

FOR SALE  
COMMERCIAL FLEX BUILDING  
11,255 SF



## 515 Kerby Hill Road

Fort Washington, Maryland 20744

### Property Highlights

- Approx. 11,255 SF Flex Building
- Office spaces, classrooms and meeting rooms
- Forced air, gas heat and central air condition throughout
- Over 6,000 SF of storage area building
- 12' clear ceiling height
- Loading dock and loading ramp can be restored
- 20 parking spaces and street parking available
- Built in two sections during 1951 and 1972
- Remodeled in 1999
- Great visibility; traffic count 44,375 vehicles per day
- Former retail and computer sales store

### Location Overview

Located on Route 210 (Indian Head Hwy) just south of the Capital Beltway and less than 1 mile from the National Harbor and the new MGM Casino & Resort. The property is immediately south of Interstate 95, in Fort Washington, MD

#### OFFERING SUMMARY

<b>Sale Price</b>	\$1,850,000
<b>Building Size</b>	11,255 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	7,044	\$86,882
<b>3 Miles</b>	60,051	\$83,704
<b>5 Miles</b>	226,899	\$92,410

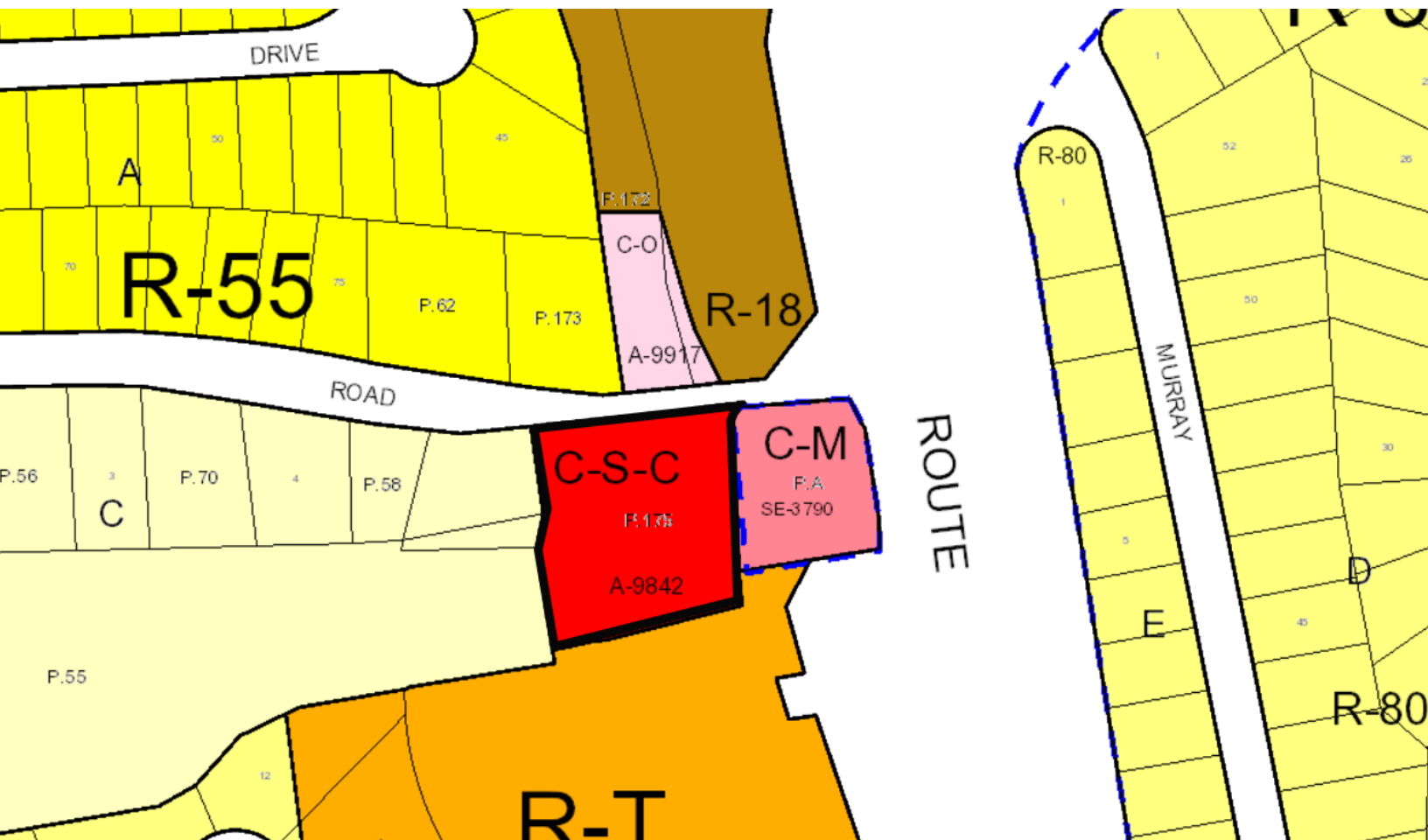
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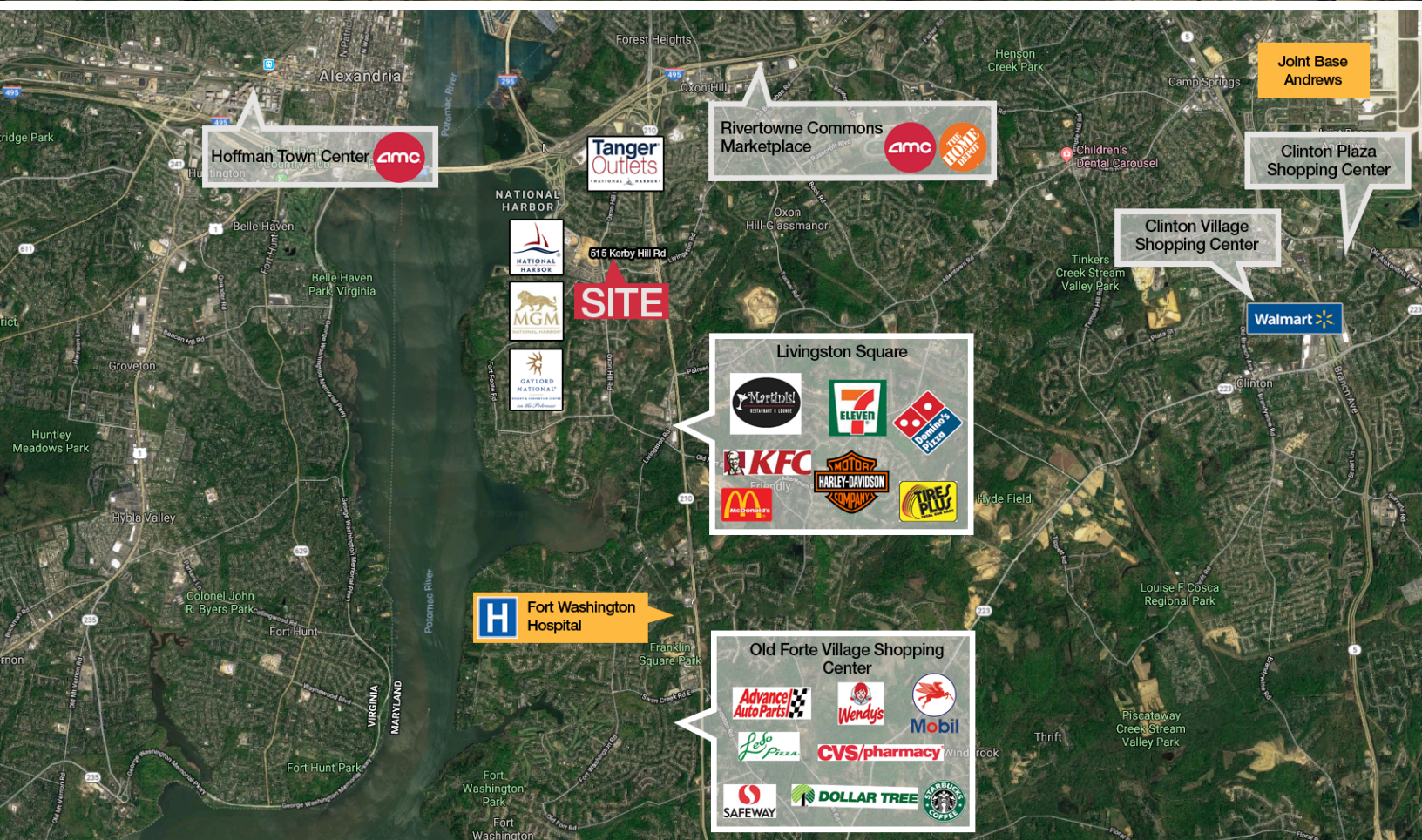
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