

29958 KILLPECK CREEK CT

29958 Killpeck Creek Ct, Charlotte Hall, MD 20622
St. Mary's County



FOR SALE OR LEASE

JOIN NEARBY RETAILERS:

FOOD LION

**TSC TRACTOR
SUPPLY CO**

DUNKIN'

CHIPOTLE
MEXICAN GRILL

Walgreens

- 4,693 square foot office building with 8 plus offices, 1 large conference room, and reception area. Many open spaces that could be utilized for conference areas/bull pen cubicles and plenty of storage space. Office also has a full kitchen 3 ADA restrooms and copy/printing workstation. Located just off of Golden Beach Road and Business Center Drive with easy access to Route 5 North & South. In the heart of Charlotte Hall, MD near Post Office, Restaurants, Medical Facilities and more. Two front entrances into building.
- Sale Price: \$889,000
- Lease Price: \$18.00 PSF including CAM, taxes and insurance

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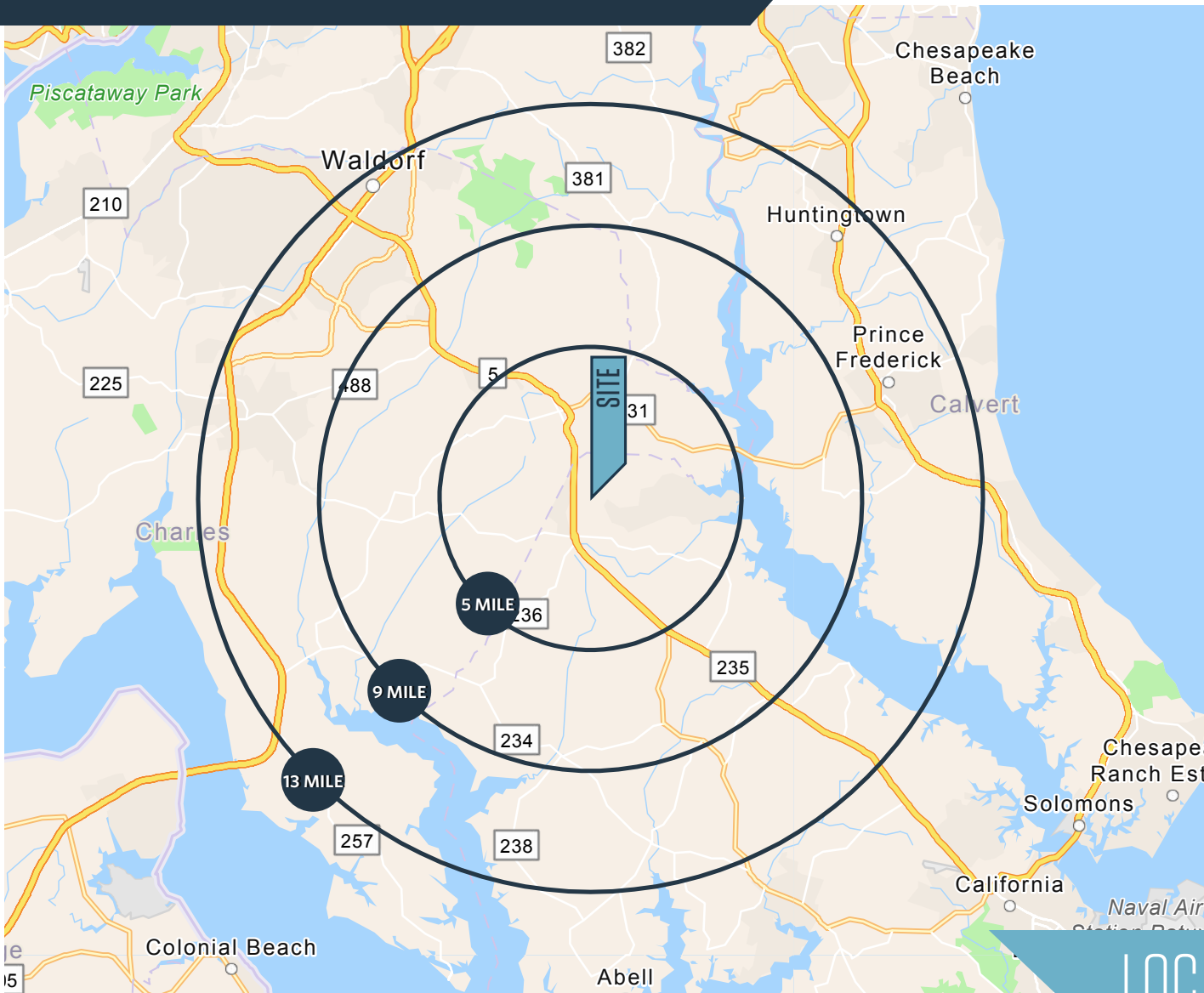
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DEMOGRAPHICS | 2023:

5-MILE	9-MILE	13-MILE
Population		
19,092	49,029	155,645
Daytime Population		
6,034	11,200	59,931
Households		
6,473	16,768	55,696
Average HH Income		
\$143,750	\$150,042	\$140,854

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Golden Beach Road	8,615 ADT
Three Notch Road	37,080 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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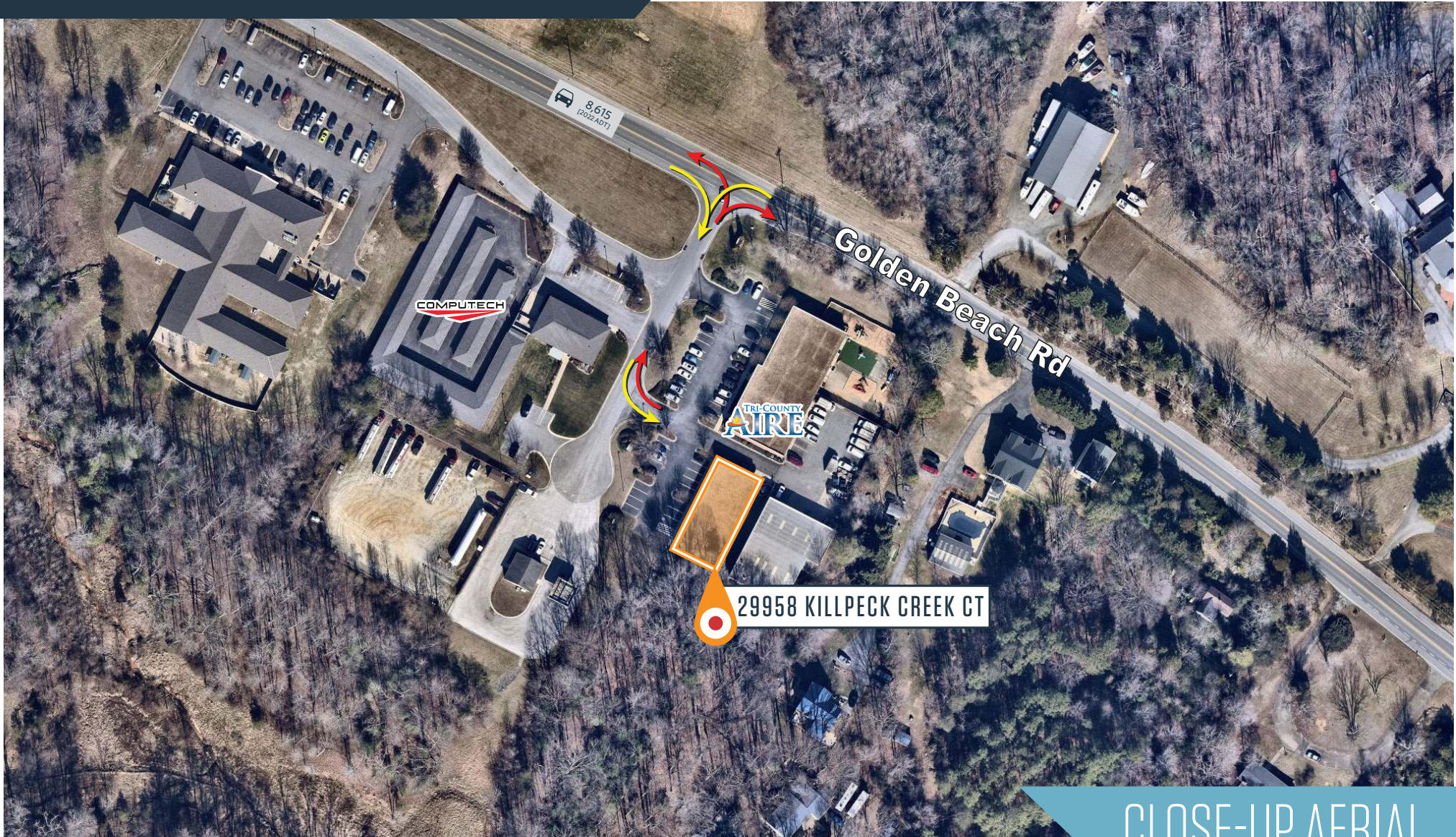
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CLOSE-UP AERIAL

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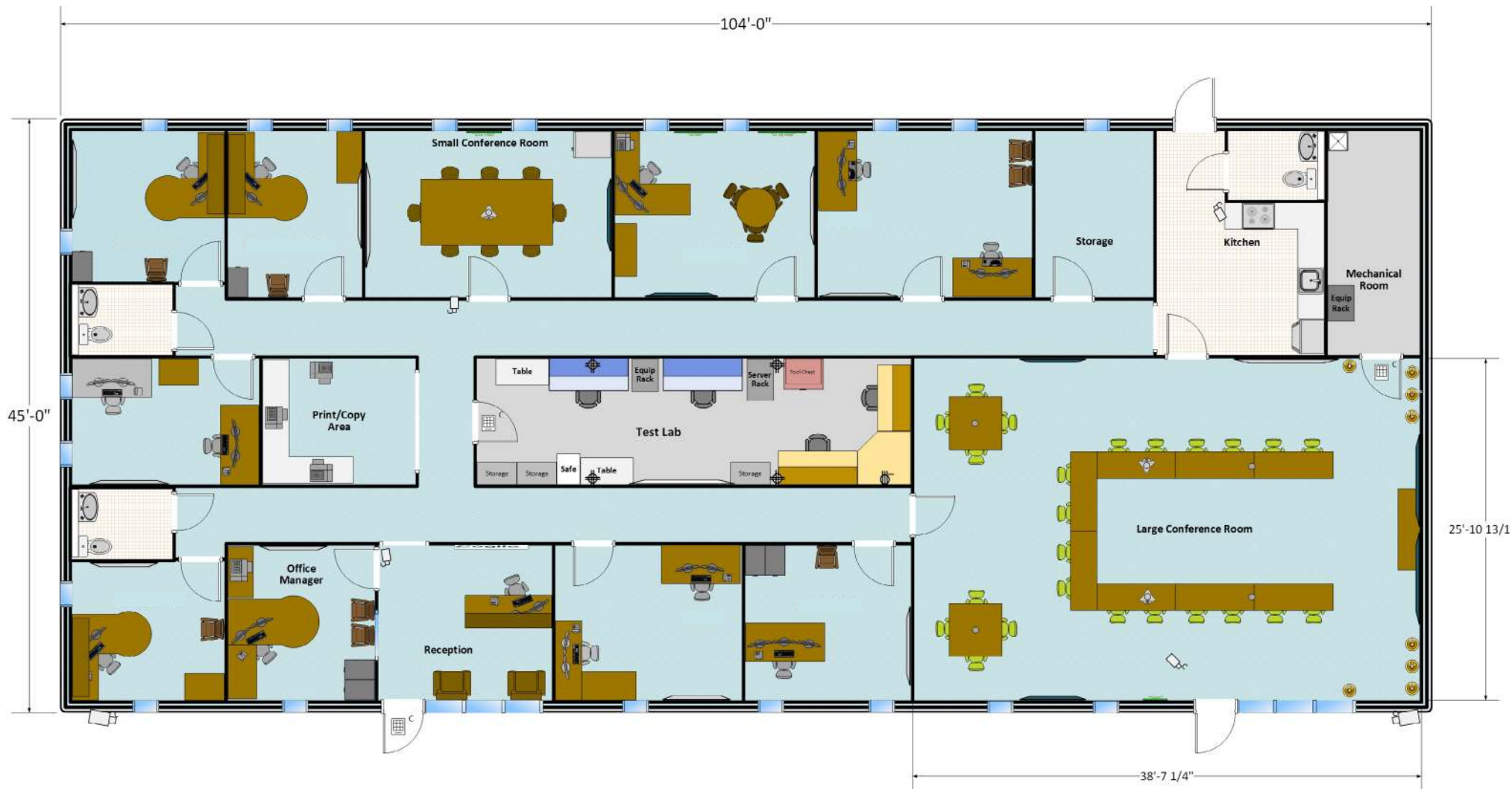
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FLOOR PLAN

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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