

8926 Woodyard Road

Clinton, MD 20735

Property Description

- **AVAILABLE - 2,940± SF**
- Fully built-out medical space
- Heritage Medical Park is comprised of seven medical buildings totaling 33,161± square feet
- Easily accessible from Route 5 (Branch Avenue), a major transportation artery to and from Washington DC and Southern Maryland, with an exit directly on the Capital Beltway (I-495/95)
- **LEASE RATE: \$28/SF (net of real estate taxes, electric, & cleaning)**

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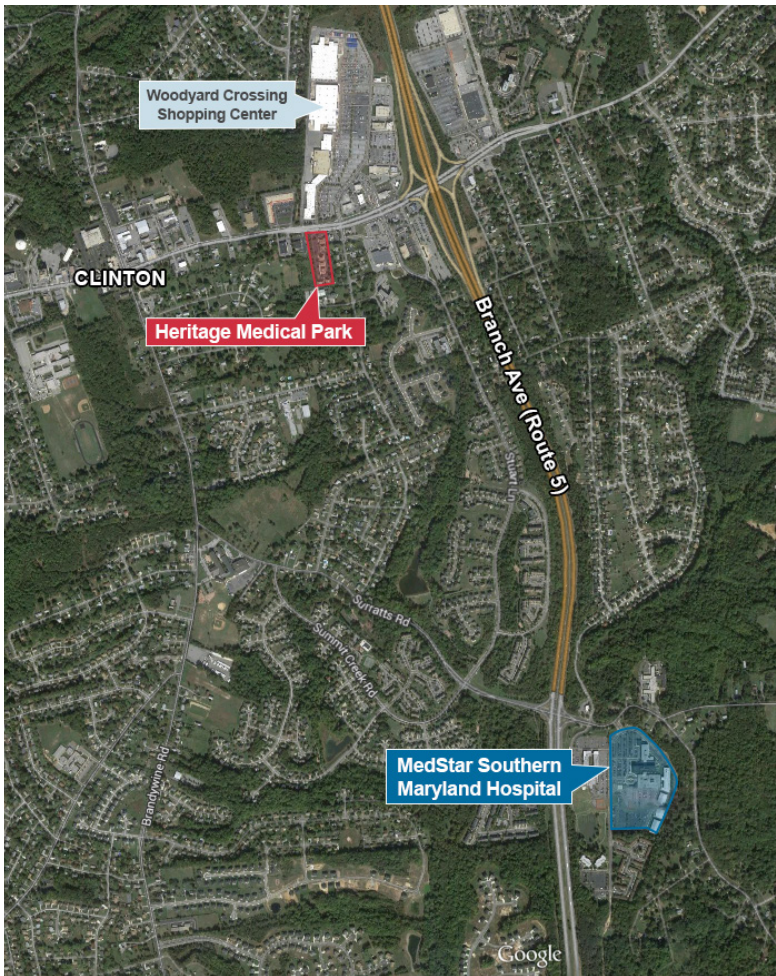
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For Lease
Heritage Medical Park
Clinton, Maryland



Location Details

- Located directly across Woodyard Road from Woodyard Crossing, a 390,000 square-foot power shopping center
- Woodyard Crossing includes Walmart, Safeway, CVS, and Staples, among others
- Approximately 7.2 miles from Washington, DC

MedStar Southern Maryland Hospital Center

is a 250 bed full-service acute care and 24 bed sub-acute care facility with approximately 65,000 emergency room visits per year and approximately 19,000 admissions each year. This is the largest hospital in the area and serves a population of over 600,000.

Less than two miles from the subject property!



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.