

## FULL 1ST FLOOR SUBLEASE

8530 VETERANS HWY, MILLERSVILLE, MD 21108



### OFFERING SUMMARY

AVAILABLE SF:	4,368 SF
LEASE RATE:	\$23.58 SF/yr (Gross)
LOT SIZE:	0.77 Acres
YEAR BUILT:	2006
BUILDING SIZE:	8,736 SF
ZONING:	C-2

### PROPERTY OVERVIEW

Immediate occupancy with flexibility to allow for several individual tenants. This is for the entire 1st floor of 2-story office building.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
8530 Veterans Hwy	\$23.58 SF/yr	4,368 SF

**KW COMMERCIAL**  
1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

**SUSAN ROSKO-THOMAS**  
Associate Broker - Director Of Growth  
O: 410.972.4000  
C: 410.303.1551  
susanrt@kwcommercial.com  
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## FULL 1ST FLOOR SUBLEASE

8530 VETERANS HWY, MILLERSVILLE, MD 21108



**KW COMMERCIAL**  
1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

**SUSAN ROSKO-THOMAS**  
Associate Broker - Director Of Growth  
O: 410.972.4000  
C: 410.303.1551  
susanrt@kwcommercial.com  
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## FULL 1ST FLOOR SUBLEASE

8530 VETERANS HWY, MILLERSVILLE, MD 21108



**KW COMMERCIAL**  
1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

**SUSAN ROSKO-THOMAS**  
Associate Broker - Director Of Growth  
O: 410.972.4000  
C: 410.303.1551  
susanrt@kwcommercial.com  
MD #24038 - MD #17018

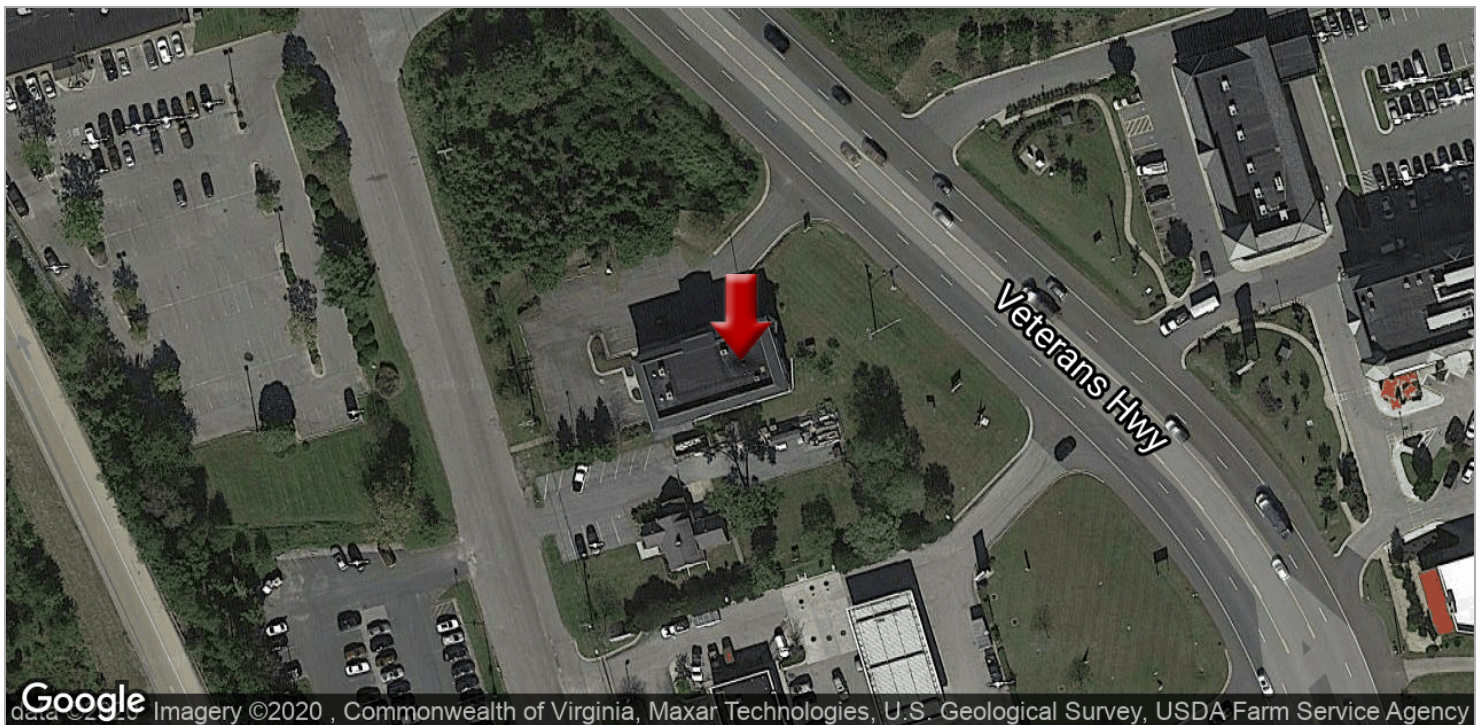
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## FULL 1ST FLOOR SUBLEASE

8530 VETERANS HWY, MILLERSVILLE, MD 21108



**KW COMMERCIAL**  
1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

**SUSAN ROSKO-THOMAS**  
Associate Broker - Director Of Growth  
O: 410.972.4000  
C: 410.303.1551  
susanrt@kwcommercial.com  
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## FULL 1ST FLOOR SUBLEASE

# 8530 VETERANS HWY, MILLERSVILLE, MD 21108

8530 Veterans Hwy, Millersville, MD 21108



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,008	140,692	489,906
Median age	42.3	38.1	37.9
Median age (male)	42.5	36.9	36.7
Median age (Female)	42.3	39.5	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,314	53,258	182,141
# of persons per HH	3.1	2.6	2.7
Average HH income	\$171,677	\$94,936	\$95,391
Average house value	\$505,918	\$429,113	\$434,588

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

**SUSAN ROSKO-THOMAS**  
Associate Broker - Director Of Growth  
O: 410.972.4000  
C: 410.303.1551  
susanrt@kwcommercial.com  
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)