



FOR SALE

The 301 Medical Building

2955 Crain Hwy, Waldorf, MD 20601

eXp Commercial | 20130 Lakeview Center Plaza | Ashburn, VA 20147 |

Brian Perry, CCIM

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Jonathan Jefferson

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FOR SALE | Table of Contents

2955 Crain Hwy, Waldorf, MD 20601

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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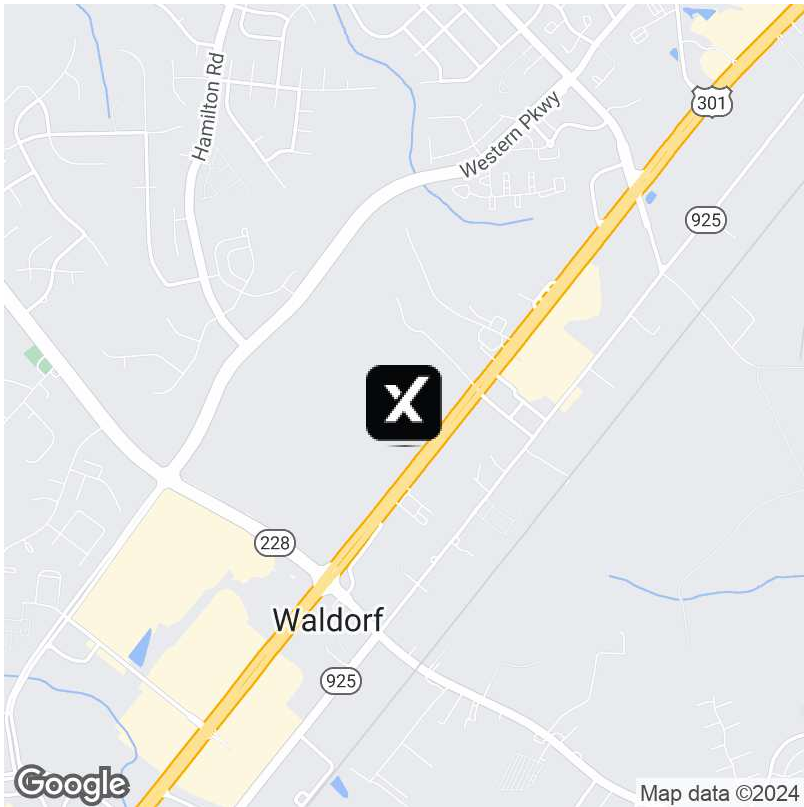
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FOR SALE | Executive Summary

2955 Crain Hwy, Waldorf, MD 20601



Offering Summary

Sale Price:	\$5,200,000
Building Size:	18,548 SF
Available SF:	
Lot Size:	64,904 SF
Number of Units:	16
Price / SF:	\$280.35
Year Built:	1981
Zoning:	CB
Market:	Charles County, MD
Submarket:	Waldorf

Property Overview

301 Medical Building is a high-visibility medical office building in Waldorf, MD strategically situated on route 301 Crain Highway, a major thoroughfare into southern Maryland with a high traffic volume of 59,570 vehicles per day. The building has convenient access to Route 301, providing easy connectivity to the surrounding areas, and proximity to various retail amenities and residential neighborhoods. The building has 18,548 SF of adaptable office space with 6000 SF of additional mezzanine space ideal for medical, dental, or general office use. Spacious layout with multiple treatment rooms, private offices, and common areas. This is an excellent opportunity for owner-occupiers in the medical, dental, or allied health services field.

Property Highlights

- The building’s site is highly visible and directly on Southbound RT 301/Crain Highway near Rt 5
- High visibility and monument signage that is grandfathered into the code.
- Ample parking spaces surround the building
- Each suite has its separate entrance with some having multiple entrances.
- Originally designed as doctors' and dentists' offices, the building offers outstanding plumbing and electrical features.

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FOR SALE | Property Description

2955 Crain Hwy, Waldorf, MD 20601



Property Description

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Location Description

Waldorf has a vibrant and growing medical community supported by local, regional, and national healthcare systems like MedStar Health, the University of Maryland Medical Systems, and Kaiser Permanente. U.S. Route 301 runs through the center of the community providing access to I-495, I-95, and the Washington, D.C. metro area. Waldorf, MD is a census-designated place located 23 miles south-southeast of Washington, D.C. with a population of over 81,000 residents. The population is projected to grow by 15% over the next five years, exceeding the national average. The Waldorf Technology Center will be a 64-acre mixed-use technology park off Western Parkway in the Heart of Waldorf.

Strong job market: The Southern Maryland region is home to a growing number of businesses, including government contractors and healthcare providers. Waldorf has several outpatient medical centers along U.S. Route 301 including Patient First, Waldorf St Charles Medical, MedStar Health Urgent Care, NovaCare Rehabilitation, MedStar Health: Urgent Care in Waldorf at Festival Way, and University of Maryland Specialty Care at Waldorf. Kaiser Permanente plans to open a multi-phase medical center in Waldorf.

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FOR SALE | Complete Highlights

2955 Crain Hwy, Waldorf, MD 20601



Property Highlights

- Additional Features include:
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LOCATION INFORMATION

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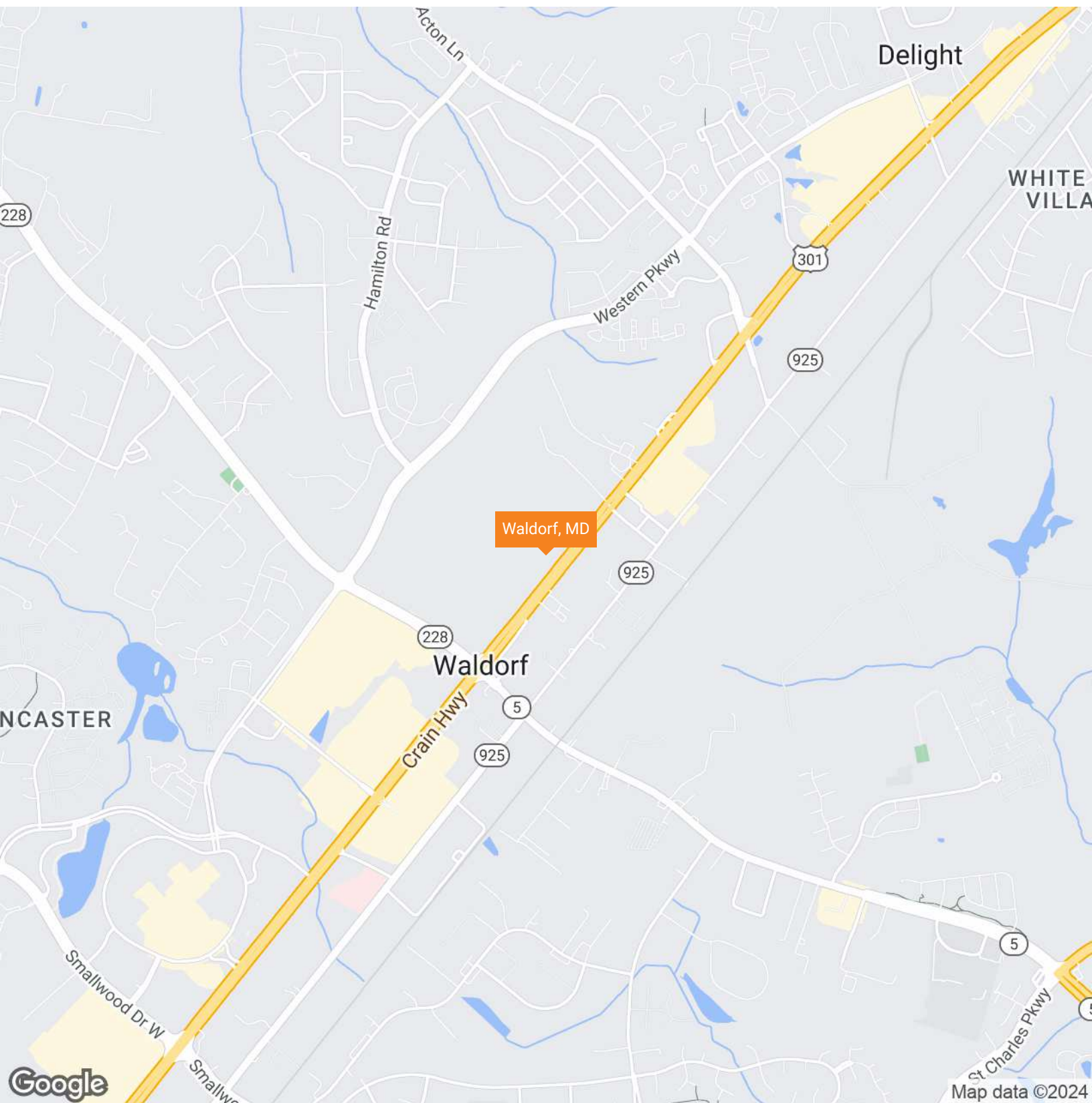
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FOR SALE | Regional Map

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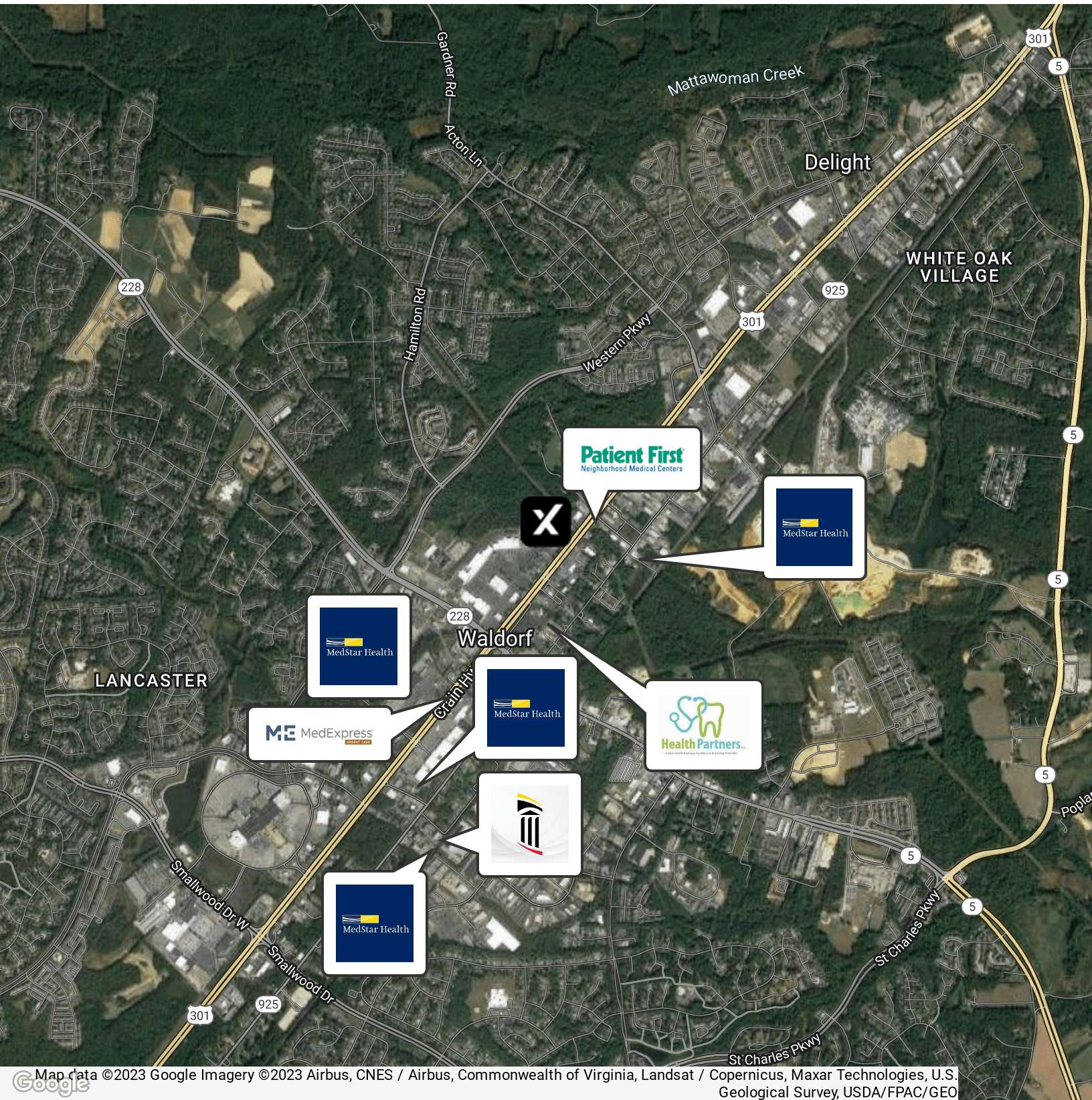
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FOR SALE | Location Map

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Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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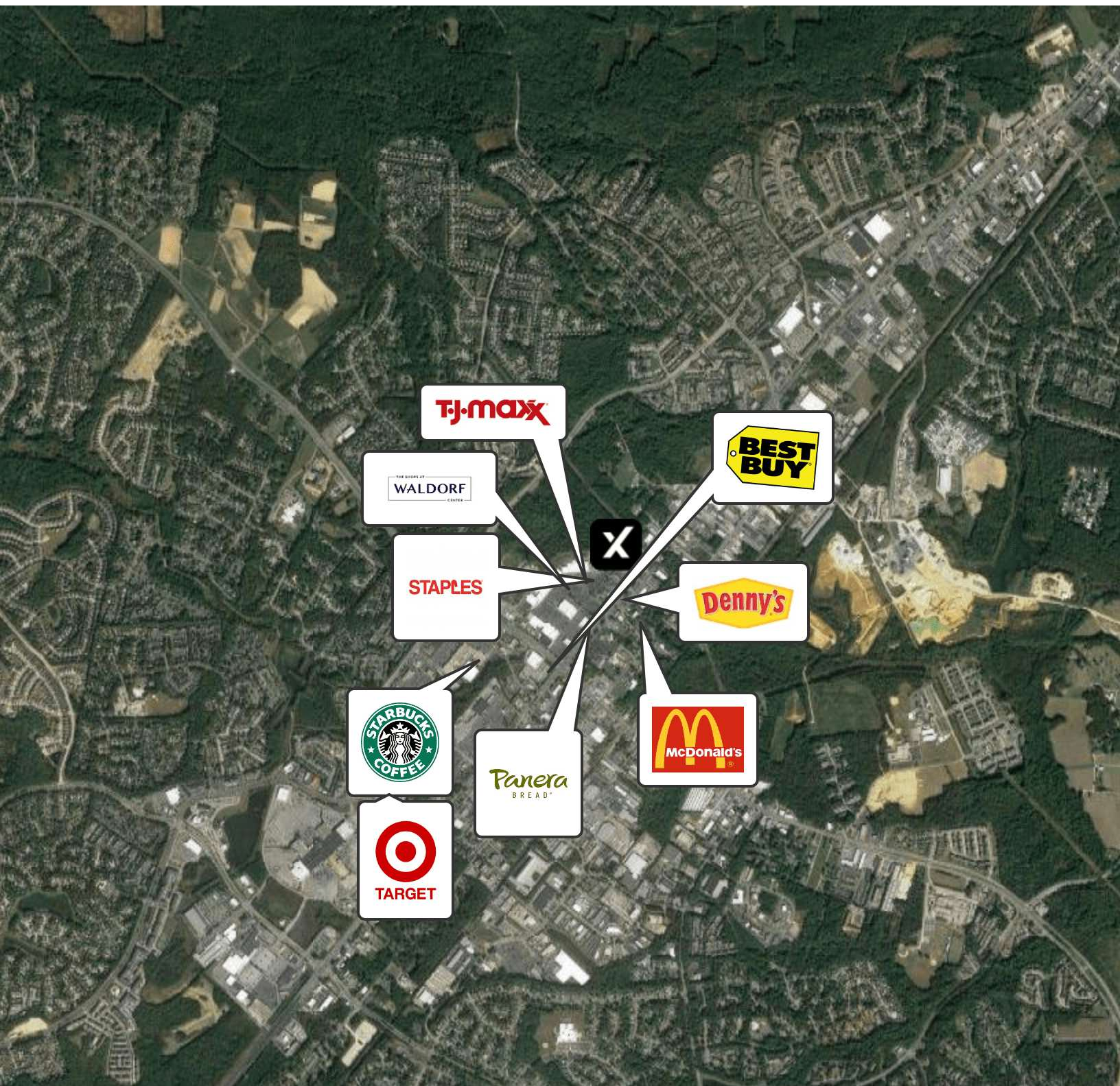
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FOR SALE | Aerial Map

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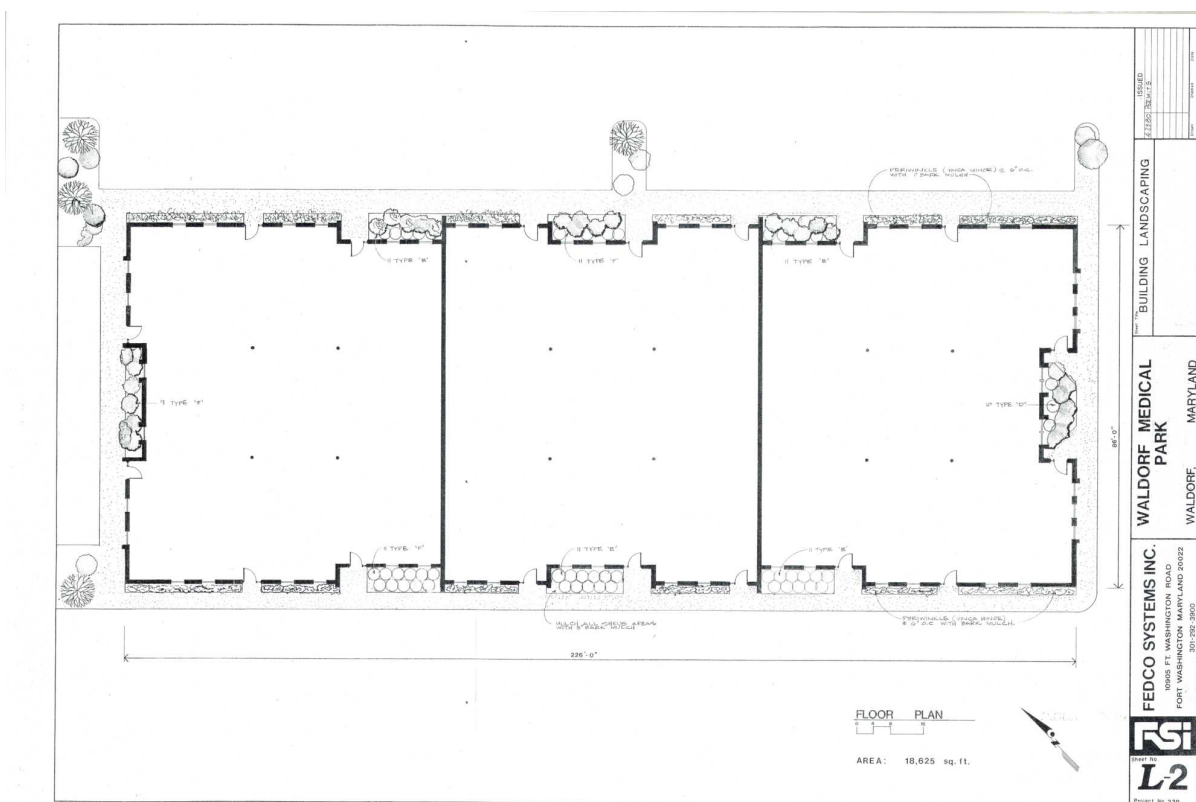
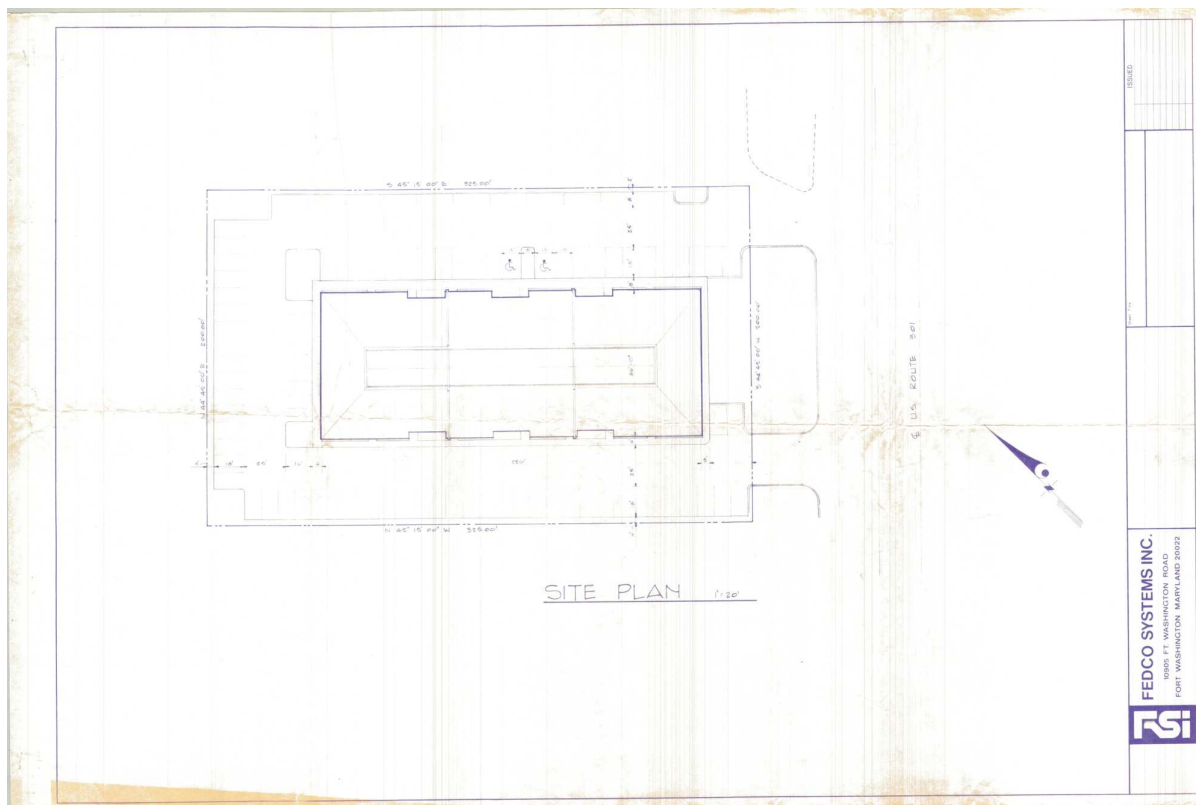
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FOR SALE | Site Plans

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DEMOGRAPHICS

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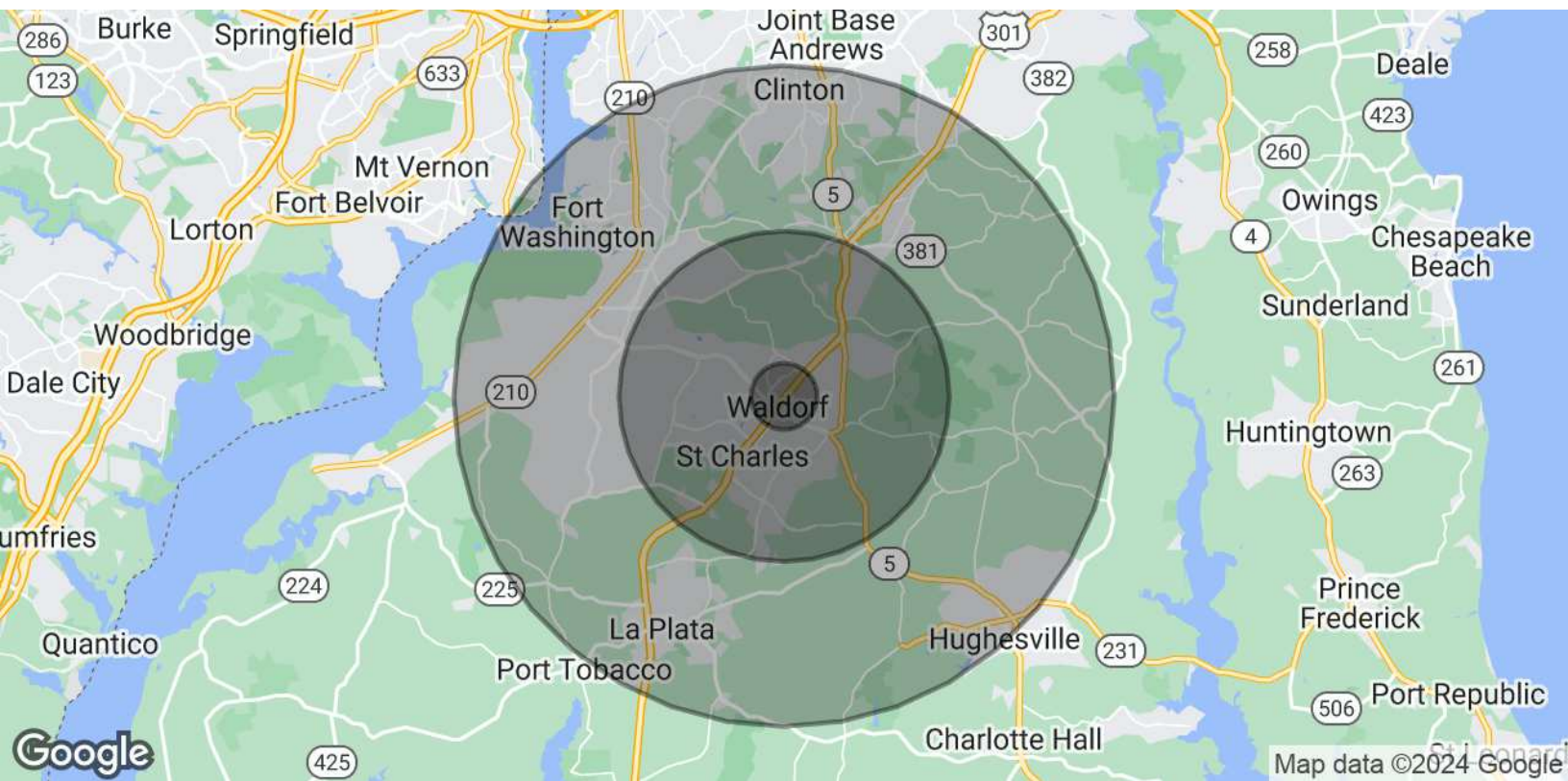
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FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	7,299	89,920	208,938
Average Age	35.7	37.2	40.7
Average Age (Male)	33.2	34.7	39.0
Average Age (Female)	36.7	39.1	42.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,815	34,337	76,009
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$105,667	\$112,600	\$121,631
Average House Value	\$291,530	\$312,655	\$343,790

2020 American Community Survey (ACS)



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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Brian Perry, CCIM

Senior Vice President

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Professional Background

Brian is a Commercial real estate agent that covers the DC, Maryland, and Virginia markets known as the "DMV." Before coming to EXP Commercial he worked at a niched local brokerage firm that specialized in healthcare commercial real estate transactions and practice sales. He built strategic local partnerships to help clients go from A to Z whether they were growing their medical practice, doing a startup, or expanding into the region.

Brian is an army officer veteran with tours in Iraq and Guantanamo Bay and Iraq. He received an MBA from Boston College and holds the CCIM designation.

Testimonials:

"Brian Perry and Chuck Feitel did an amazing job helping me with a recent real-estate purchase for my practice! I know they are well known in the medical community but they have incredible expertise beyond property, connecting me with lenders, contractors, and others involved with the process. I could not have gotten the property without all of their guidance, hard work and diligent follow up. They are extremely responsive and experienced!"

"Brian is an experienced and knowledgeable Realtor. He assisted me in my first Commerical property purchase, for my wellness center. His calm and easy-going demeanor is perfect for what can be a sometimes stressful environment. I highly recommend him!"

" Brian was a Medical Practice Broker who we found very pleasant to work with. He was both patient and persistent in both acquiring and following up with prospective buyers. With his help we were able to find an experienced and well-trained medical successor for my Dermatology Practice. Through Brian's efforts we have not only completed the sale, but have become friends with the new purchasers and we are all working together to make the transition successful over the coming year."

" Brian is knowledgeable, diligent, and great to work with. I worked with him closely over the last eight months to find a place and negotiating the lease for my orthodontic office. He was and is great help, we even came a cross an unusual situation during negotiation process where he went above and beyond to get more information through reading and consulting to get to the bottom of it and had it solved. I can say with confidence that you are absolutely in good hands with Brian Perry!! Thank you Brian and Chuck!"

Education

MBA, Boston College

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FOR SALE | Advisor Bio 2

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Jonathan Jefferson

Commercial Agent

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Direct: 202.527.4674

MD #5003556 // VA #0225246715 DC #SP40000233

Professional Background

I started my career as a paramedic in the Baltimore City Fire Department. From there I worked at a number of different organizations from hospitals to the federal government. In November of 2001 I joined the Maryland Army National Guard in response to the terror attacks on September 11th. I was deployed twice. Once to Andrews Air Force Base and the second to northern Iraq. I entered the world of real estate in June 2020 first on the residential side at Keller Williams Capital Properties. After a year I found eXp Commercial and changed brokerages.

Education

Biblical and Theological Studies BA (2025)

Memberships

Mid-Atlantic Real Estate Marketing Association (MAREMA)

International Business Brokers Association (IBBA)

Carolinas Virginia Business Brokers Association (CVBBA)

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