



# LOWER LEVEL OFFICE SPACES



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	245 - 758 SF
<b>LOT SIZE:</b>	0.23 Acres
<b>YEAR BUILT:</b>	1975
<b>BUILDING SIZE:</b>	9,600 SF
<b>ZONING:</b>	C-3

## PROPERTY OVERVIEW

These spaces are easy to tour Monday thru Friday from 9 AM to 5 PM as the custodian locks the building after hours. Weekend appointments can be made available upon special request and Listing Agent availability. An application fee of \$50 applies.

This lower level of approximately 3,300 sq ft lends itself to versatile, easily moved or separated offices through the years to create or lessen any potential tenants' needs. Recently painted along with LED replacement lighting. Unit F is the only tenant-occupied suite on the lower level.

CATV/Dwelling with multiple phone lines, gas heat and unisex bathrooms maintained with included janitorial services. Gross rent of \$10/Per SF on all spaces.

**KW COMMERCIAL**  
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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Unit A	\$458 per month	Gross	550 SF	\$10/Per SF Gross Lease
Unit B	\$204 per month	Gross	245 SF	\$10/Per SF Gross Lease
Unit C	\$632 per month	Gross	758 SF	\$10/Per SF Gross Lease
Unit D	\$313 per month	Gross	375 SF	\$10/Per SF Gross Lease
Unit E	\$313 per month	Gross	375 SF	\$10/Per SF Gross Lease

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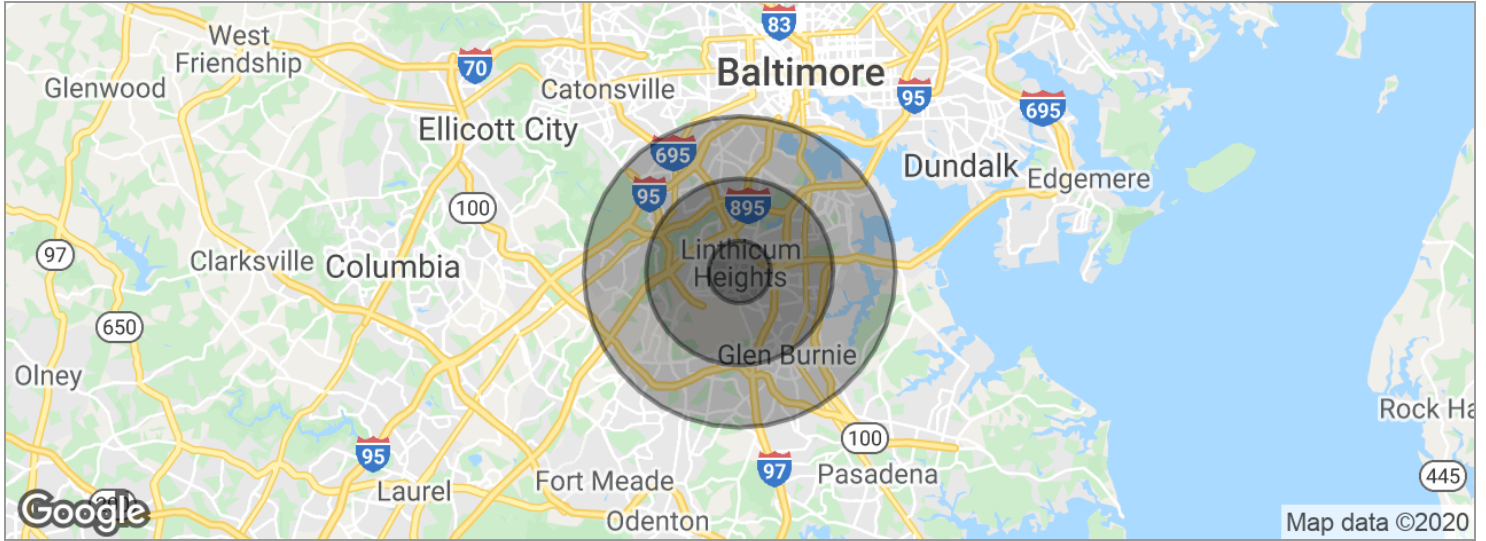
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,820	60,532	198,795
Median age	44.6	37.0	35.7
Median age (male)	44.2	35.4	34.2
Median age (Female)	45.1	38.7	37.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,476	22,451	74,217
# of persons per HH	2.8	2.7	2.7
Average HH income	\$90,585	\$68,010	\$64,546
Average house value	\$279,724	\$232,721	\$258,539

\* Demographic data derived from 2010 US Census

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# SUSAN ROSKO-THOMAS

ASSOCIATE BROKER - KELLER WILLIAMS SELECT REALTORS



## SUSAN ROSKO-THOMAS

Associate Broker - Director of Growth

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## PROFESSIONAL BACKGROUND

Susan Rosko-Thomas has been a pacesetter in real estate sales and investments since 1978. She had owned and operated her own successful Susan Rosko-Thomas Personal Touch - ERA Brokerage franchise in the BWI Inner Harbor area for 13-years prior to acquisitioning her 40 agents to CBRB. After over 20-years with Coldwell Banker, Susan went back solo to owning and operating her own brokerage as CRCT, LLC which she continues to operate to this day. She has also aligned herself as-of 2019 with Keller Williams Select Realtors, where she is the Director of Growth to the commercial division.

### Annapolis

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