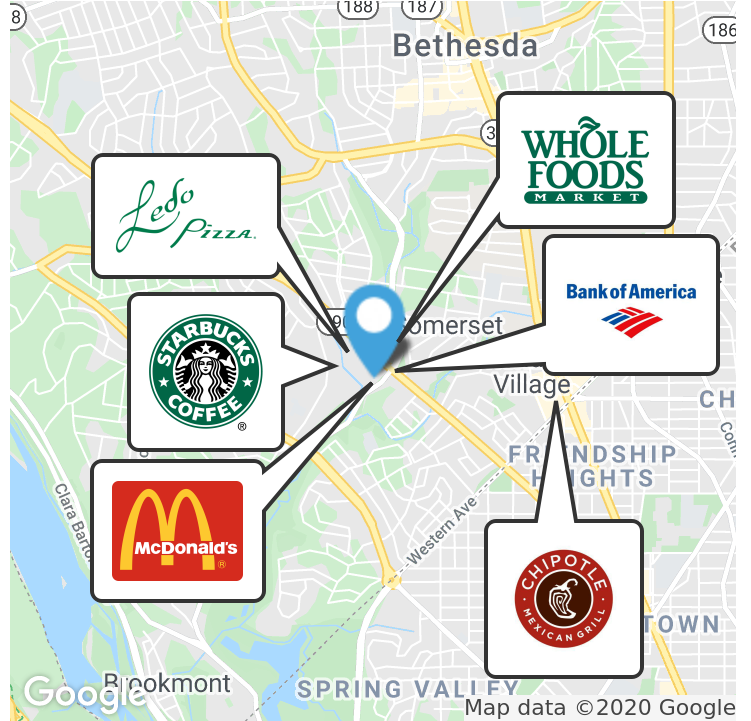


Newly Renovated/Former Lawn & Power Equipment



## OFFERING SUMMARY

Lease Rate:	\$15,500 per month (NNN)
Building Size:	6,840 SF
Available SF:	6,840 SF/360 SF Mezz
Year Built:	1945
Renovated:	2019
Zoning:	IM
Market:	Bethesda/Chevy Chase

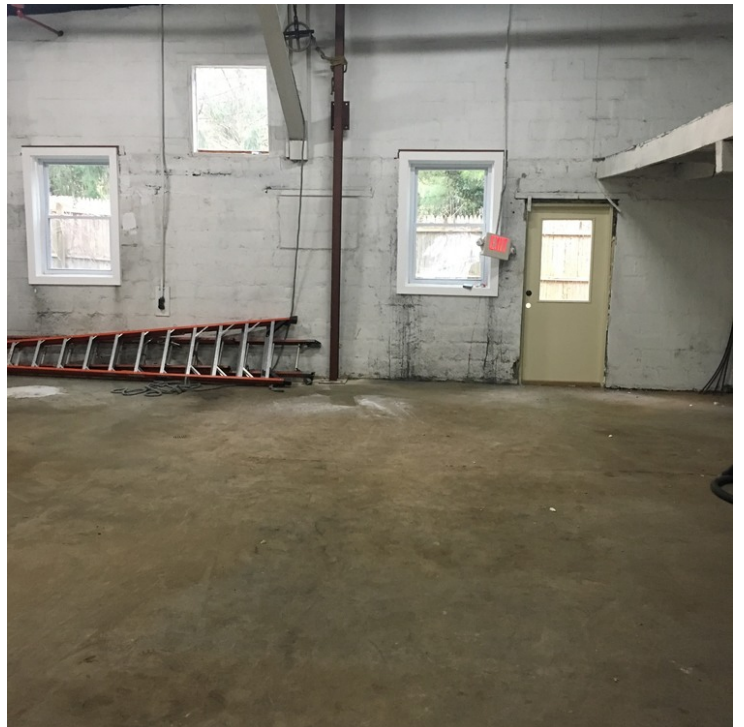
## PROPERTY OVERVIEW

1 block to Capital Crescent Trail, 7 min to downtown Bethesda, MD and 11 min to Beltway.

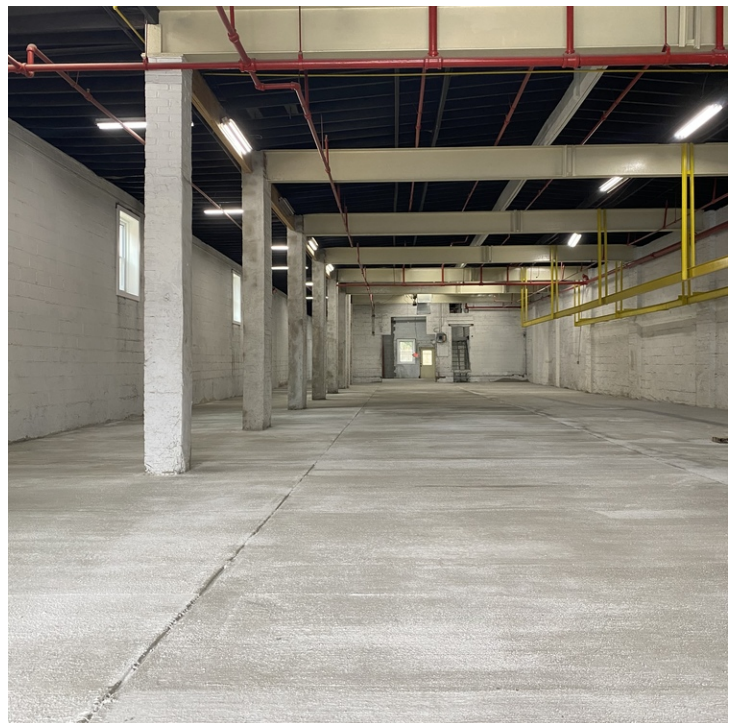
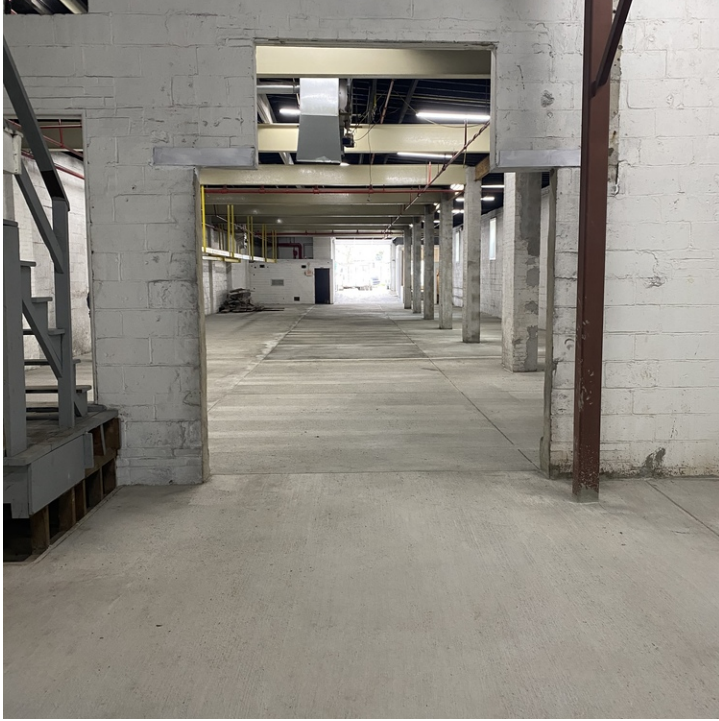
## PROPERTY HIGHLIGHTS

- Mechanical: 200 amp elec, gas, wssc supplied 6" sprinkler main 147 new tyco sprinkler heads separate domestic supply with new main shut-off, HVAC
- Ceiling heights: 17' front, 15.5' clear - 21' rear
- Rear door with back yard area
- 8 stacked parking spaces in front
- New rolling garage door
- New roof
- 2-handler amana gas furnace + a/c

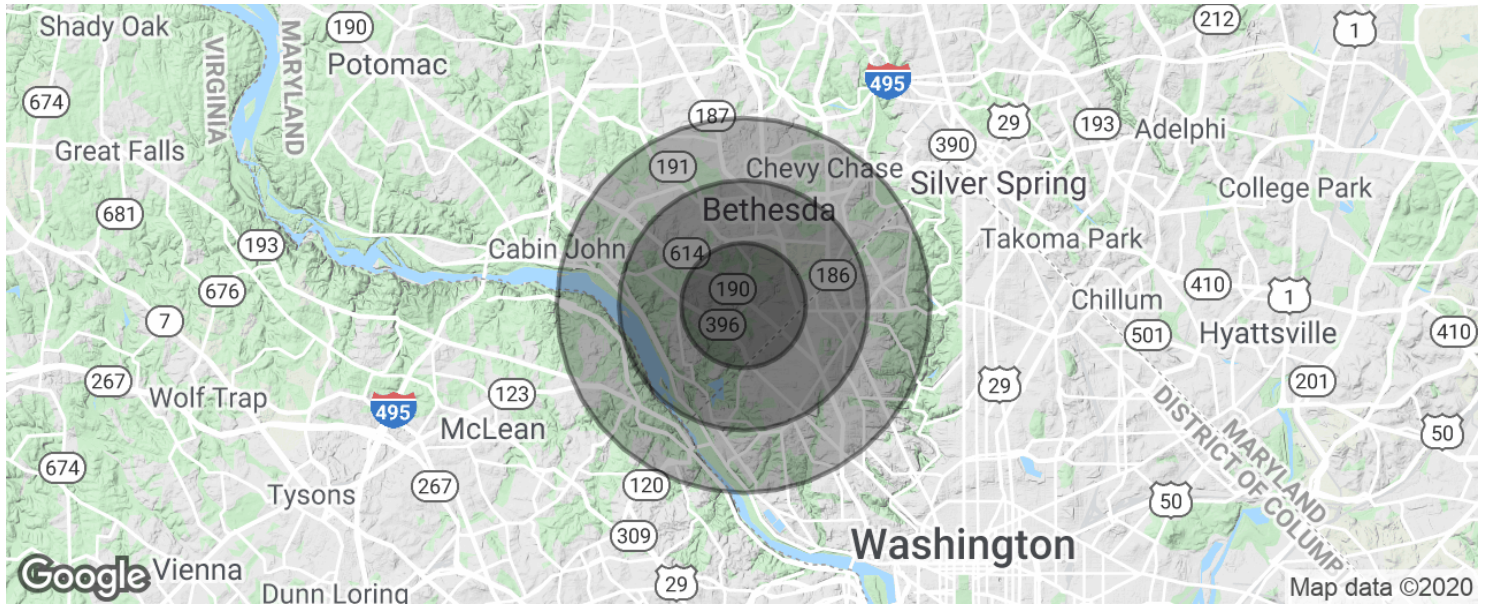
Additional Photos



Additional Photos



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	22,181	75,469	146,350
Median age	44.4	39.9	40.4
Median age (Male)	44.4	39.2	39.5
Median age (Female)	44.2	40.5	41.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	10,286	31,285	62,327
# of persons per HH	2.2	2.4	2.3
Average HH income	\$172,416	\$195,190	\$188,664
Average house value	\$821,470	\$861,648	\$834,679

\* Demographic data derived from 2010 US Census