



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

FOR SALE

CBCWORLDWIDE.COM

## MONTGOMERY PROFESSIONAL PARK (SUITE 212-214)

\$580,000

2 Professional Drive  
Gaithersburg, MD 20879

AVAILABLE SPACE  
2,835 SF



### OFFICE

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NRT**

12435 Park Potomac Ave Ste 550, Potomac, MD 20854  
301.983.0200



SALE

## MONTGOMERY PROFESSIONAL PARK (SUITE 212-214)

2 Professional Drive, Gaithersburg, MD 20879



### OFFERING SUMMARY

Sale Price:	\$580,000
Lot Size:	3.74 Acres
Year Built:	1974
Building Size:	2,835 SF
Zoning:	I3 (City of Gaithersburg, MD)
Market:	Washington, DC
Submarket:	Gaithersburg
Traffic Count:	34,995
Price / SF:	\$204.59

### PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of Montgomery Professional Park, Suite 212-214 (2 Professional Dr, Gaithersburg, MD 20879) for sale. 2,835 SF of ground floor access office space is for sale. The space can be sold in its entirety or can sold as a 945 SF and 1,890 SF units.

The property is conveniently located off MD 355 (32,004 VPD) and minutes away from I-270 exit 11 & 12. Retailers in close proximity include 7-Eleven, McDonalds, Subway, Chipotle, Panera Bread, IHOP, Weis, Costco, Sam's Club, Boston Market, KFC and many other retailers.

For more information please contact Faraz Cheema or Barbara Stepp

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,067	51,070	106,686
Total Population	14,056	135,775	289,582
Average HH Income	\$81,981	\$87,552	\$100,384

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### LOCATION DESCRIPTION

Walk Score: Car-Dependent (45)

Transit Score: Some Transit (36)

Parking - 120 free Surface Spaces are available  
Ratio of 2.27/1,000 SF

Commuter Rail:

Metropolitan Grove Commuter Rail:

8 min (Drive Time) 2.8 mi

Germantown Commuter Rail:

10 min (Drive Time) 4.5 mi

Traffic Count:

Frederick Rd & Game Preserve Rd S: 34,965 VPD

N Frederick Ave & Travis Ave SE: 32,004 VPD

Frederick Rd & Wheatfield Dr SE: 32,804 VPD

Watkins Mill Rd & Russell Ave E: 10,140 VPD

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2 Professional Drive, Gaithersburg, MD 20879



## LOCATION INFORMATION

Building Name	Montgomery Professional Park (Suite 212-214)
Street Address	2 Professional Drive
City, State, Zip	Gaithersburg, MD 20879
County	Montgomery
Market	Washington, DC
Sub-market	Gaithersburg
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Airport	Ronald Reagan Washington National Airport

## BUILDING INFORMATION

Building Class	C
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	8 ft
Minimum Ceiling Height	8 ft
Number of Floors	4
Average Floor Size	17,600 SF
Year Built	1974
Gross Leasable Area	2,835 SF
Construction Status	Existing
Condition	Average
Free Standing	No
Number of Buildings	1

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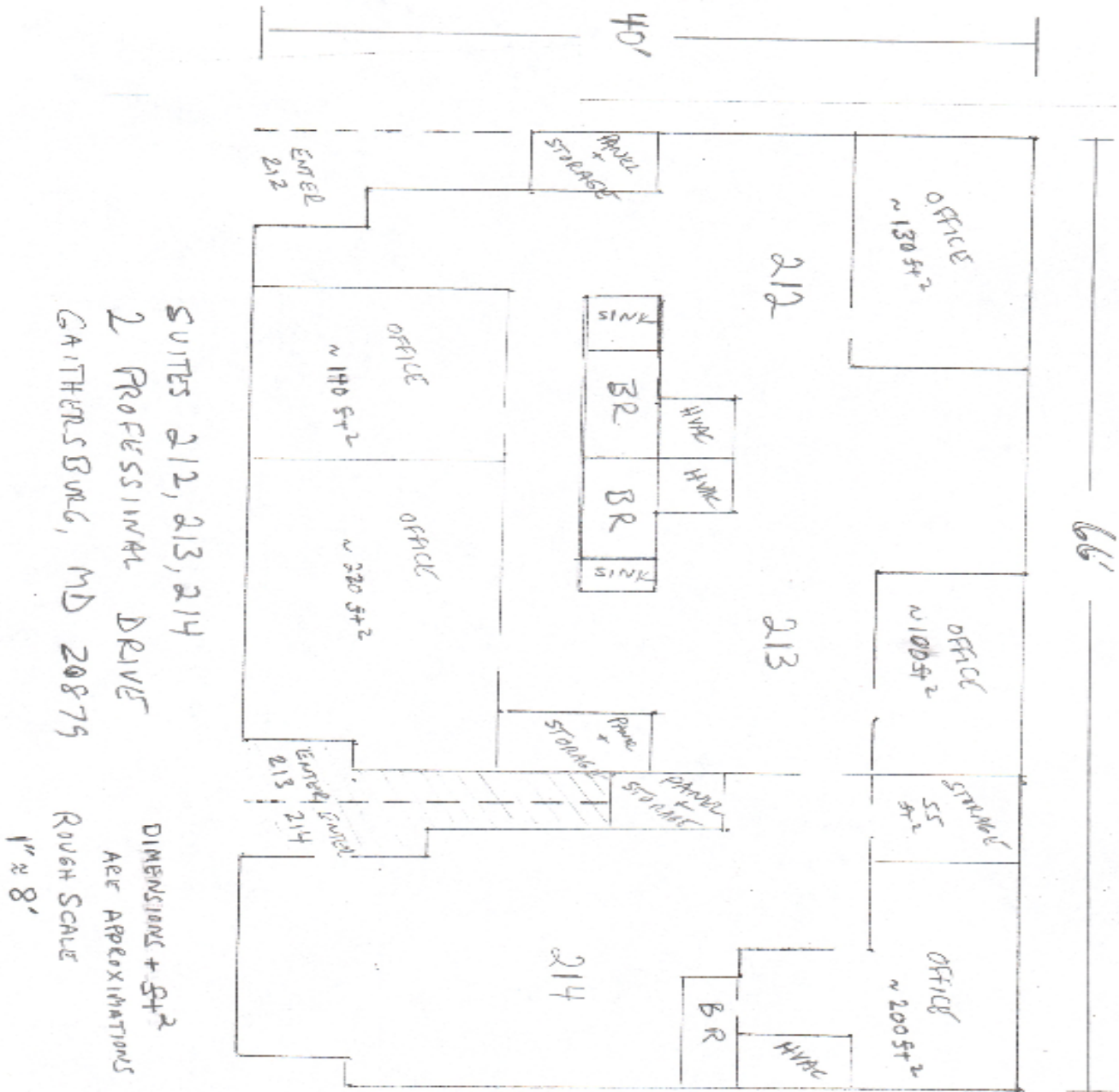
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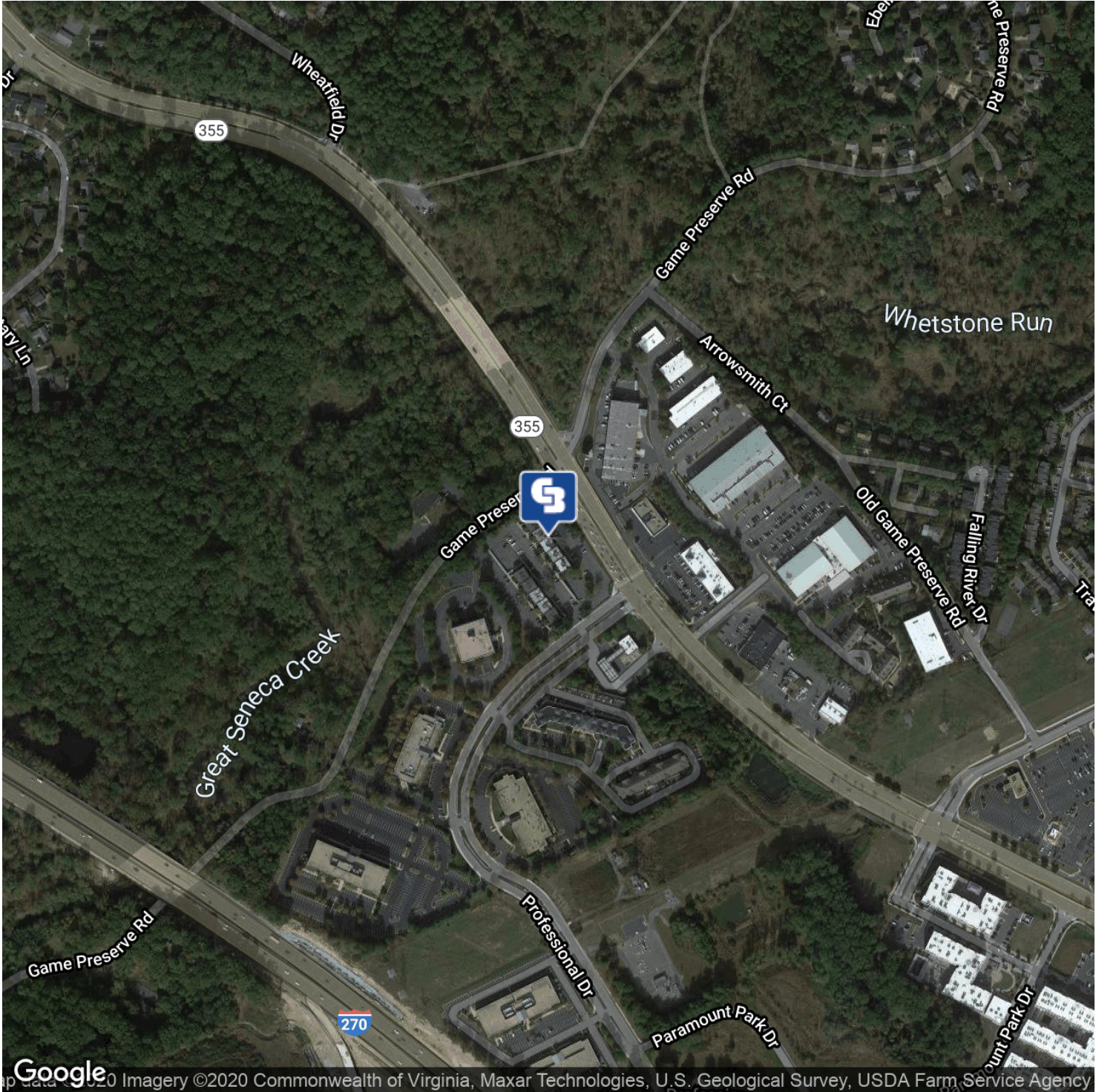




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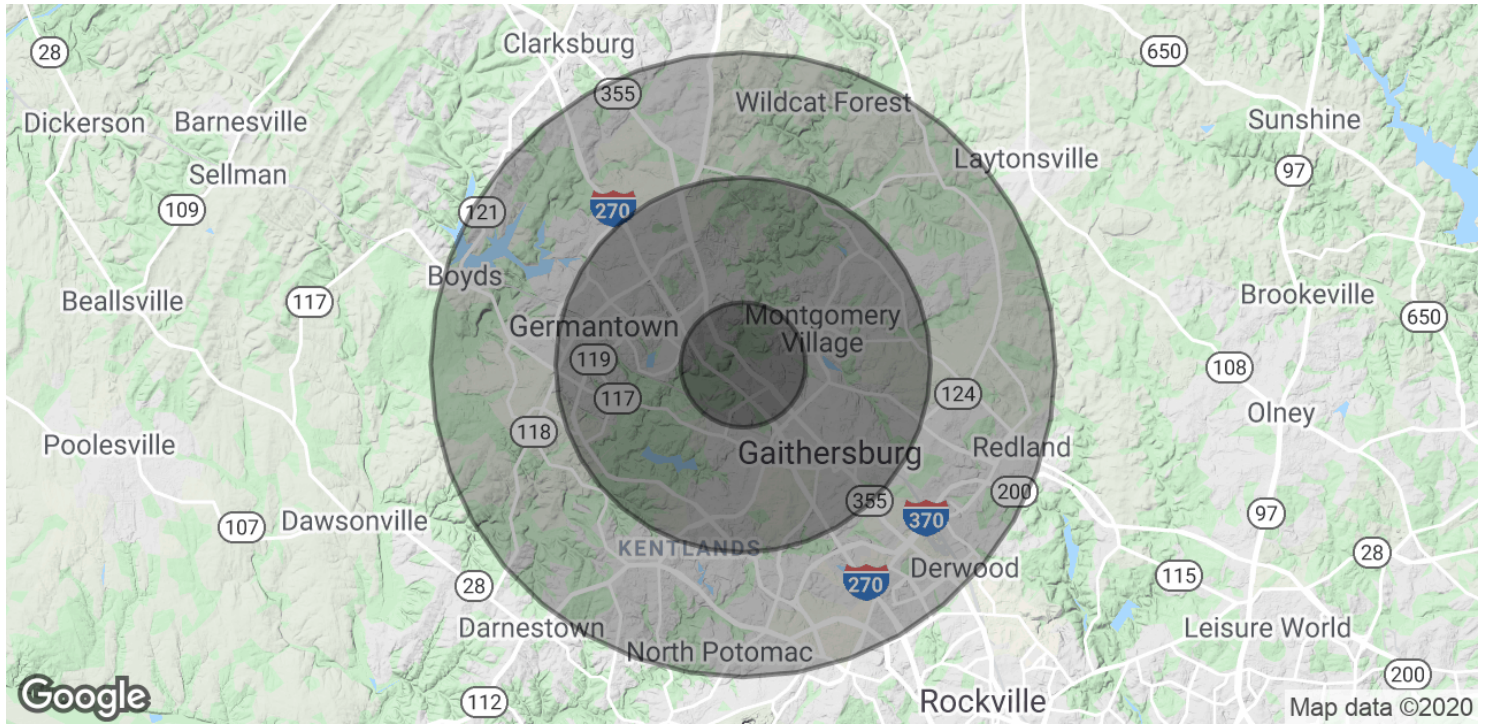
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,056	135,775	289,582
Average age	32.9	34.7	35.3
Average age (Male)	30.3	33.0	34.2
Average age (Female)	34.8	35.8	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,067	51,070	106,686
# of persons per HH	2.8	2.7	2.7
Average HH income	\$81,981	\$87,552	\$100,384
Average house value	\$325,363	\$364,444	\$416,207

\* Demographic data derived from 2010 US Census

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