



LEASE

Professional Office Space

301 CRUSADER ROAD, SUITE 109

Cambridge, MD 21613

PRESENTED BY:

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MD #597618

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/month (NNN)
BUILDING SIZE:	8,000 SF
AVAILABLE SF:	2,400 - 5,150 SF
LOT SIZE:	1.06 Acres
CONDITION:	A-Class
YEAR BUILT:	1986
RENOVATED:	2021
ZONING:	Corridor Mixed- Use
MARKET:	Dorchester County

PROPERTY OVERVIEW

Beautiful office space very well-located on a well-known corner lot, now on the market for the first time in many years. Formally used as a corporate headquarters for a local bank, this space is set up to be very productive including a corporate board room with a conference table and chairs in place. Most recently it has been used as a real estate office so it sets itself up for multiple types of professional uses. Don't miss out on the only available professional office space of its kind in Cambridge as space like this does not come on the market very often!

Additional square footage could also be available if you need more than 2400 SF. Inquire for more details.

PROPERTY HIGHLIGHTS

- Corner location
- Well-know location
- Regional bank as a co-tenant
- Additional space could be available if you need more than 2400 SF

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ADDITIONAL PHOTOS



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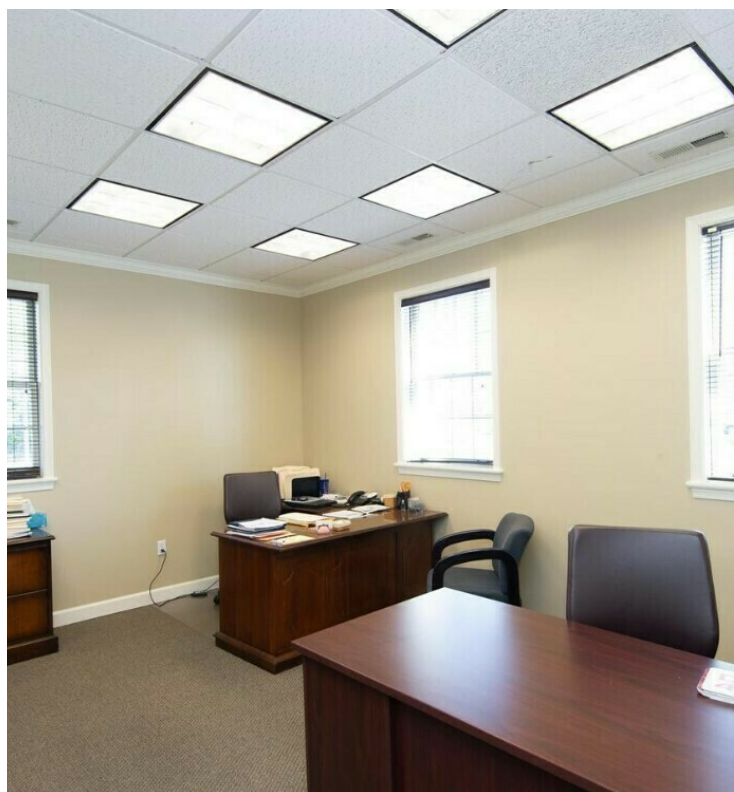
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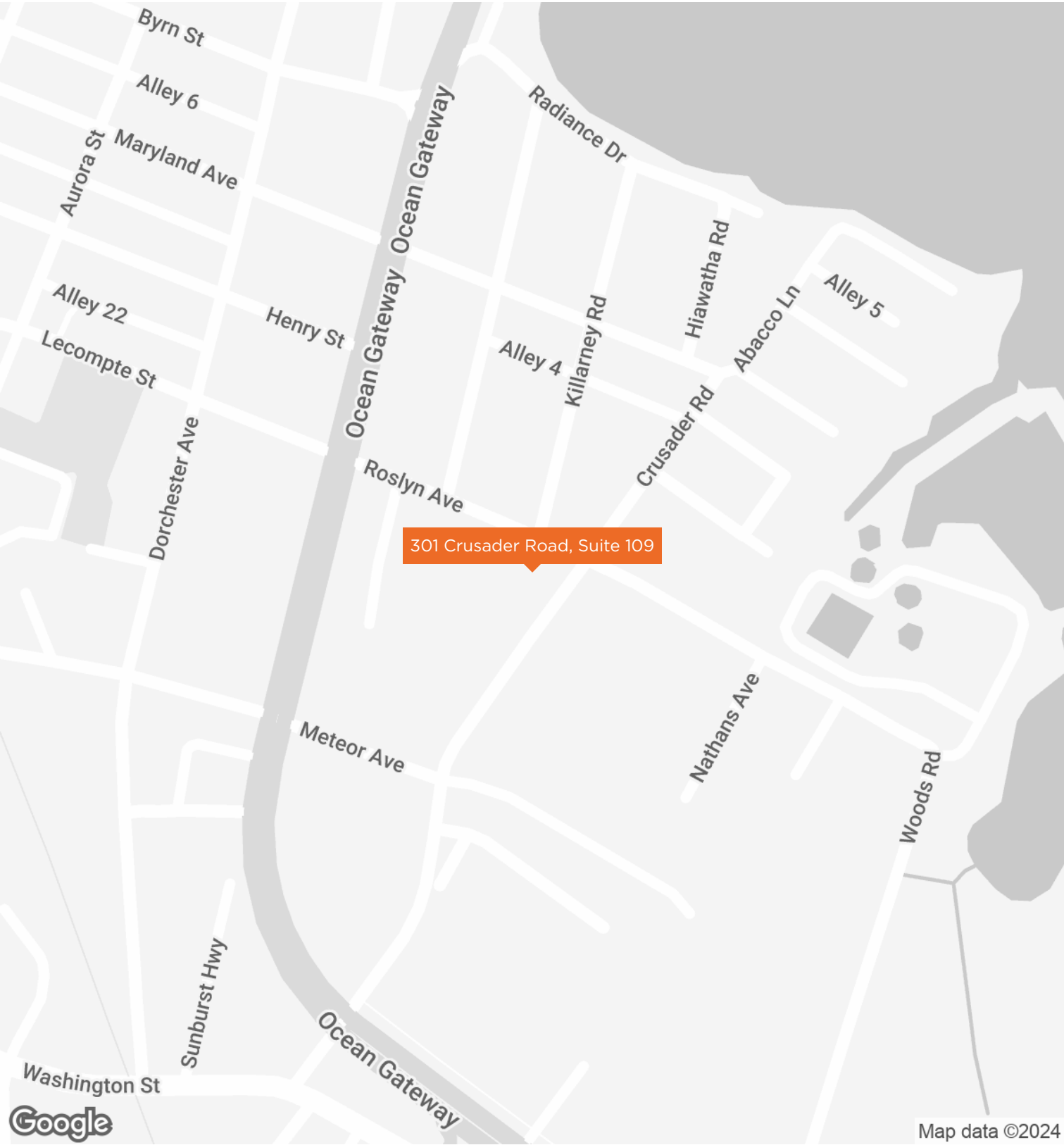


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LOCATION MAP



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RETAILER MAP



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REGIONAL MAP

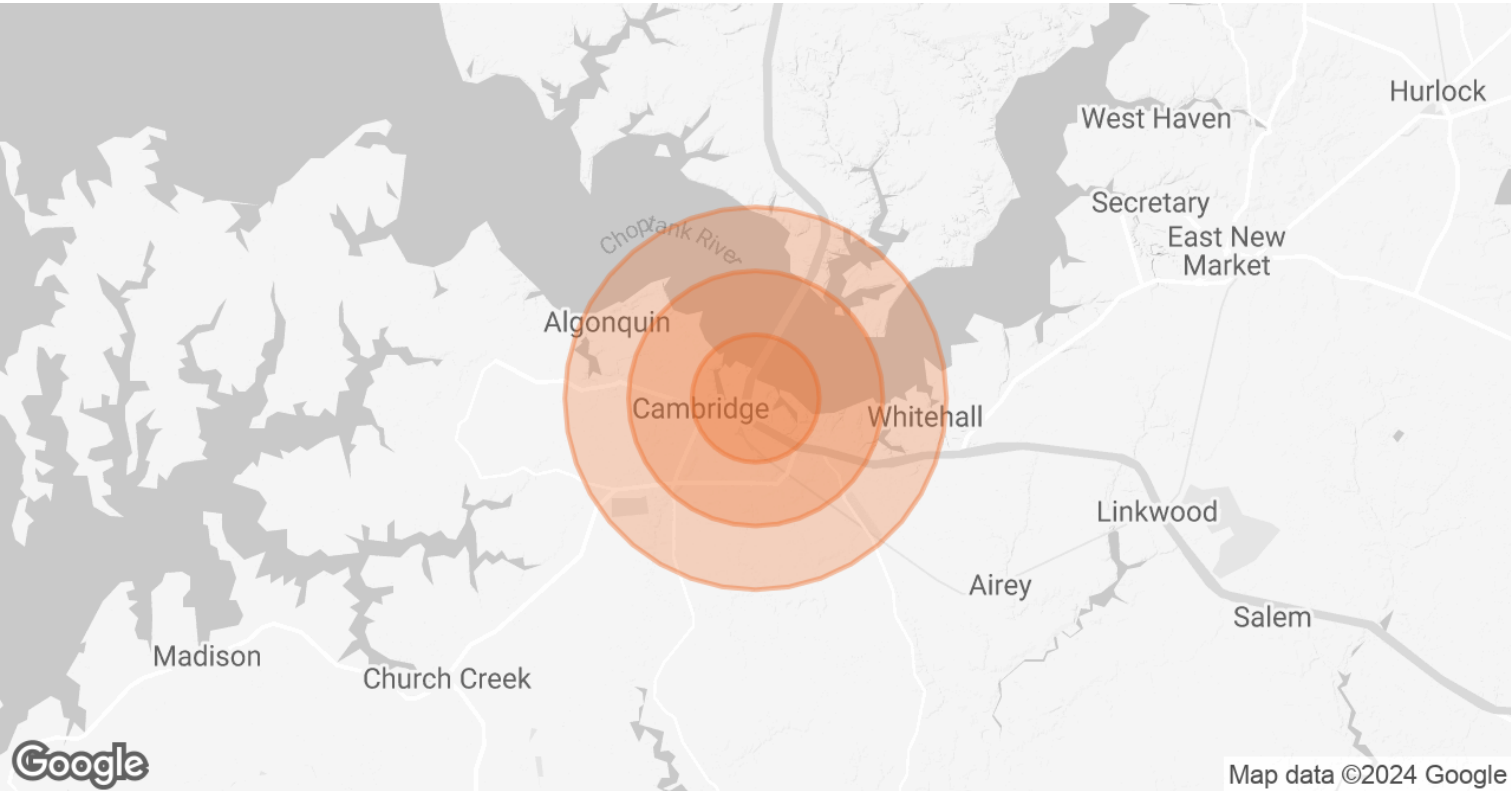


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,348	9,457	13,958
AVERAGE AGE	38.0	39.7	41.9
AVERAGE AGE (MALE)	38.5	41.2	42.0
AVERAGE AGE (FEMALE)	35.2	38.6	42.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,829	5,169	7,448
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$43,954	\$45,149	\$50,242
AVERAGE HOUSE VALUE	\$224,667	\$185,805	\$190,771

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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