



**COMMERCIAL
DIVISION**

FOR SALE

For Sale Or Lease

604 MAIN ST , LAUREL, MD 20707



PRESENTED BY:

BAKH SAFAROV

Commercial Sales Associate

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www.commercialdivision.infre.com

Long & Foster Commercial | 703-506-2850 | 8227 Old Courthouse Road Suite 200 | Vienna, VA 22182

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OFFERING SUMMARY

Sale Price:	\$494,802
Lease Price Per SQF:	\$14 MG
Sale Price / SF:	\$189.00
Lot Size:	0.12 Acres
Building Size:	2618 SF
Zoning:	R10

PROPERTY HIGHLIGHTS

- Historic Laurel's Main Street. Originally built in 1919 and expanded in 2005
- Location has quick and easy accessibility to Routes 216, 95, 32, 197, 198, 100, and Route 1.
- First floor retail, office suites on the second floor, kitchen, bathrooms.
- 4 assigned parking spots, street parking across the building.
- Accommodating retail, office/administrative, food preparation oriented operations.
- The space of the property can occupy two separate businesses especially businesses that compliment each other.
- The well attended Main Street Festival occurring yearly offering those businesses located on Main Street to create awareness of their products and services at a none or low cost booth fee.

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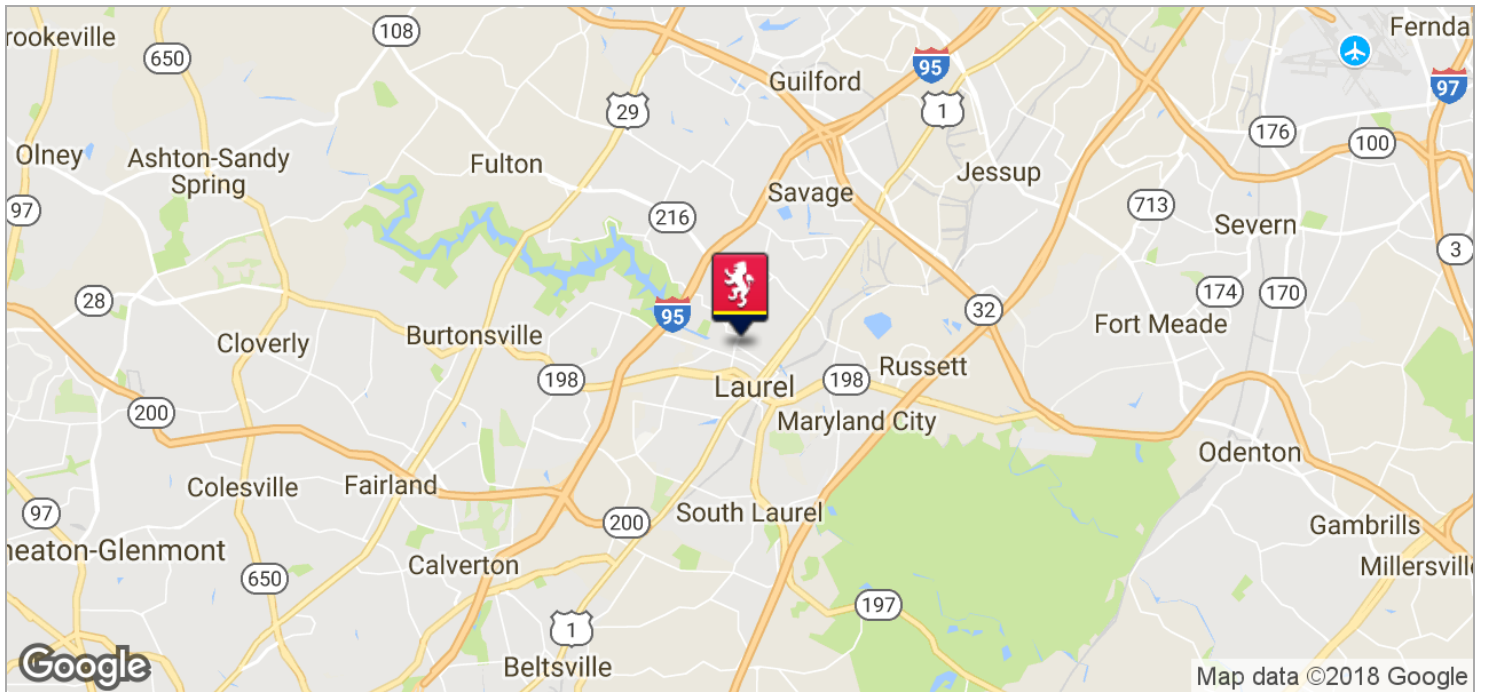
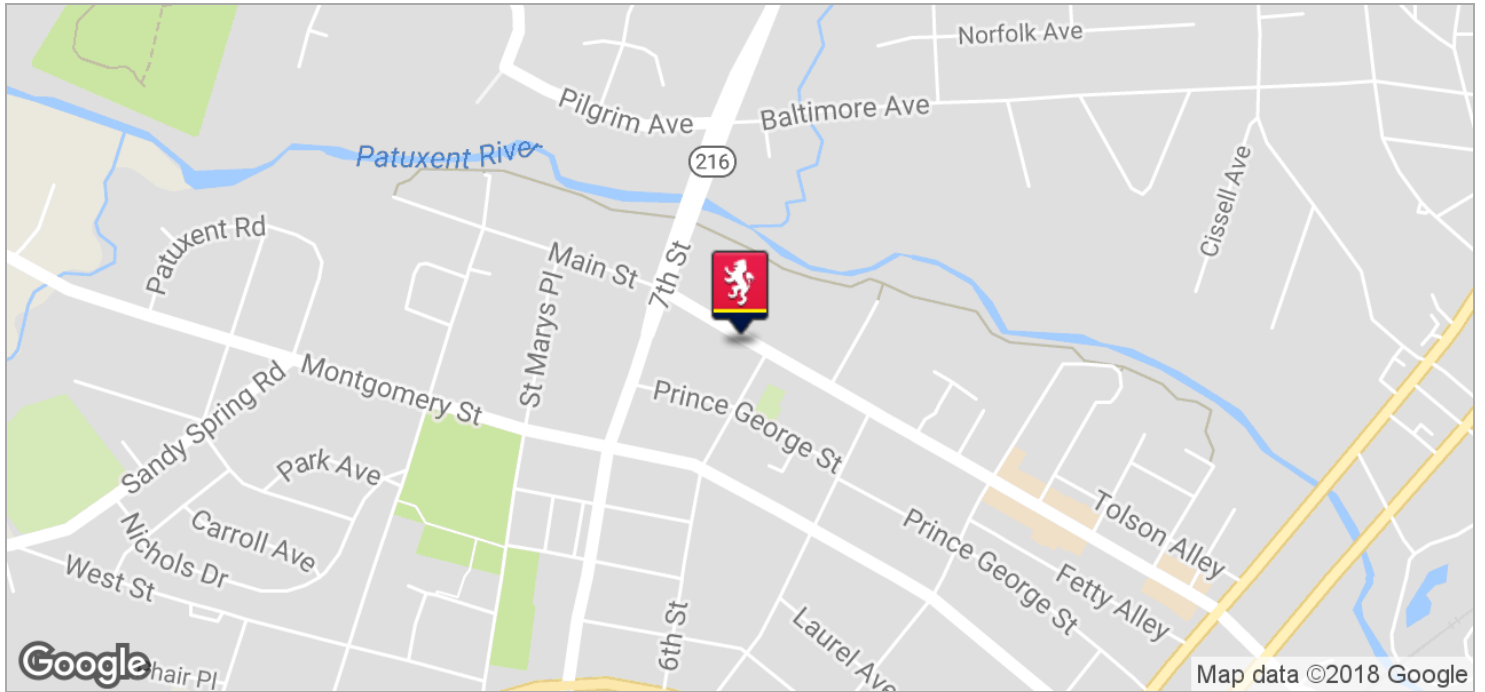
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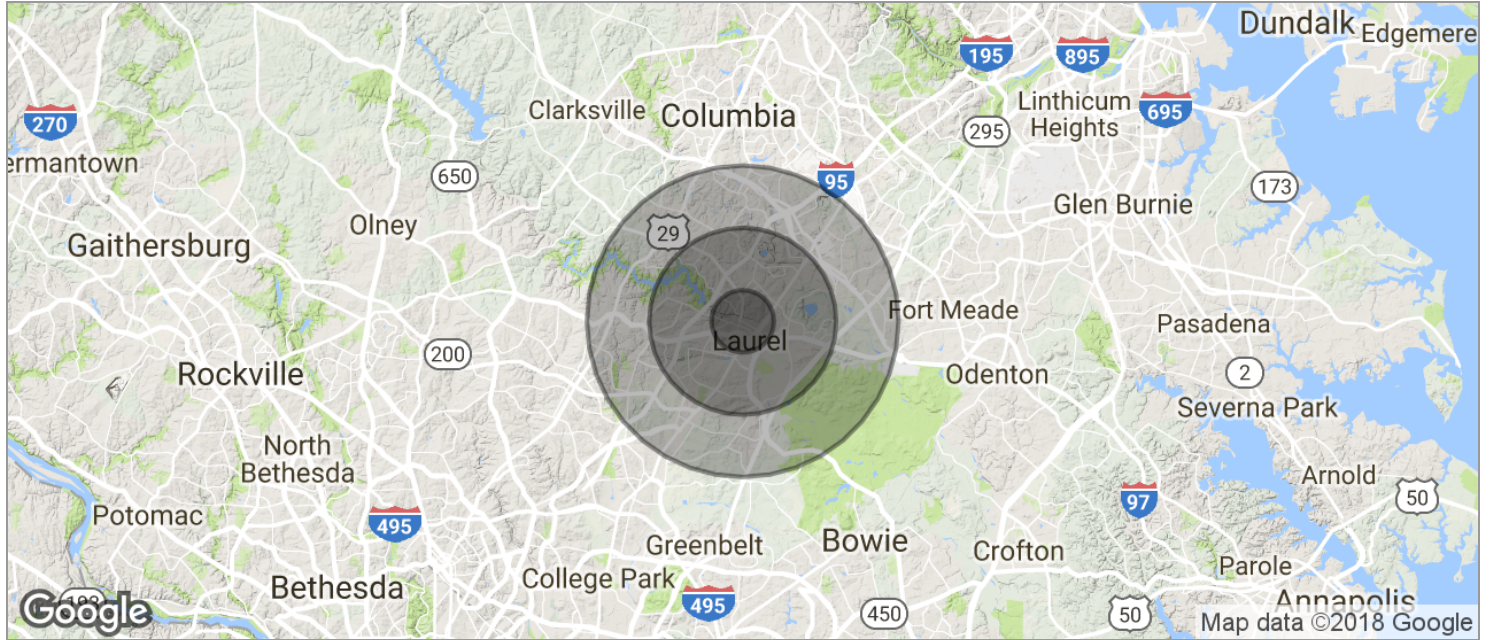
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	15,301	88,784	160,311
MEDIAN AGE	33.8	33.4	34.2
MEDIAN AGE (MALE)	33.4	32.5	32.7
MEDIAN AGE (FEMALE)	33.6	33.7	35.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	6,073	34,519	60,750
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$78,070	\$87,758	\$96,681
AVERAGE HOUSE VALUE	\$350,827	\$380,468	\$397,403

* Demographic data derived from 2010 US Census

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