

# OFFICE BUILDING

3165 Crain Highway, Waldorf, MD

**911-1,861 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
- Flexible Lease Available
- Elevator Access to 2nd Floor
- Univ of MD Charles Regional Med. Ctr 7.5 Miles South

## TRAFFIC COUNTS

- Crain Highway (Route 301) 61,001 AADT
- Berry Road 39,662 AADT

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,803	67,137	92,699
MEDIAN HH INCOME	\$90,323	\$92,697	\$100,187
DAYTIME EMPLOYEES	13,378	28,406	33,124



## AREA RESTAURANTS INCLUDE





**TENANTS**

First Floor: Active Physical Therapy  
Second Floor : 911 SF to 1,861 SF Available  
Flexible Floor Plans Available  
Landlord will build out offices to Tenant's specifications

