

OFFICE BUILDING

3165 Crain Highway, Waldorf, MD

UP TO 4,000 SF AVAILABLE

SITE SPECIFICS

- 2nd Floor office space available
- Zoning CB (Central Business)
- Base Term: 5-10 yrs
- Full Service Lease
- Flexible Floor Plans
- Build Out to Tenant Specifications
- Elevator Access to 2nd Floor
- Univ of MD Charles Regional Med. Ctr 7.5 Miles South

TRAFFIC COUNTS

- Crain Highway (Route 301) 58,182 AADT
- Berry Road 38,010 AADT

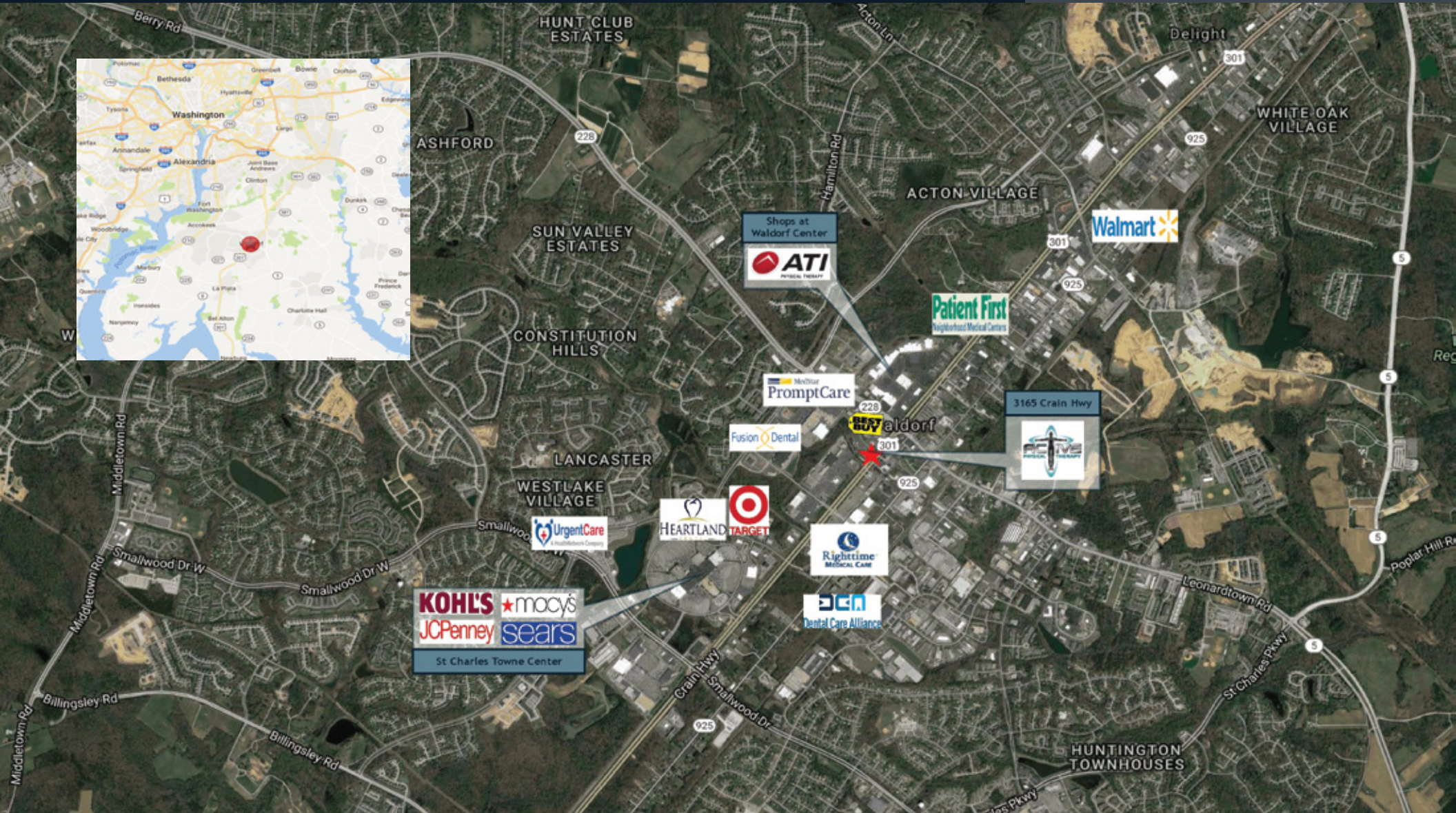
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,400	65,492	87,368
MEDIAN HH INCOME	\$89,109	\$87,300	\$93,341
DAYTIME EMPLOYEES	5,348	30,388	33,825



AREA RESTAURANTS INCLUDE





TENANTS

First Floor: Active Physical Therapy
 Second Floor : 4,000 SF Available
 Flexible Floor Plans Available
 Landlord will build out offices to Tenant's specifications

