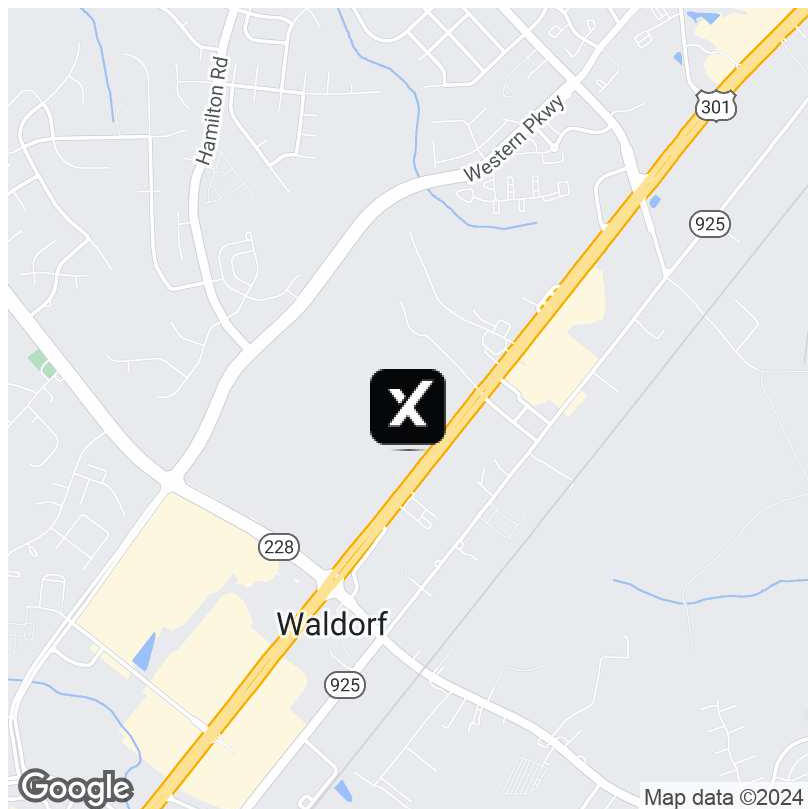


FOR SALE | The 301 Medical Building

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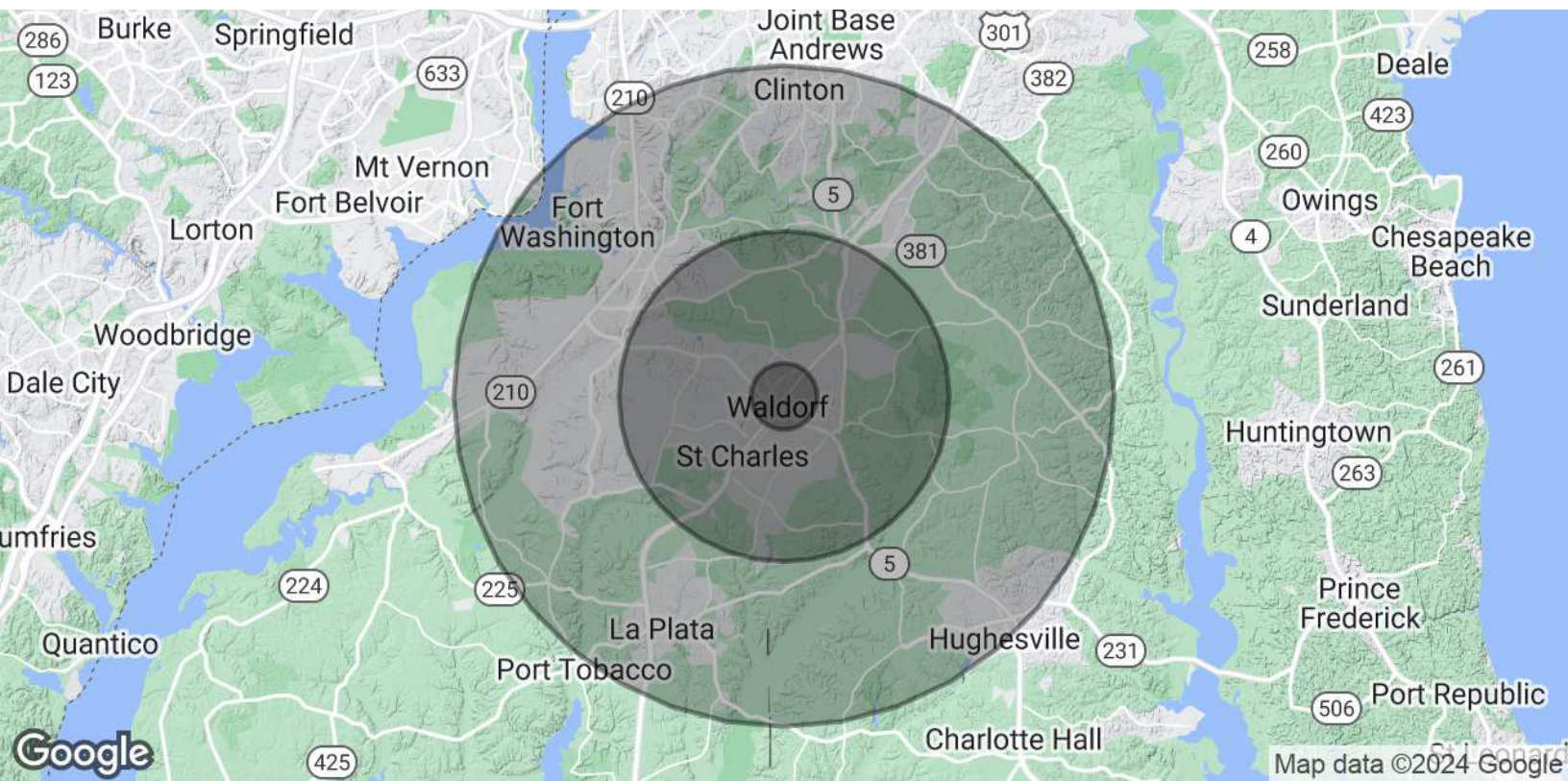
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,299	89,920	208,938
Average Age	35.7	37.2	40.7
Average Age (Male)	33.2	34.7	39.0
Average Age (Female)	36.7	39.1	42.2

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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