSROOMS



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# RELIGIOUS FACILITY

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PARSONAGE PHOTOS



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TRAILER PHOTOS



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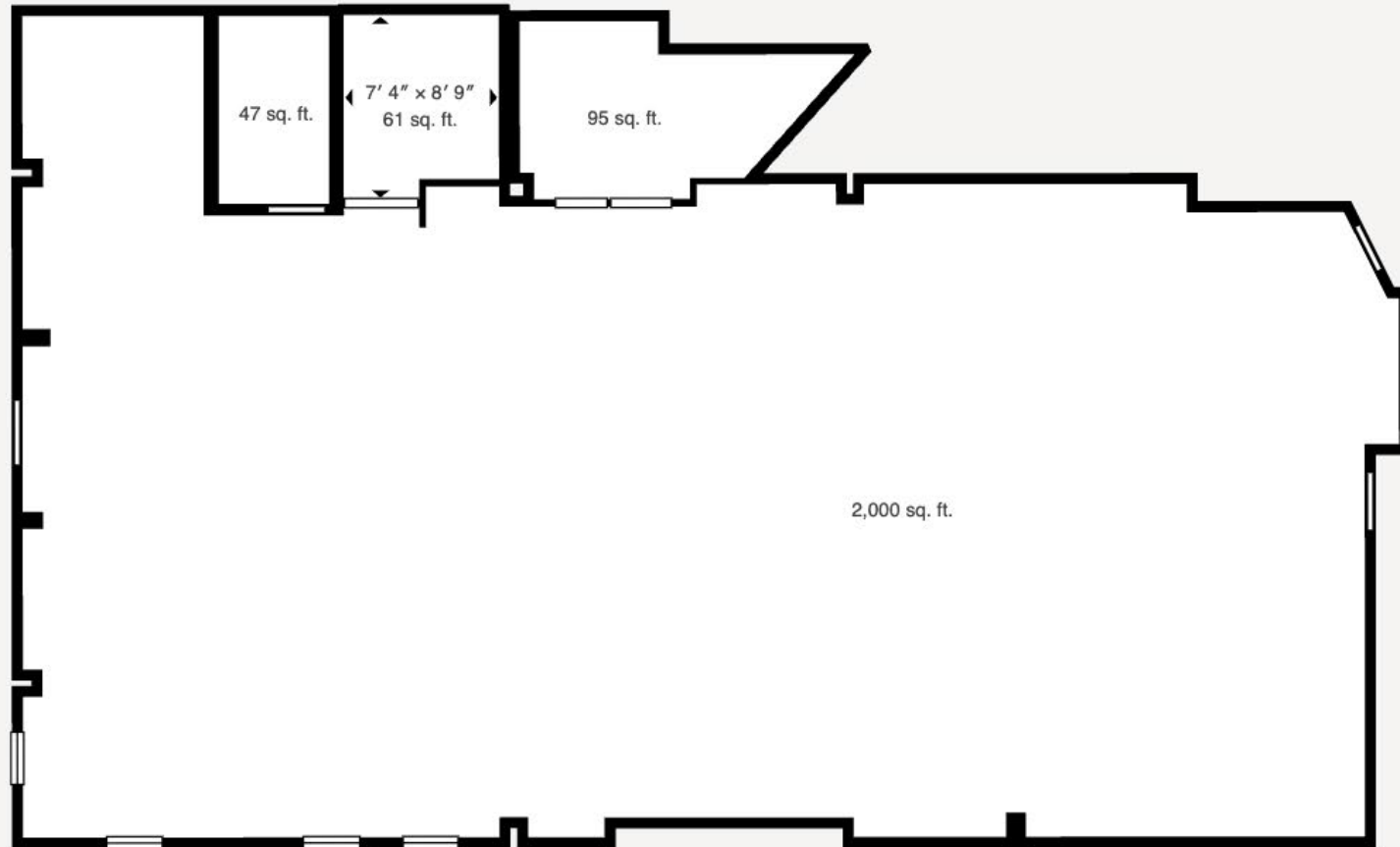
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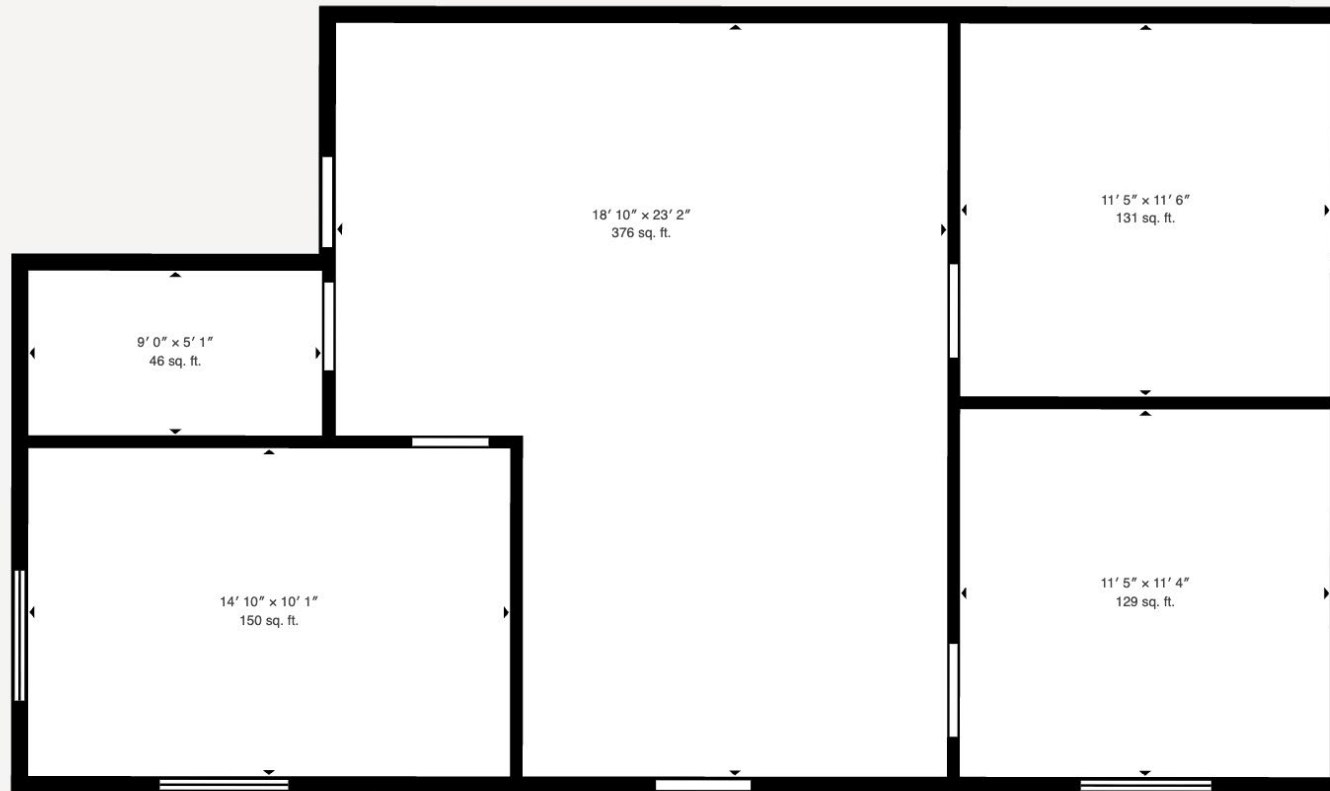
MAIN LEVEL



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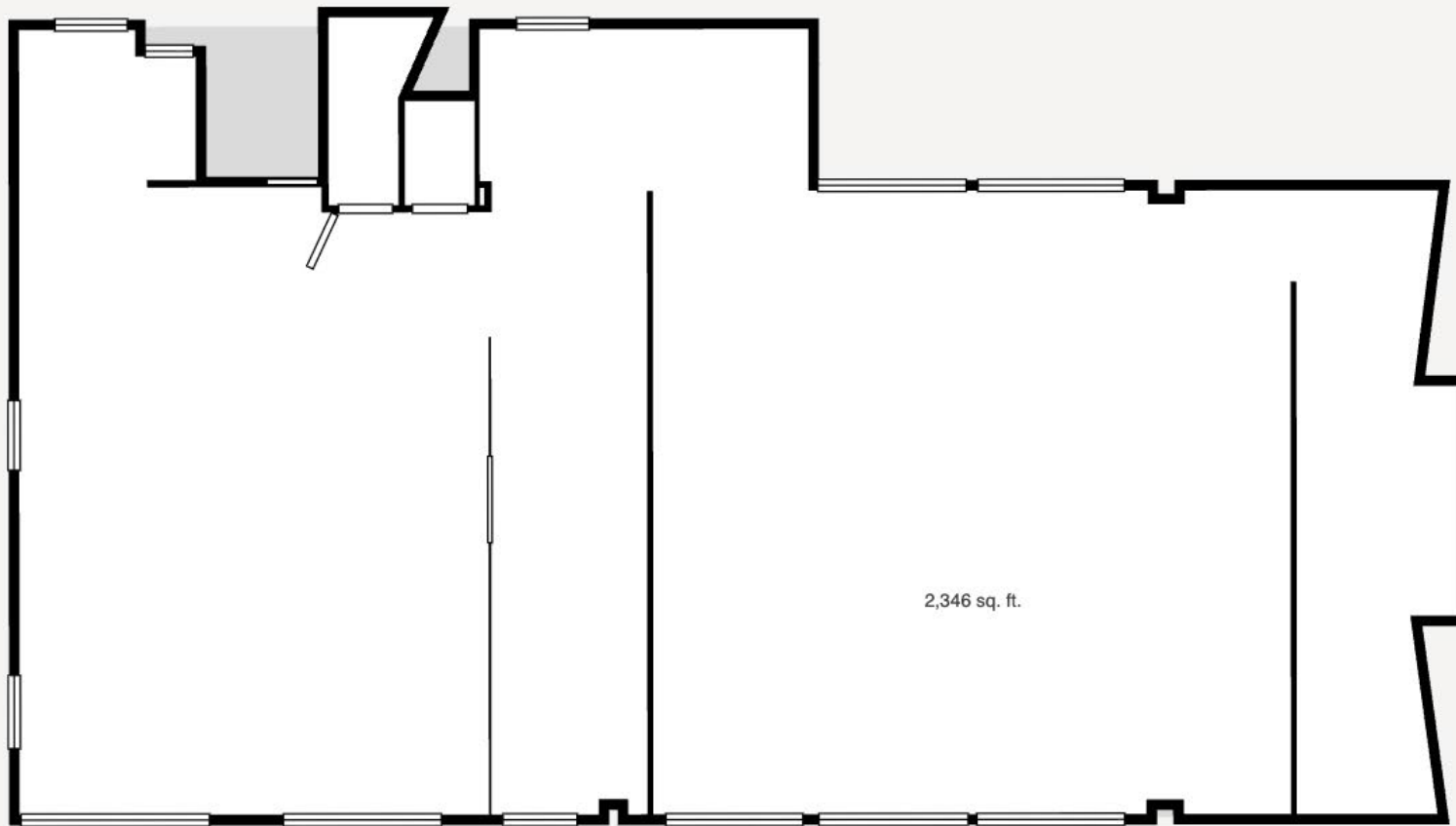
TOP FLOOR



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LOWER LEVEL



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AERIAL VIEW



Randolph Rd

12321 Bluhill Rd 1,820 SF



Randolph Rd

12323 Bluhill Rd 6,074 SF



Trailer 750 SF



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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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