



INVESTMENT -MEDICAL UNIT / NNN

3460 OLD WASHINGTON ROAD- UNIT 300, WALDORF, MD 20602



OFFERING SUMMARY

SALE PRICE: \$875,000

PRICE / SF: \$223/SF

TOTAL UNIT SIZE: 3,920
2,165 Physician Office
1,765 ASC Unit

OVERVIEW

Investment Sale - NNN medical leased condominium unit. Located in Waldorf MD. medical office park, CAMBRIDGE PROFESSIONAL CENTER, UNIT 300. Medical office combined with an Ambulatory Surgical Unit for a total of 3,920 SF. Features separate entrances and access directly off the elevator with ample parking. Currently leased to medical practice for past 10 years. NNN lease, expenses, taxes, and condo fees paid by tenant.

INVESTMENT AND PROPERTY HIGHLIGHTS

- NNN Lease through 12/31/2025
- Annual escalations, option to extend
- Existing medical tenant since 1/1/2011
- ASC Unit / Class A Ambulatory Surgical Room in place
- National Company, Corporate Lease

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
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Each Office Independently Owned and Operated metrocentercre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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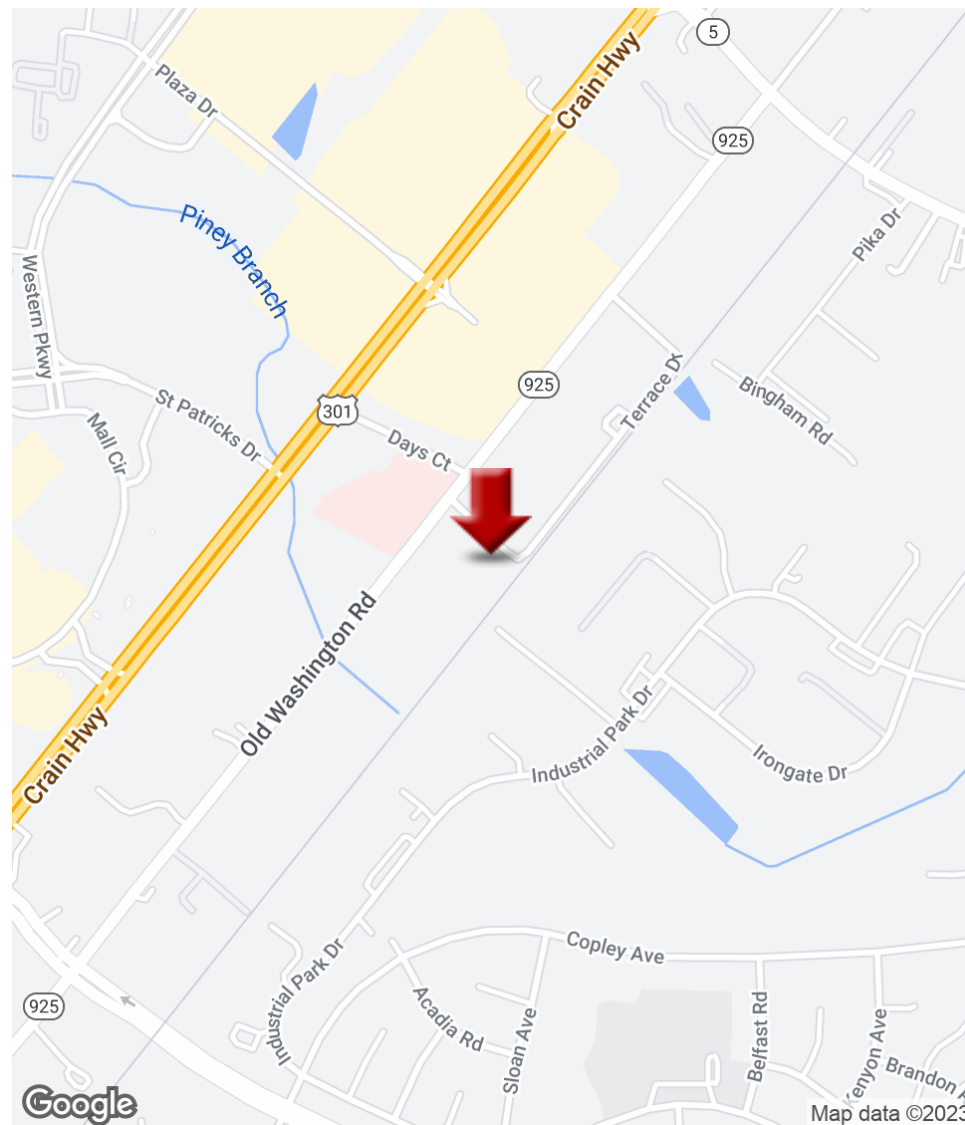
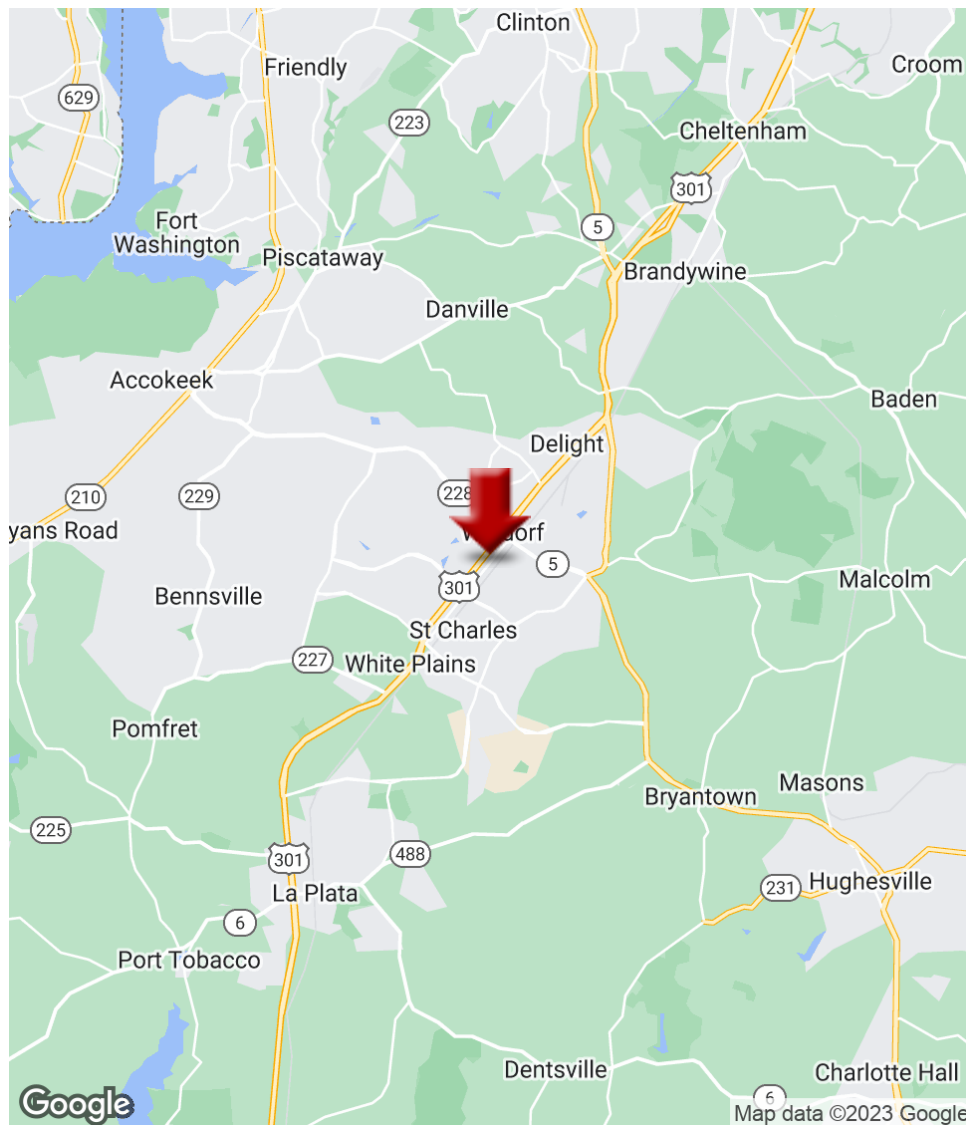
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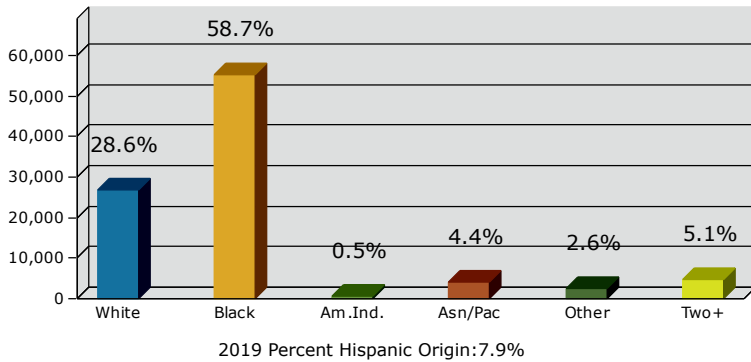


Graphic Profile

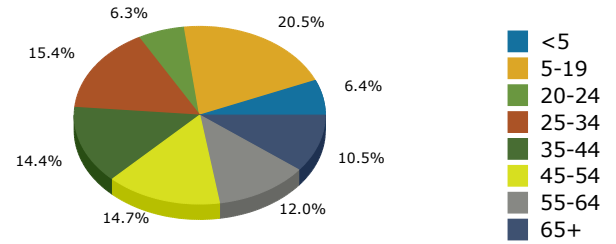
3460 Old Washington Rd, Waldorf, Maryland, 20602 2
3460 Old Washington Rd, Waldorf, Maryland, 20602
Ring: 5 mile radius

Prepared by Esri
Latitude: 38.61661
Longitude: -76.91431

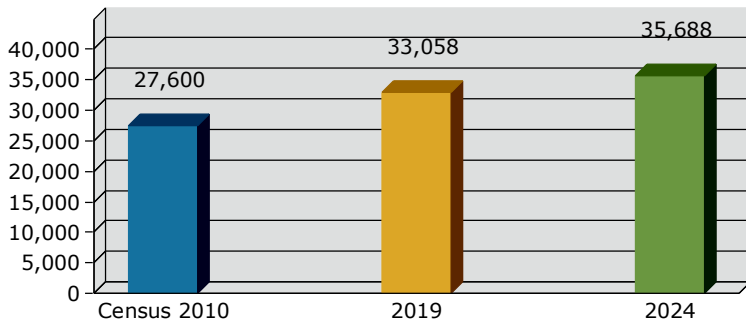
2019 Population by Race



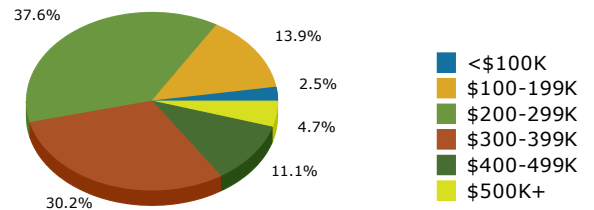
2019 Population by Age



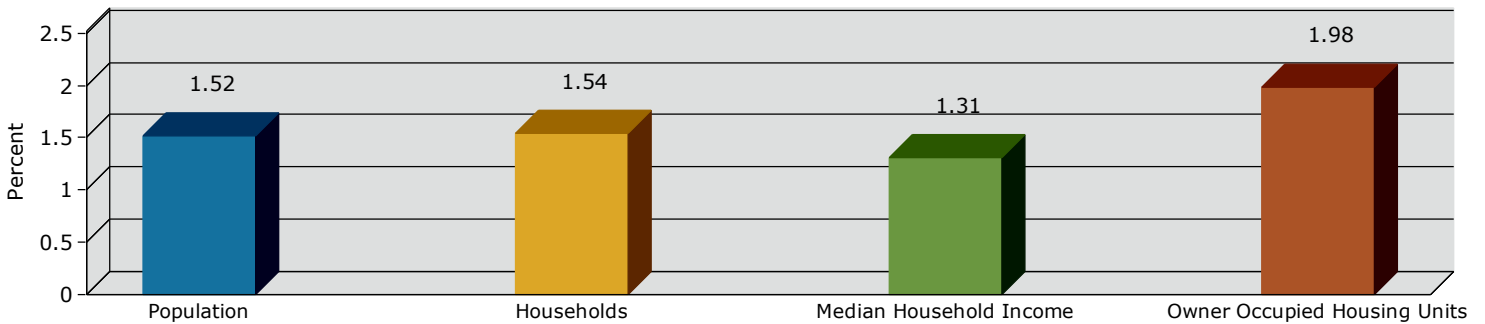
Households



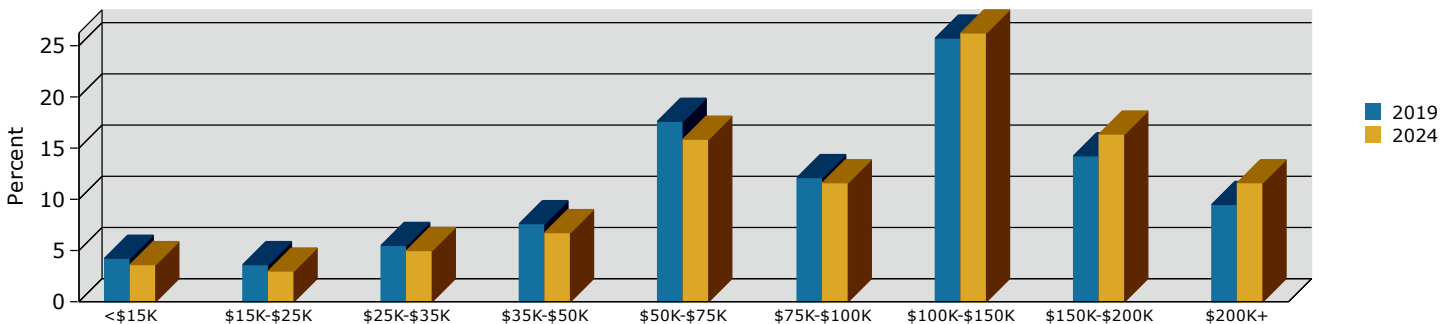
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

February 03, 2020

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