



LEASE

Fruitland Business Park

402 S. BROWN ST

Fruitland, MD 21826-0000

PRESENTED BY:

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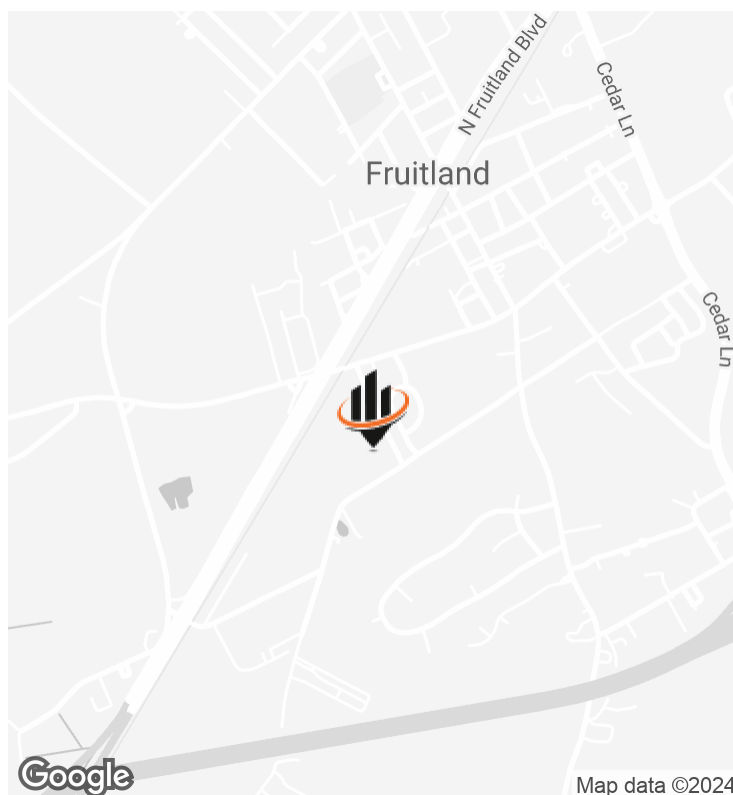
BLAKE BOYD

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,200.00 per month (NN)
BUILDING SIZE:	36,800 SF
AVAILABLE SF:	1,200 SF
YEAR BUILT:	2006
ZONING:	F-M2

PROPERTY OVERVIEW

Welcome to the Fruitland Business Park consisting of two modern industrial buildings with a historically high occupancy rate. Vacant units at this property do not last long with the last unit being leased within a few weeks! The property offers easy access to and from Rt. 13. This unit has a professional office with tile flooring and recessed lighting and a high ceiling warehouse with mezzanine and a large drive-in door. This front, corner unit faces Brown street by the center's pylon sign.

PROPERTY HIGHLIGHTS

- High ceiling flex space
- Professional atmosphere
- Geothermal HVAC
- Large drive-in door and 24' ceiling height

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ADDITIONAL PHOTOS



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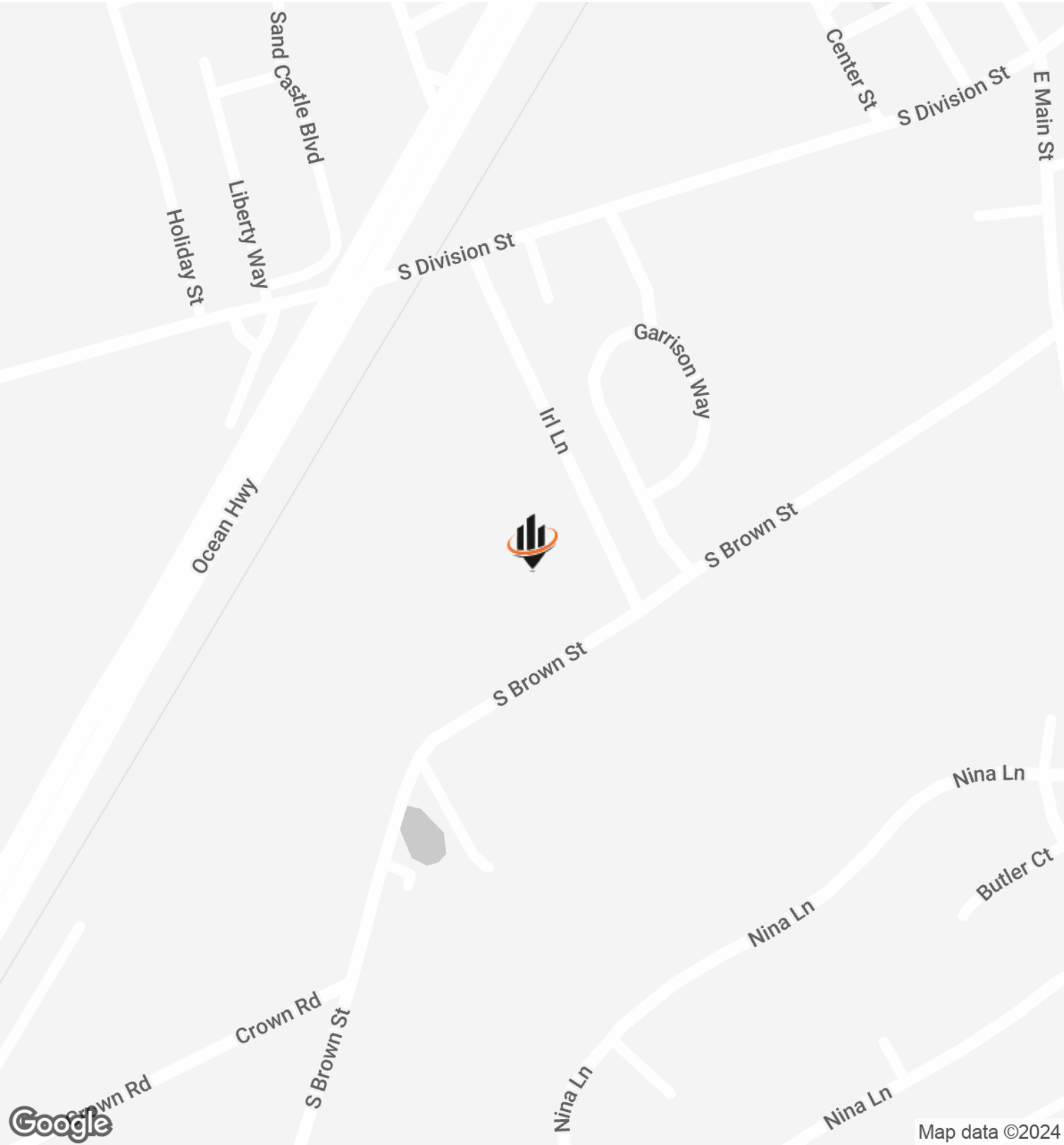
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LOCATION MAP



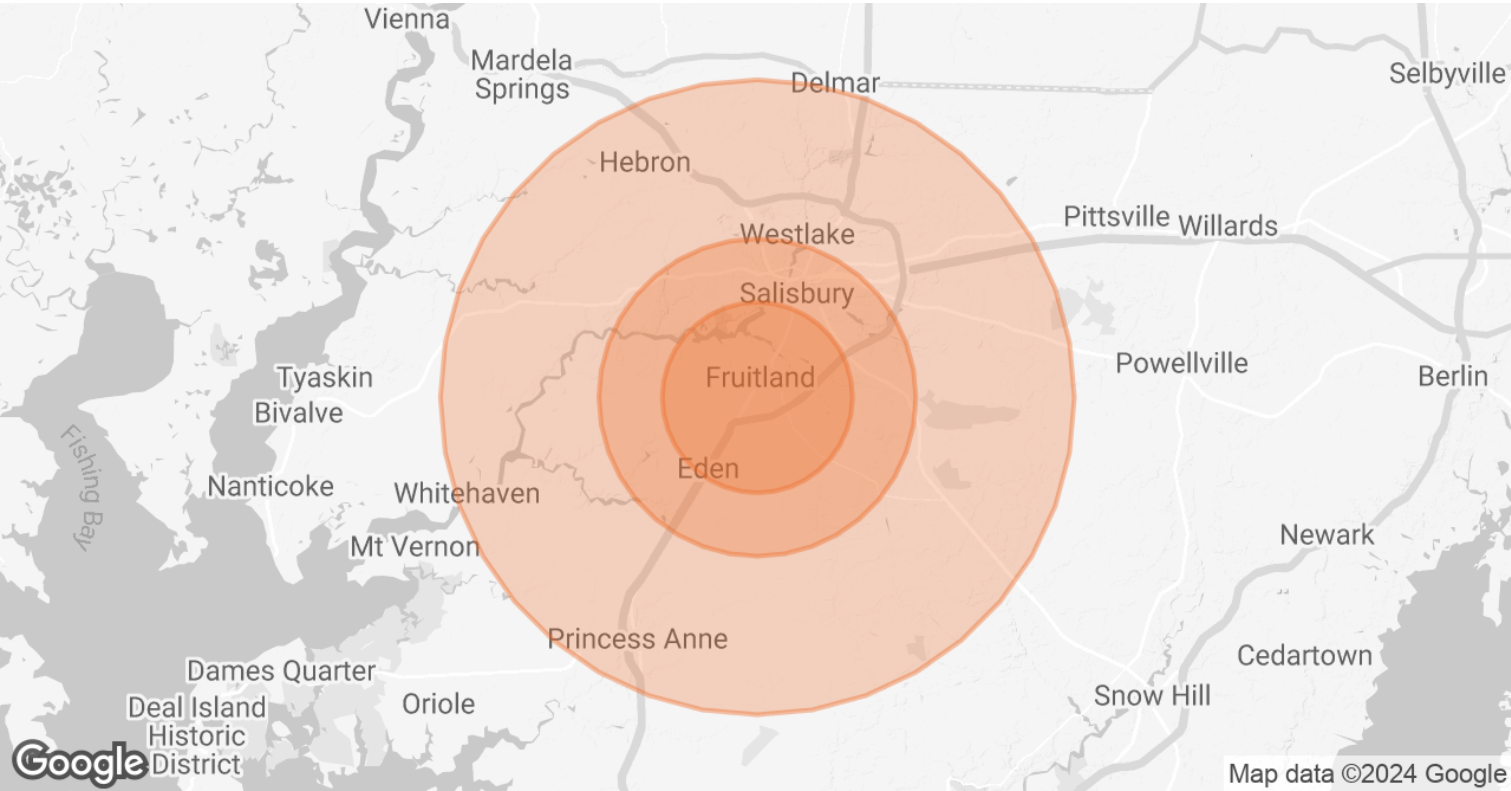
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,166	56,207	107,241
AVERAGE AGE	33.0	32.0	33.7
AVERAGE AGE (MALE)	31.6	31.4	32.2
AVERAGE AGE (FEMALE)	33.8	32.2	34.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,530	20,209	39,122
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$73,849	\$64,157	\$63,306
AVERAGE HOUSE VALUE	\$240,751	\$220,104	\$212,865

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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