

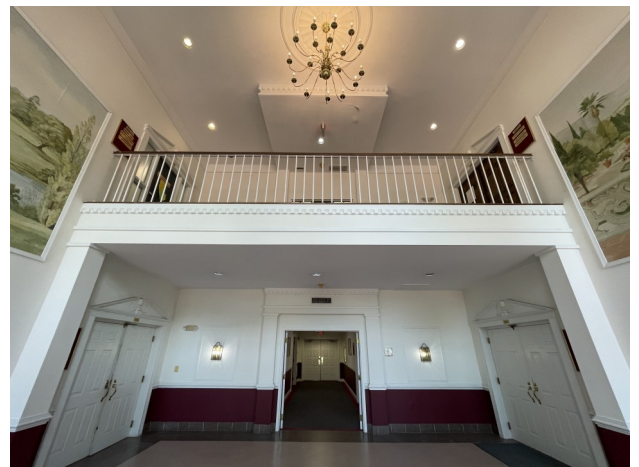
MEDICAL OFFICE CONDOMINIUM FOR SALE

11340 Pembroke Square, Unit 212, Waldorf, MD



Sale Price: \$421,000

- 2,105 sf medical space on second floor
- Five exam rooms
- Three offices plus reception office
- Two restrooms
- Rear exit
- Elevator and stairway access
- Located in the Pembroke Square office campus
- Close to restaurants and shopping
- One of Maryland's fastest growing counties
- Tenant pays monthly condominium fee



For More Information
Please Contact:

Chris Shasho Cshasho@Shasho.com

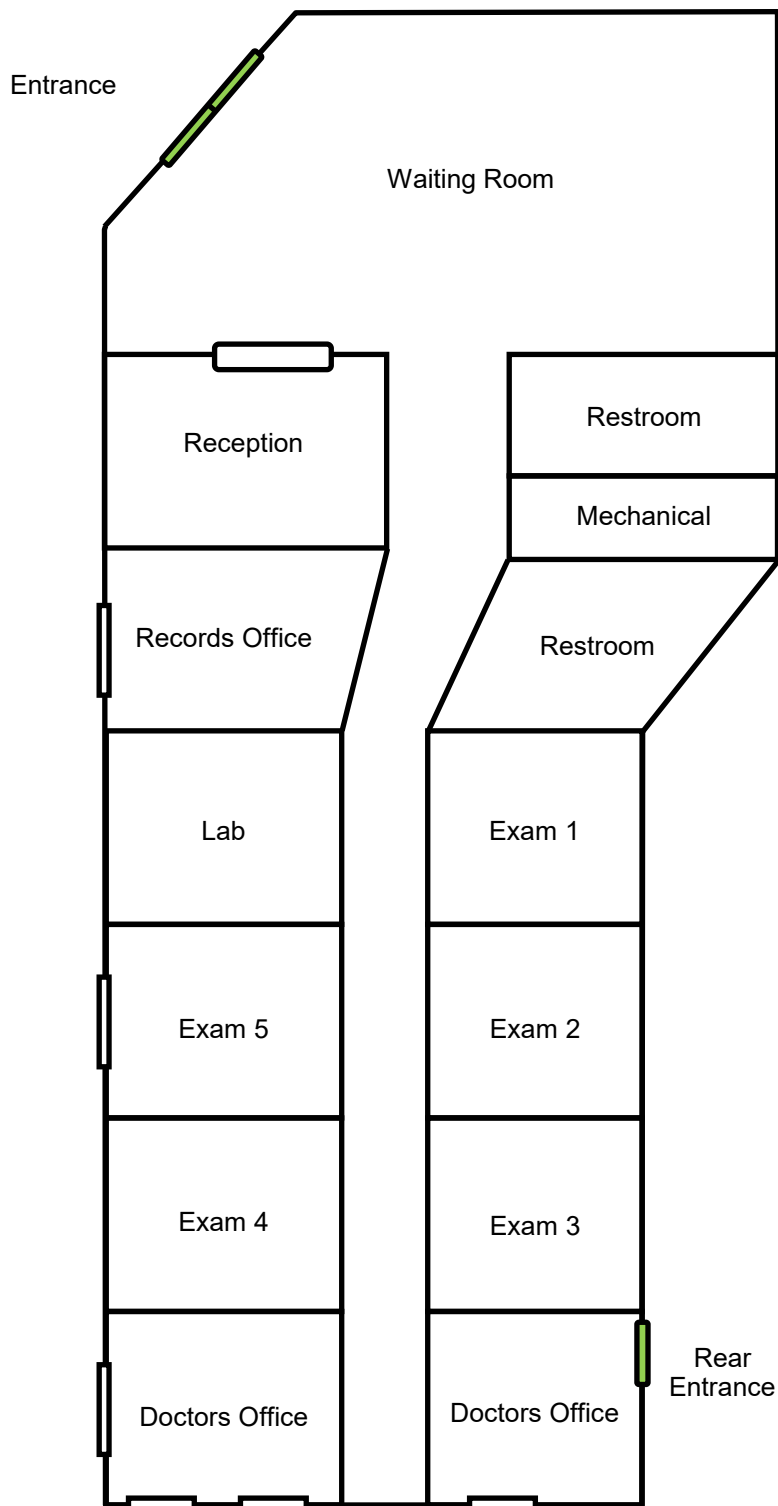
Cell (301) 643-6612

Office (301) 632-6320

4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695

Shasho.com





Plan for reference not to scale

Other tenants include:

- Potomac Asthma & Allergy
 - Southern Maryland Orthopedic
 - St. Mary's Neurology and Spine
 - Chesapeake Potomac Regional Cancer Center
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- 8 miles to University of Maryland Charles Regional Medical Center
 - 10.4 Miles to MedStar Southern Maryland Hospital Center
 - Charles County blends historical significance with modern suburban life, making it a unique place to live and work
 - Central Business Zoning

Demographics Est 2025	1 Mile	3 Mile	5 Mile
Population	5,595	70,044	101,174
Households	2,027	25,290	35,808
Avg. HH Inc.	\$101,066	\$120,441	\$131,173

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant must verify all information and bears all risk for any inaccuracies.