

# FOR LEASE

Prince George's County, MD

TENANT SIGNAGE  
AVAILABLE

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## NEW CARROLLTON REGIONAL MEDICAL CENTER

8500 ANNAPOLIS ROAD | NEW CARROLLTON, MD 20784

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

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# NEW CARROLLTON REGIONAL MEDICAL CENTER

8500 ANNAPOLIS ROAD | NEW CARROLLTON, MARYLAND 20784

## AVAILABLE

- ▶ Suite B: 1,736 sf ± (Retail)
- ▶ Suite 110: 2,441 sf ±
- ▶ Suite 215: 2,286 sf ±
- ▶ Suite 220: 4,462 sf ±
- ▶ Suites 235/245: 8,331 sf ±
- ▶ Suites 230-250: 10,744 sf ±

**DIVISIBLE**

## ELEVATORS

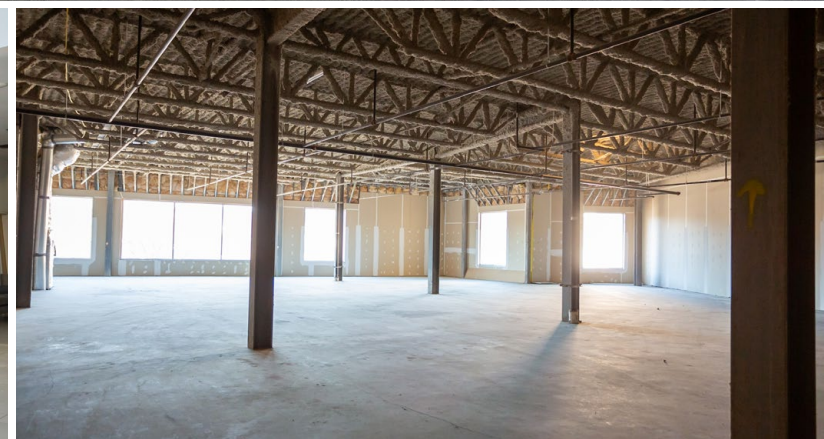
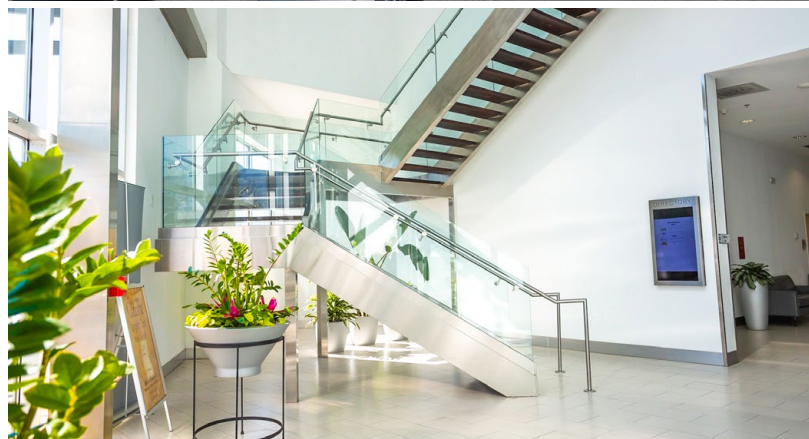
One (1)

## ZONING

C-S-C (Commercial Shopping Center)

## HIGHLIGHTS

- ▶ 2nd floor office suites located in an Opportunity Zone with ample parking
- ▶ Ideally located adjacent to the on-ramp for the Capital Beltway (I-495) with close proximity to New Carrollton Metro stop
- ▶ Nearly 50,000 vehicles per day on Annapolis Road
- ▶ Exterior signage opportunities
- ▶ Walkable to various amenities
- ▶ Under new management



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# FLOOR PLAN: 1ST FLOOR

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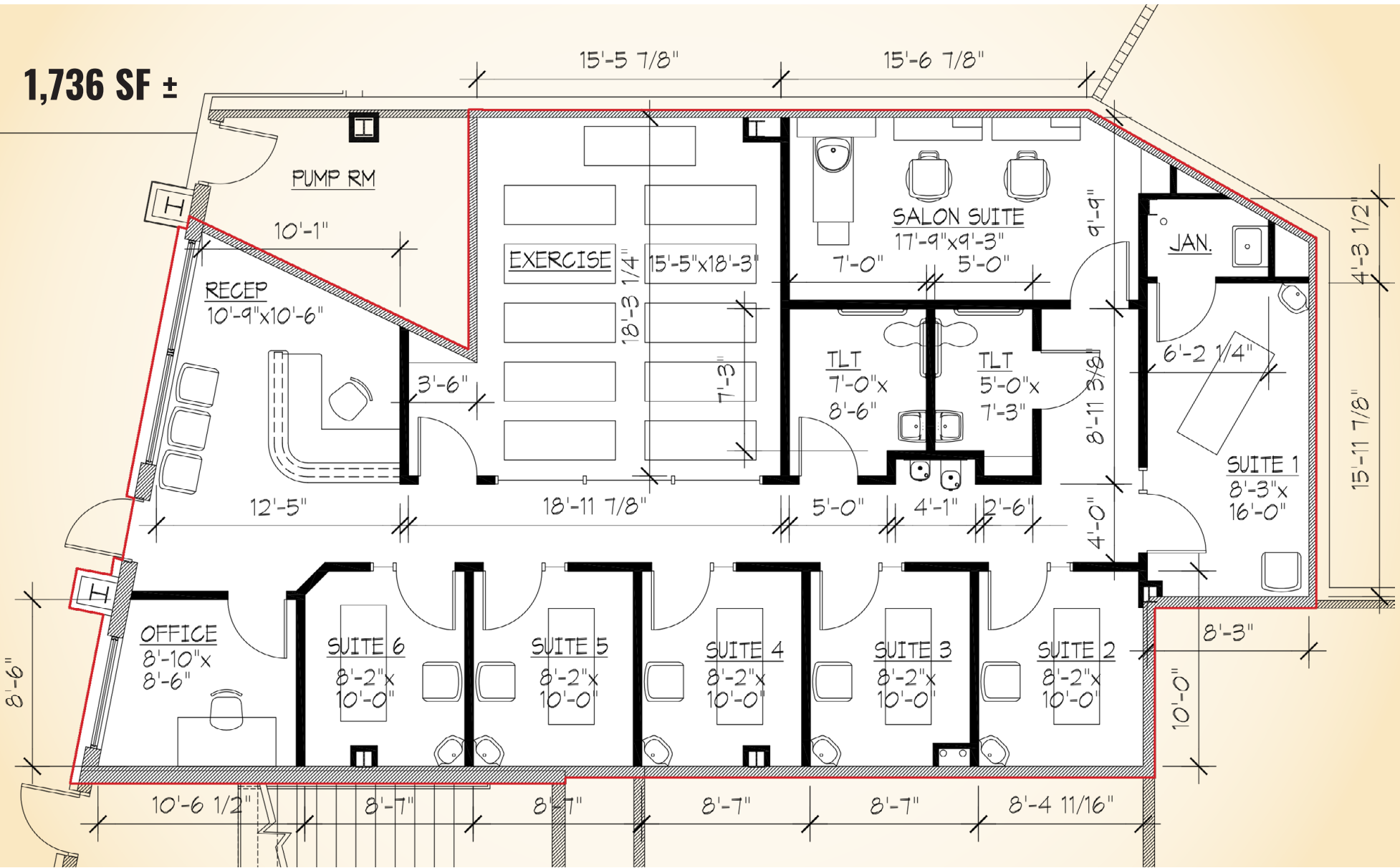
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# FLOOR PLAN: SUITE B

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1,736 SF ±





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# FLOOR PLAN: 2ND FLOOR

NEW CARROLLTON REGIONAL MEDICAL CENTER | 8500 ANNAPOLIS ROAD | NEW CARROLLTON, MARYLAND 20784





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# LOCAL TRADE AREA

NEW CARROLLTON REGIONAL MEDICAL CENTER | 8500 ANNAPOLIS ROAD | NEW CARROLLTON, MARYLAND 20784





# FOR LEASE



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# REGIONAL TRADE AREA

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# U.S. HEALTH INSURANCE SPENDING (2022)

NEW CARROLLTON REGIONAL MEDICAL CENTER | 8500 ANNAPOLIS ROAD | NEW CARROLLTON, MARYLAND 20784

2022 Health Insurance: Average

- \$7,700 - 18,000 per year, per household
- \$5,550 - 7,700 per year, per household
- \$3,410 - 5,550 per year, per household
- \$1,260 - 3,410 per year, per household
- \$0 - 1,260 per year, per household





# FOR LEASE



Prince George's County, MD

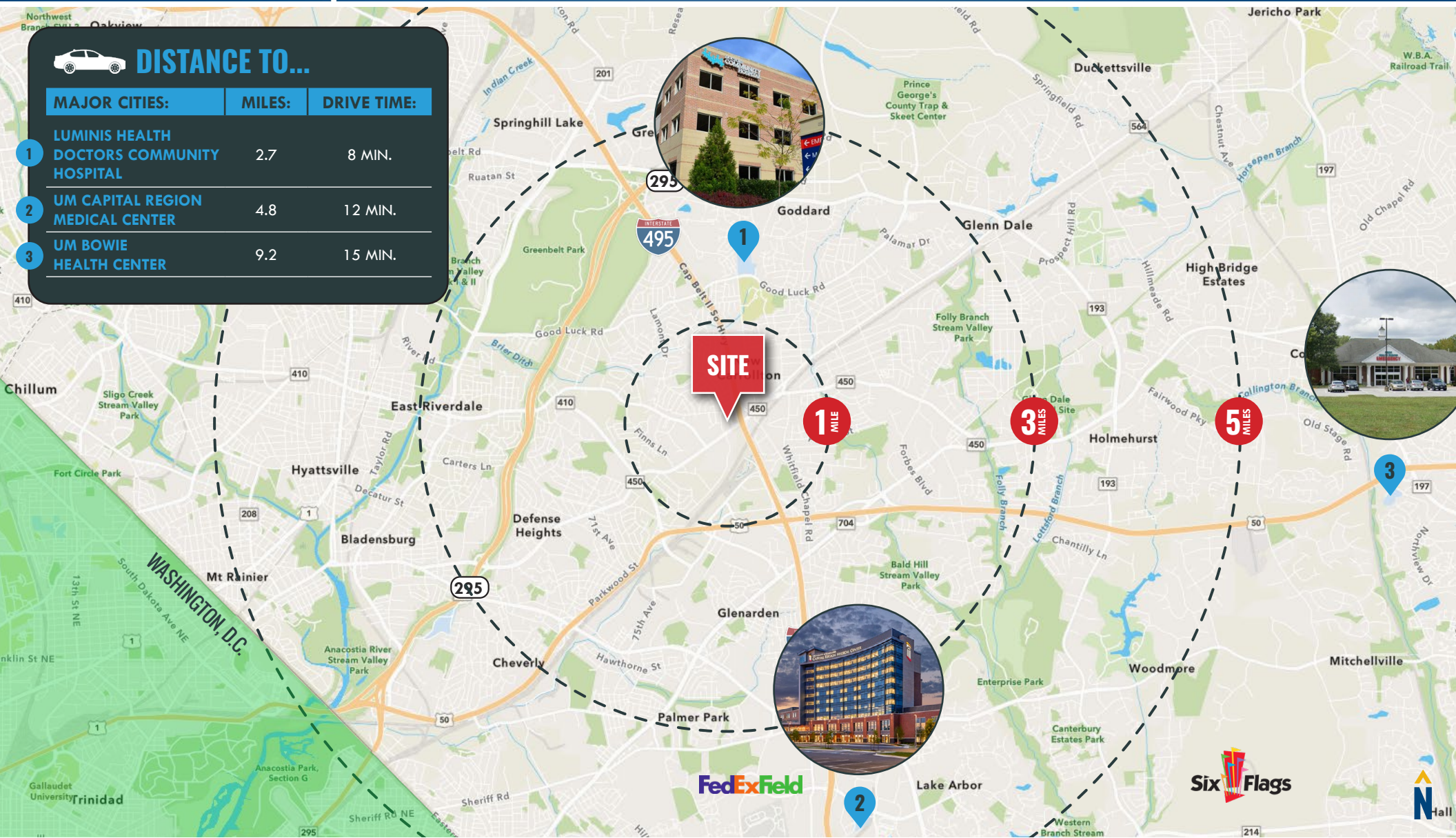
# STRATEGIC PROXIMITY

NEW CARROLLTON REGIONAL MEDICAL CENTER | 8500 ANNAPOLIS ROAD | NEW CARROLLTON, MARYLAND 20784



## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
1 LUMINIS HEALTH DOCTORS COMMUNITY HOSPITAL	2.7	8 MIN.
2 UM CAPITAL REGION MEDICAL CENTER	4.8	12 MIN.
3 UM BOWIE HEALTH CENTER	9.2	15 MIN.





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# U.S. MEDICALLY UNDERSERVED AREAS (2020)

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Medically underserved areas (MUAs) have a shortage of primary care health services for residents within a geographic area.



ADDITIONAL INFORMATION FROM THE HEALTH RESOURCES & SERVICES ADMINISTRATION (HRSA)

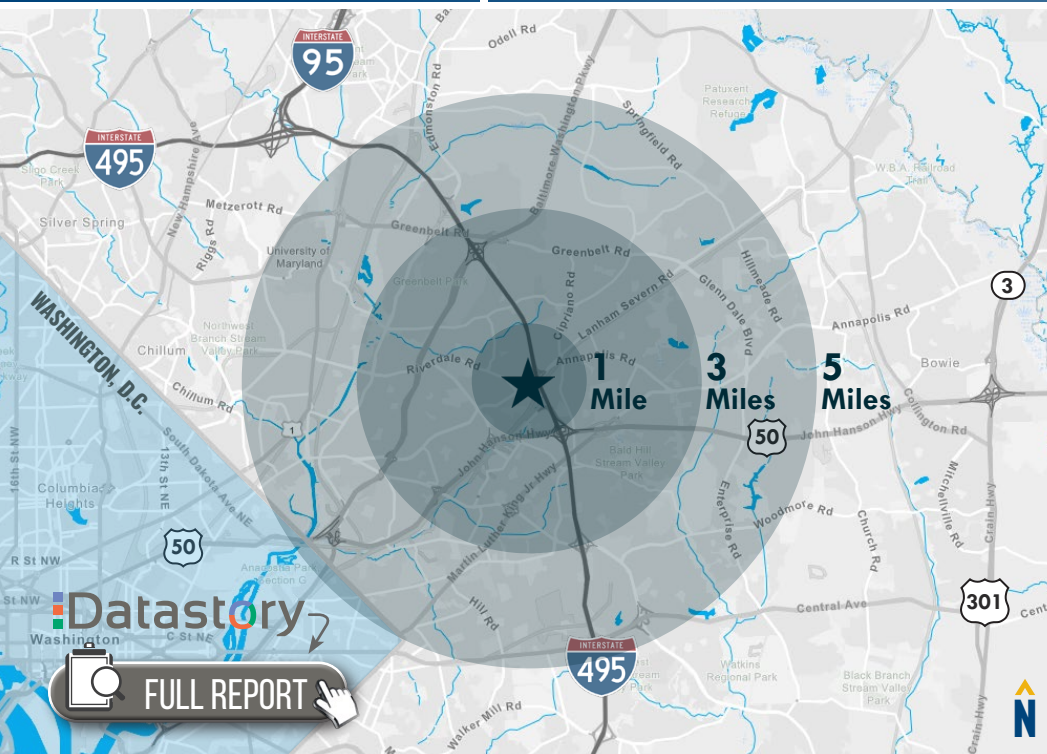


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# LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
18,131 1 MILE	5,885 1 MILE	\$88,975 1 MILE	17,176 1 MILE
148,559 3 MILES	47,494 3 MILES	\$102,804 3 MILES	138,103 3 MILES
325,451 5 MILES	108,855 5 MILES	\$110,618 5 MILES	324,133 5 MILES
AMOUNT SPENT ON HEALTHCARE (AVG.)	AMOUNT SPENT ON INSURANCE (AVG.)	AMOUNT SPENT ON PHYSICIAN SERVICES (AVG.)	AMOUNT SPENT ON DENTAL SERVICES (AVG.)
\$5,500 1 MILE	\$3,682 1 MILE	\$228 1 MILE	\$363 1 MILE
\$6,428 3 MILES	\$4,300 3 MILES	\$264 3 MILES	\$425 3 MILES
\$6,979 5 MILES	\$4,660 5 MILES	\$287 5 MILES	\$458 5 MILES

**38%**  
**PLEASANTVILLE**  
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**16%**  
**URBAN VILLAGES**  
2 MILES

These residents are multi-generational and multi-lingual. Trendy and fashion conscious, they are risk takers. However, they focus on their children and maintain gardens. They are likely to shop in person.

**9%**  
**METRO FUSION**  
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**7%**  
**PARKS AND REC**  
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

LEARN MORE

**3.78**  
AVERAGE HH SIZE

**34.0**  
MEDIAN AGE

**\$62,300**  
MEDIAN HH INCOME

LEARN MORE

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

LEARN MORE

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

LEARN MORE





**ADAM NACHLAS**

SENIOR VICE PRESIDENT

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