

1825 Woodlawn Drive, Gwynn Oak, MD 21207



SALE PRICE:	Subject To Offer
LEASE PRICE:	\$18.75 MG
BUILDING SIZE:	11,000 SF
BUILDING CLASS:	B
CROSS STREETS:	Woodlawn Drive & Dogwood Road

PROPERTY OVERVIEW

Well appointed two story office building with elevator conveniently located near I-695 and I-70. Fifty percent of the building is currently occupied. Perfect for an Investor and Owner/User. Furnishings are available.

PROPERTY FEATURES

- Well appointed two story office building
- Elevator access to second floor
- Large parking lot in rear and side
- Fifty percent occupied
- Newer HVAC units
- Well maintained
- Office Space available for lease
- from 747 sf to 5227 sf
- Furnishings available in vacant suites

KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

PETE MAHERIDIS
Director
410.929.5291
pete@teamcogent.com

Keller Williams Realty Centre 410-312-0000

OFFICE FOR SALE

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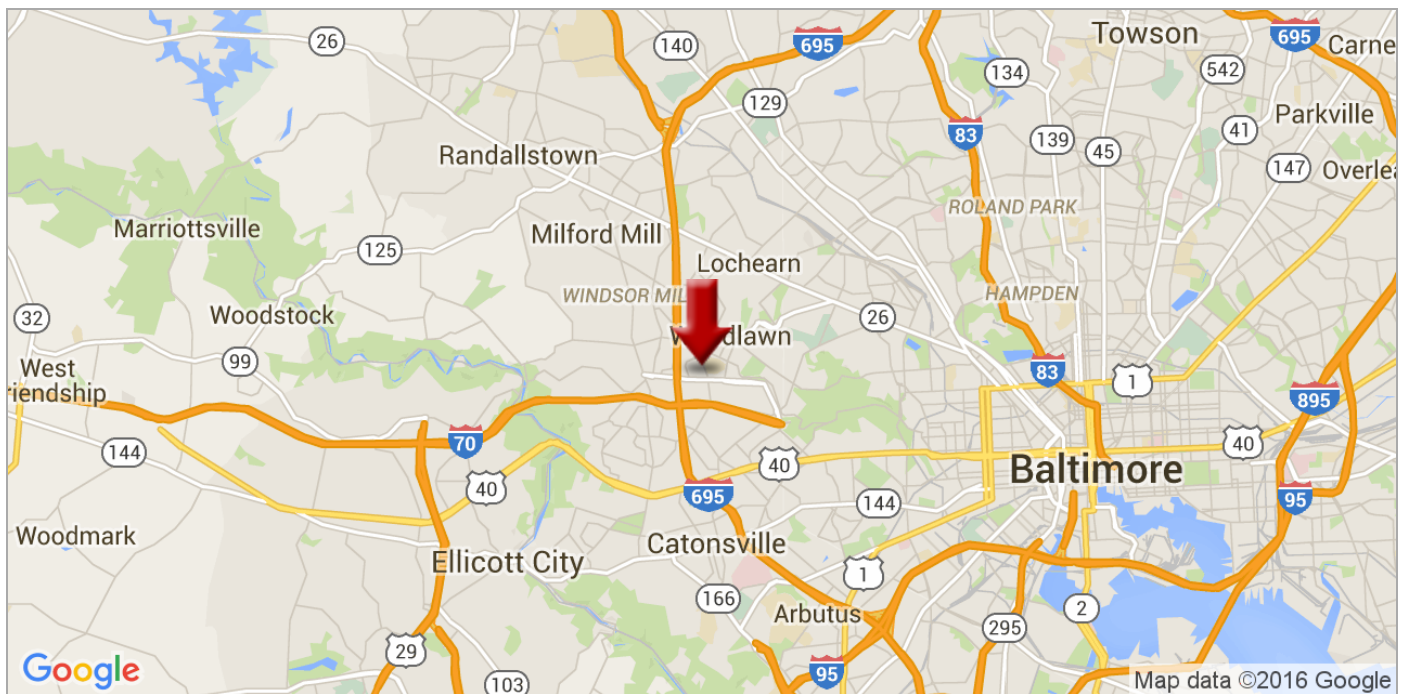
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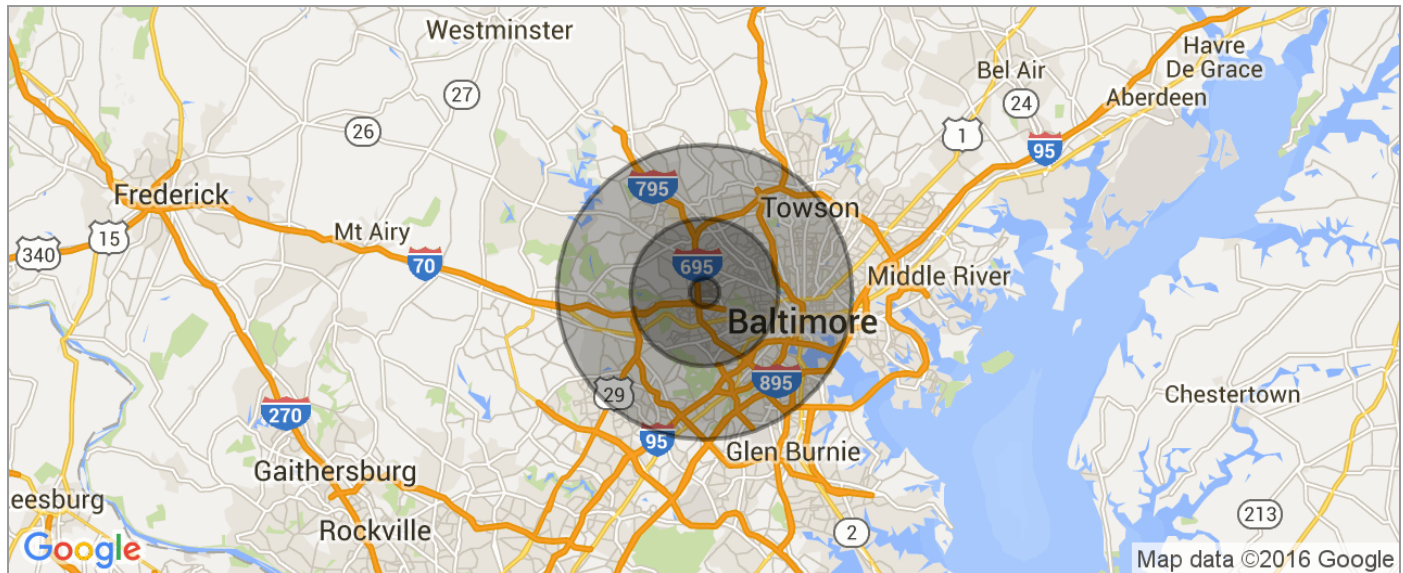
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,192	365,151	1,111,115
MEDIAN AGE	35.6	38.9	37.1
MEDIAN AGE (MALE)	35.4	37.1	35.3
MEDIAN AGE (FEMALE)	36.3	40.6	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,956	140,961	427,604
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$61,605	\$62,650	\$75,159
AVERAGE HOUSE VALUE		\$255,630	\$328,965
RACE	1 MILE	5 MILES	10 MILES
% WHITE	13.0%	27.6%	41.2%
% BLACK	79.7%	66.1%	50.3%
% ASIAN	3.7%	3.4%	5.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.3%	0.2%
% OTHER	2.2%	1.1%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.8%	2.6%	3.1%

* Demographic data derived from 2010 US Census

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