

8740 Cherry Ln # 21 Laurel, MD 20707



OFFERING SUMMARY

Available SF:	Second Floor -1,250 SF
Asking Rent	Contact Broker
Term	Negotiable
Lot Size:	0.12 Acres
Year Built:	1990
Building Size:	3600 SF
Zoning:	I1

PROPERTY OVERVIEW

Second-floor office suite available for lease in the Cherry Lane Business Center in Laurel, MD. The space features three private offices, a large open work area, a small kitchenette, and a private restroom, providing an efficient layout for professional services, contractors, technology firms, and other office users. Conveniently located with immediate access to I-95, Route 1, and the Baltimore-Washington Parkway, the property offers excellent connectivity to Washington, DC, Baltimore, BWI Airport, and Fort Meade, while providing ample parking in an established business park setting.

PROPERTY HIGHLIGHTS

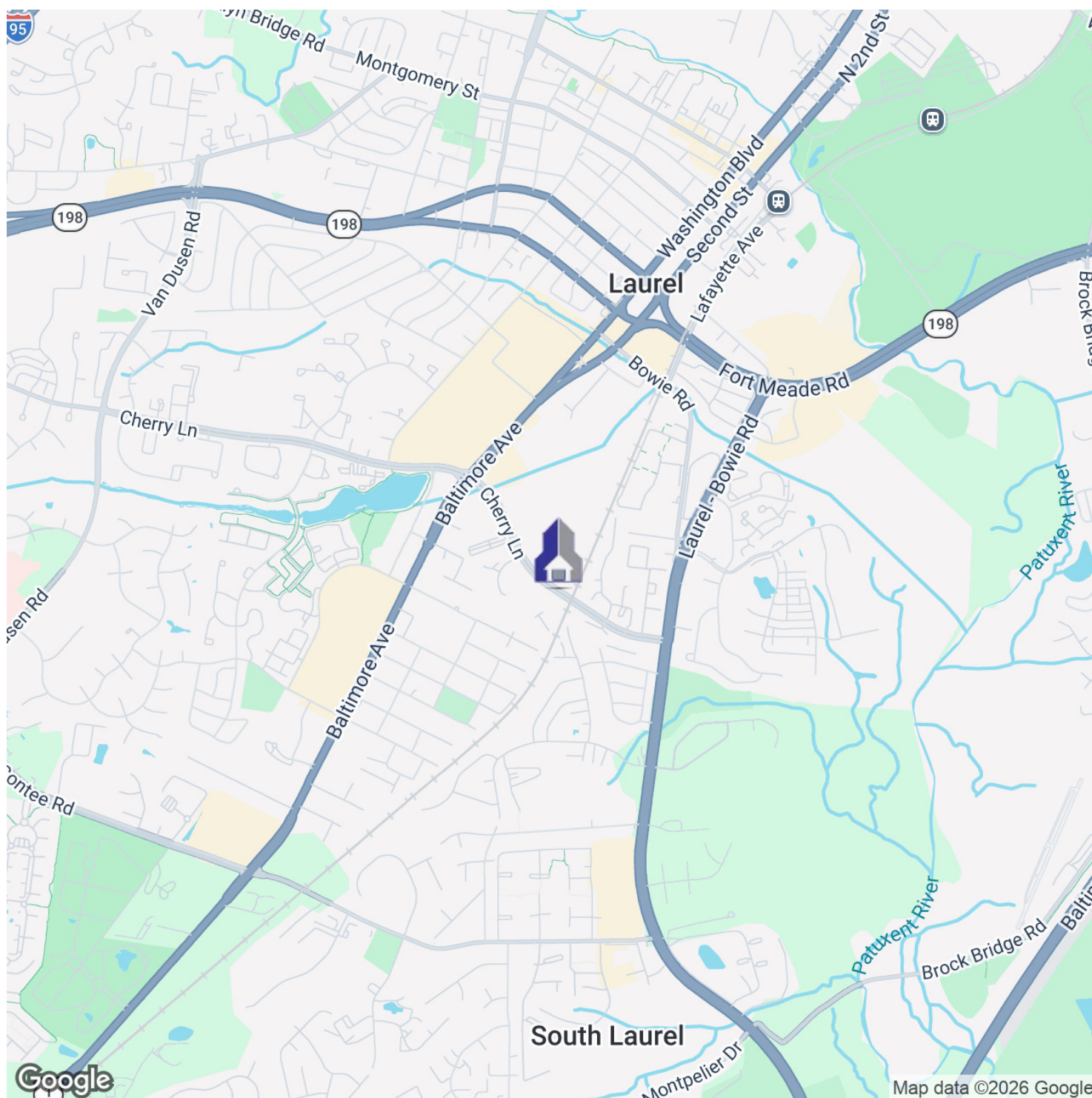
- Easy Access to major highways
- 3 private offices
- open office area
- 1 Private Bathroom
- 1 reserved parking space in front of unit
- Plenty unreserved surface parking available

CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

BEN MARKS
C: 240.234.1161
bmarks@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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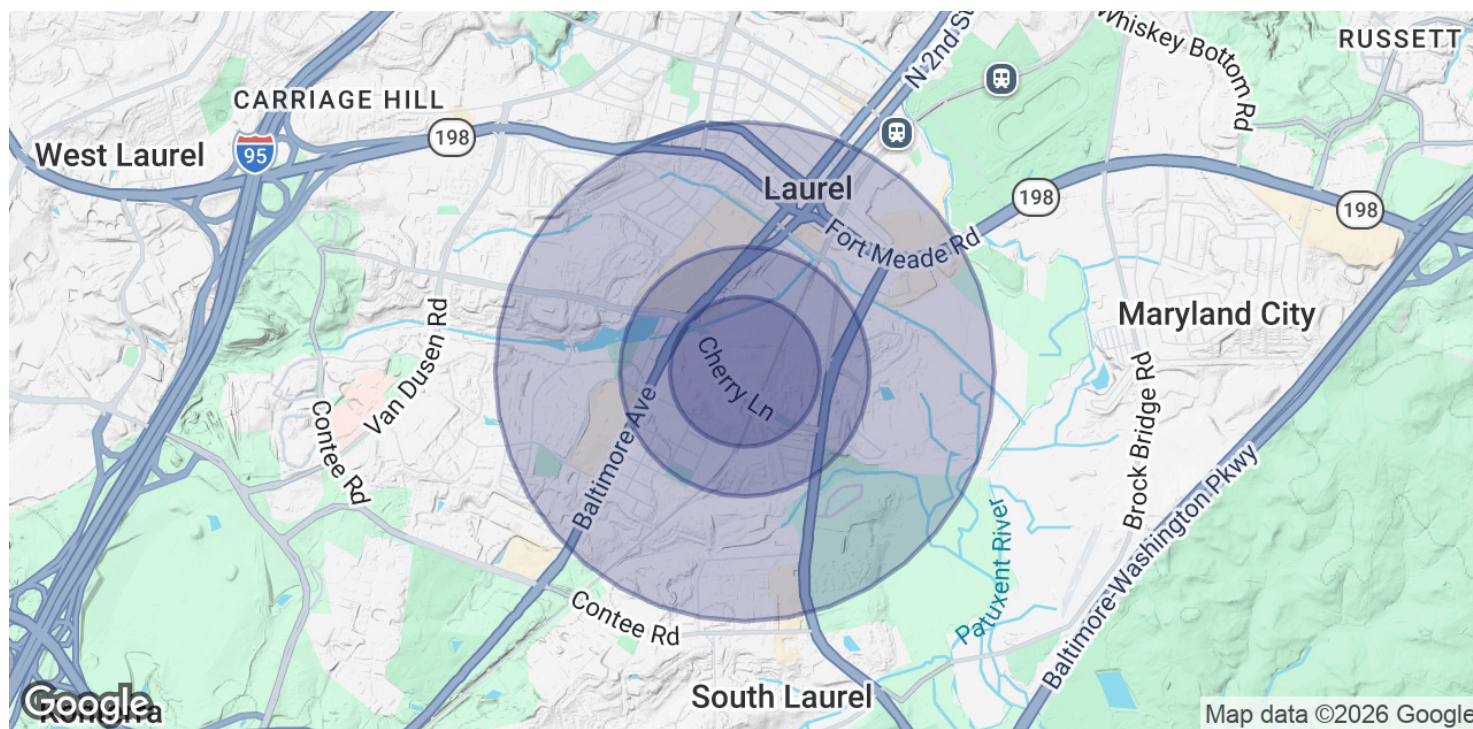


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	852	6,231	22,411
Average Age	35	35	37
Average Age (Male)	33	34	35
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	297	2,418	8,898
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$74,672	\$79,255	\$98,859
Average House Value	\$353,559	\$367,171	\$460,043

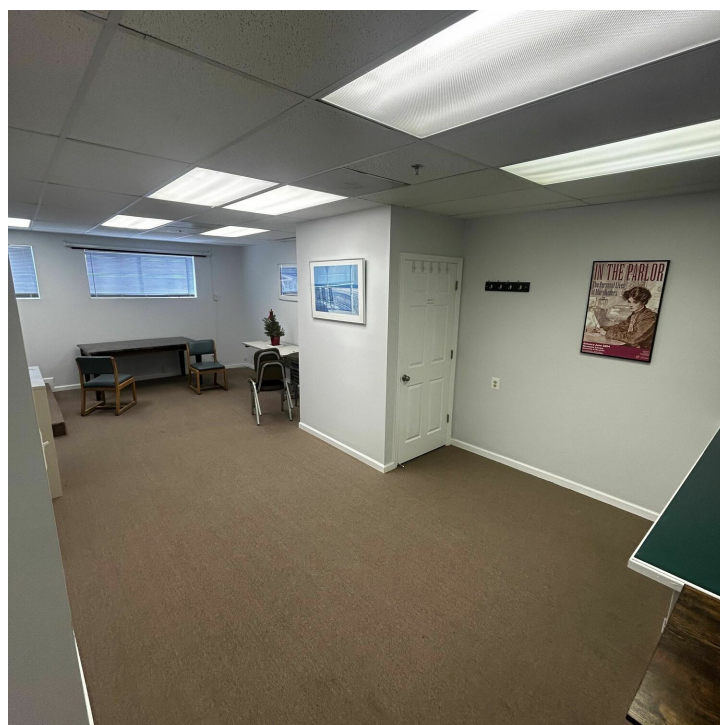
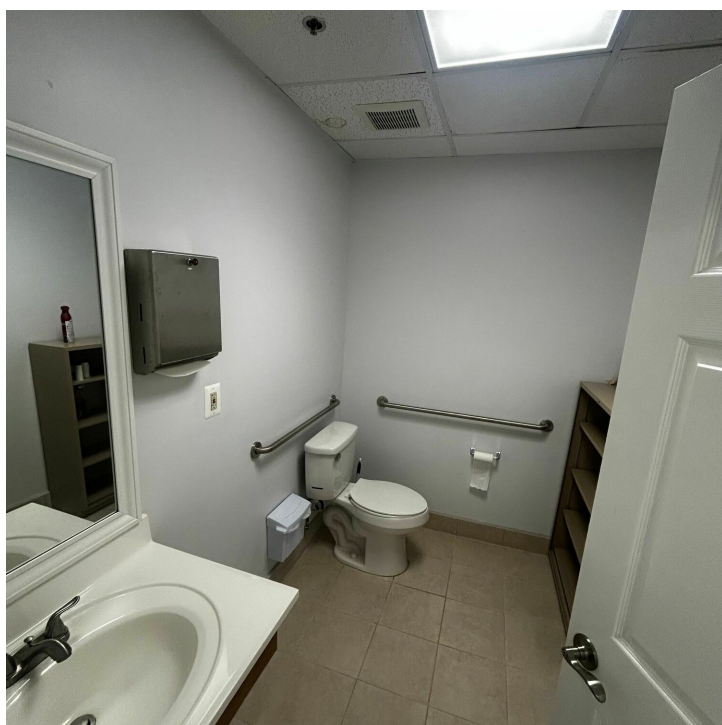
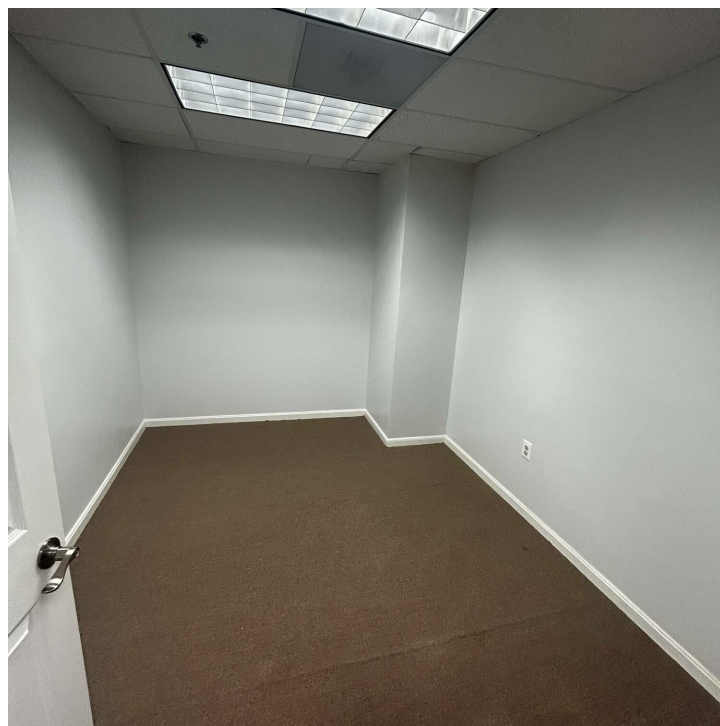
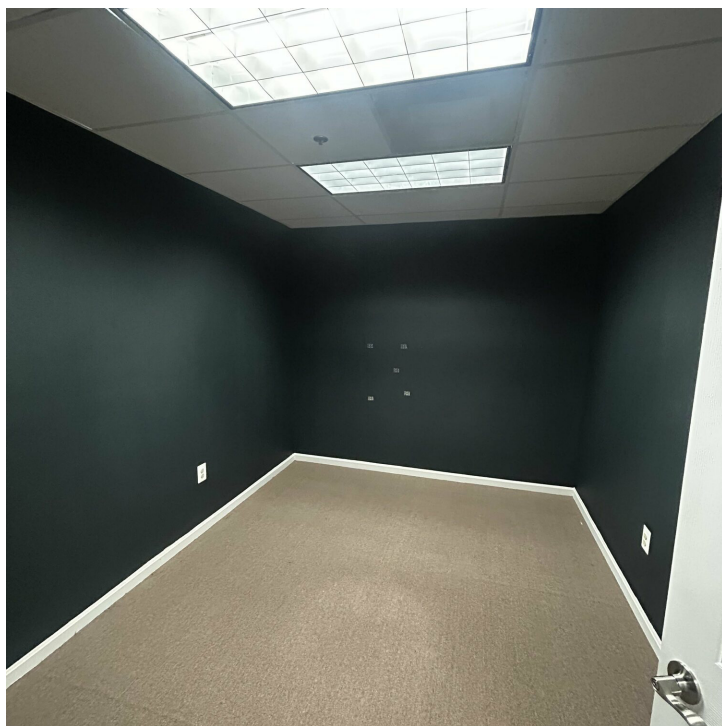
2020 American Community Survey (ACS)

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