



OPPORTUNITY TO PURCHASE IN GLEN ECHO, MD



7370 MacArthur Boulevard
Glen Echo, MD





Amenity Rich Environment



Public Transportation
Accessible

live/work/play



24/7 Location



Proximity to DC

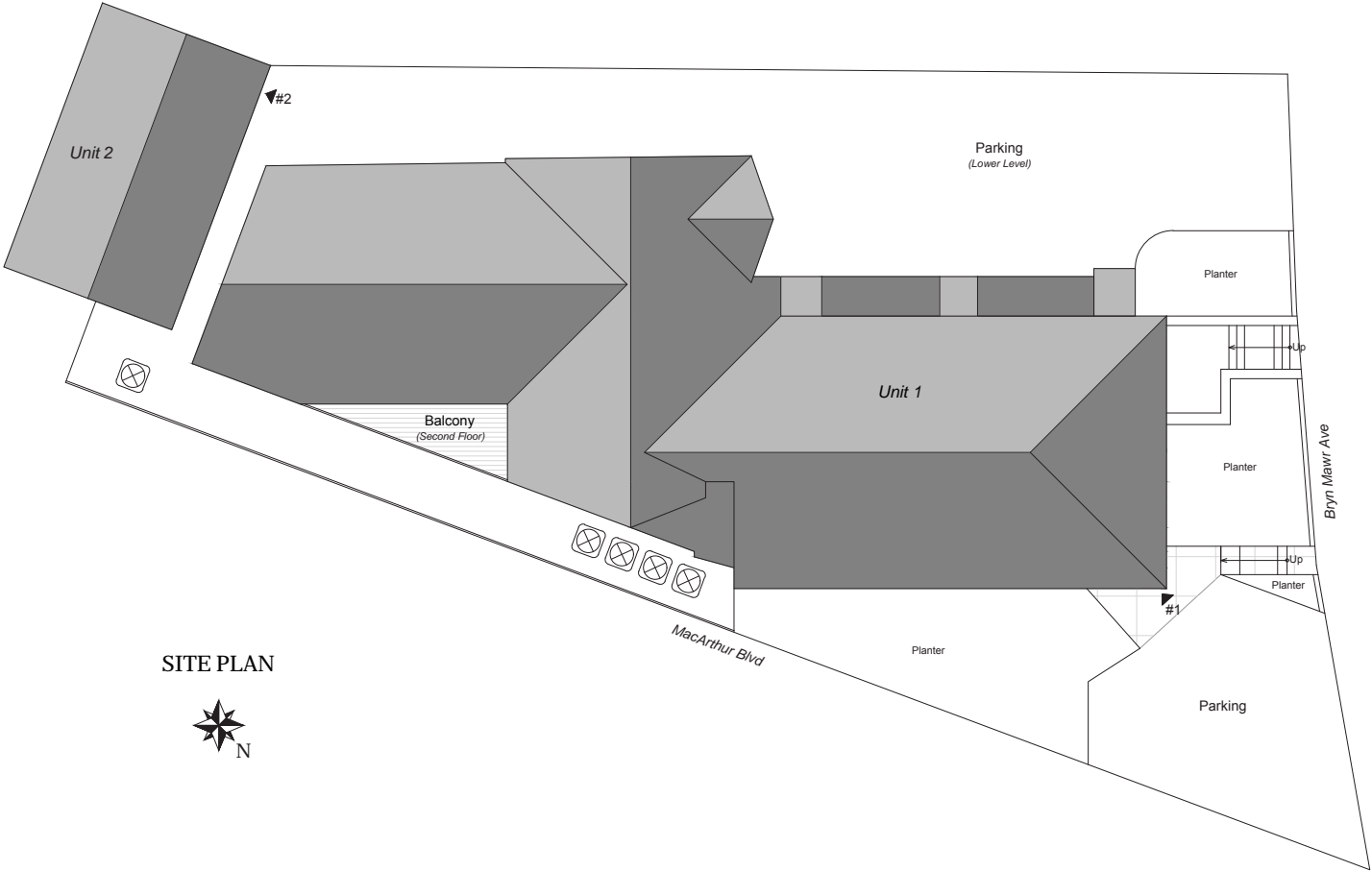
7370 MACARTHUR BOULEVARD GLEN ECHO, MD



Building Features

- Asking price \$2.29 million
- 8,625 SF building comprised of:
 - 1st floor – 3,080 SF
 - 2nd - 2,930 SF
 - 3rd Floor attic – 390 SF – auxiliary office or small apartment
 - Lower Level – 1,660 SF - storage
 - Nicely built-out garage with an additional 565 SF
- Land area size – 9,069 SF
- Utilities – Natural gas heat – 4 Sloan-units
- Telecommunication – Comcast or Verizon available
- Flexibility in tenancy – building can be delivered vacant, or fully or partially leased
- The property is zoned CRT-0.75, C-0.75, R-0.25, H-35. Zoned to encourage a mix of commercial and residential uses.
- 14 designated parking spaces on-site
- Additional street parking
- Cooperating broker fee

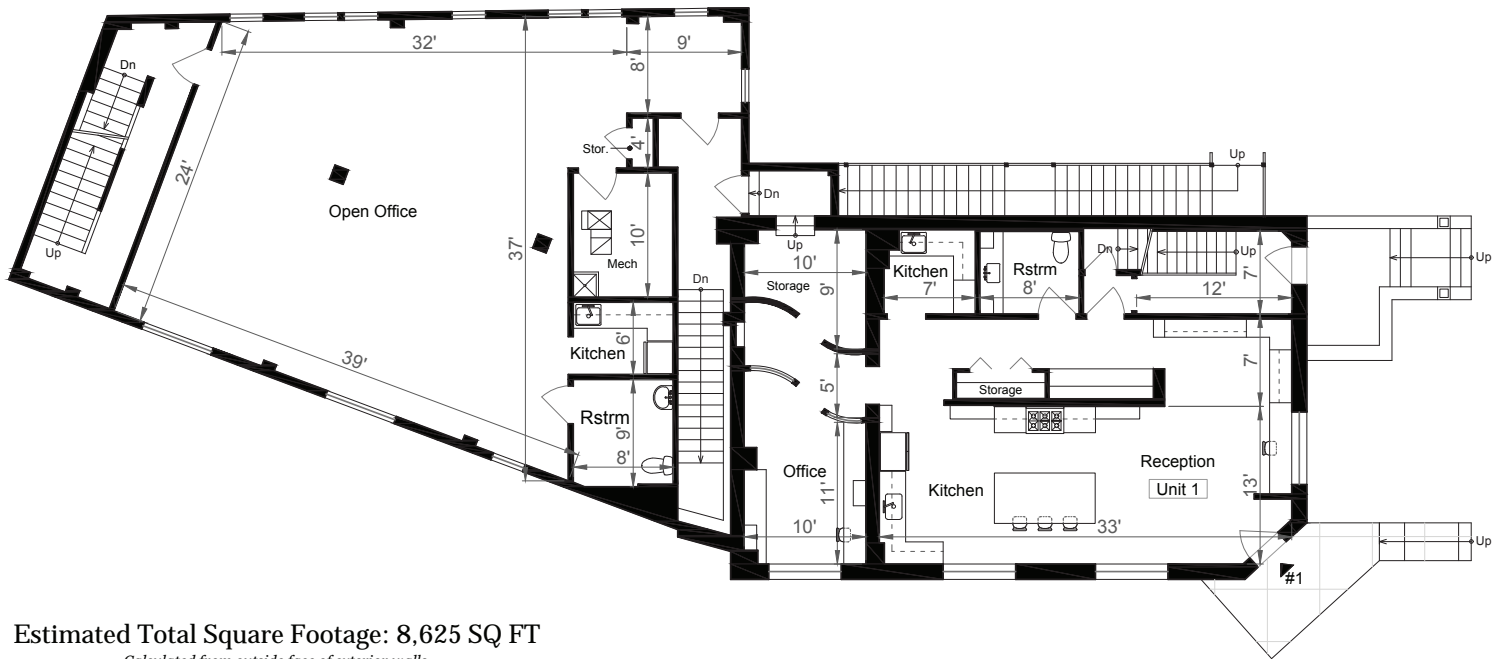
SITE PLAN



SITE PLAN



1ST FLOOR PLAN

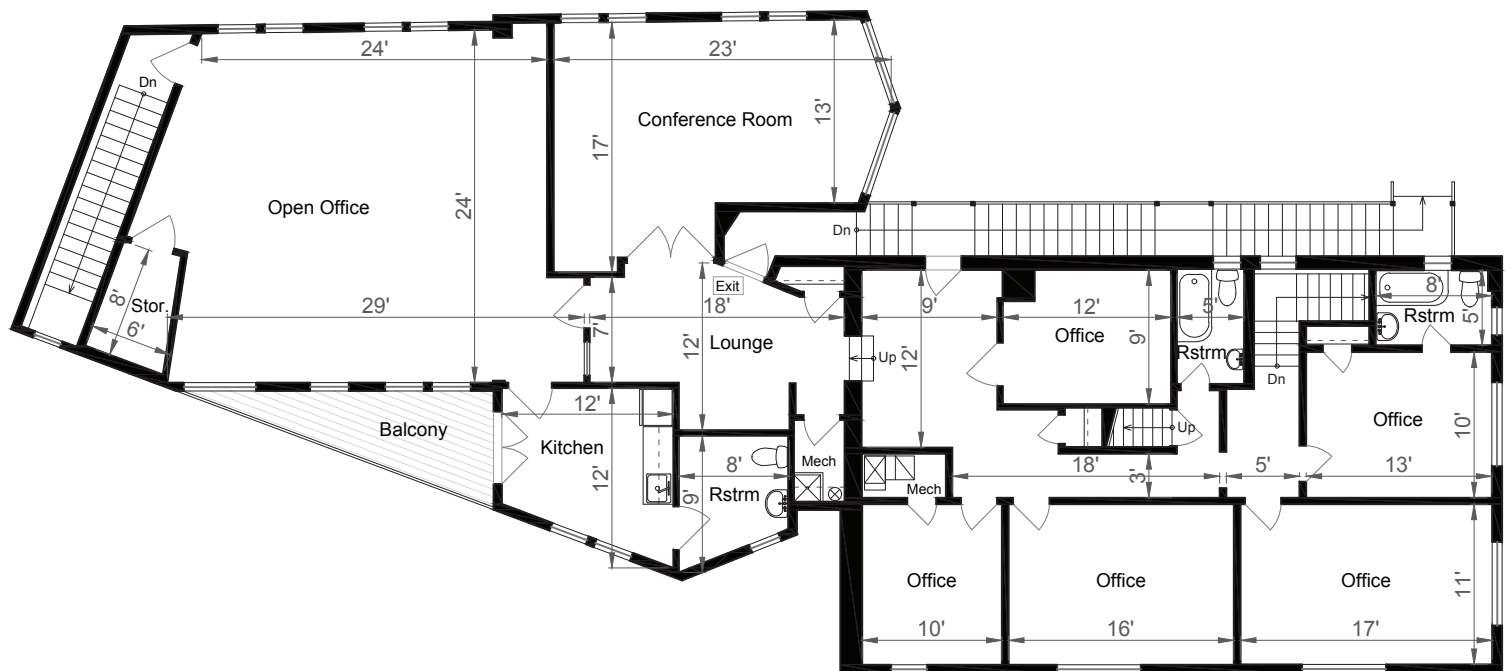


Estimated Total Square Footage: 8,625 SQ FT
Calculated from outside face of exterior walls.

- Unit 1: 8,060 SQ FT
- Unit 2: 565 SQ FT

FIRST FLOOR
 Unit 1: 3,080 SQ FT

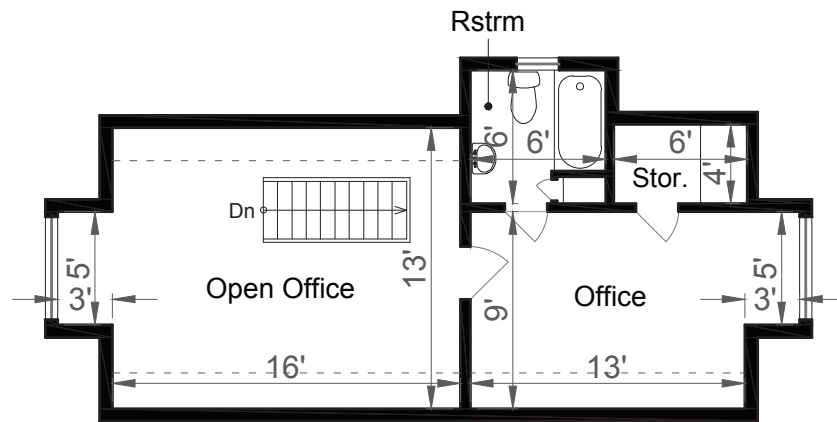
2ND FLOOR PLAN



SECOND FLOOR

Unit 1: 2,930 SQ FT

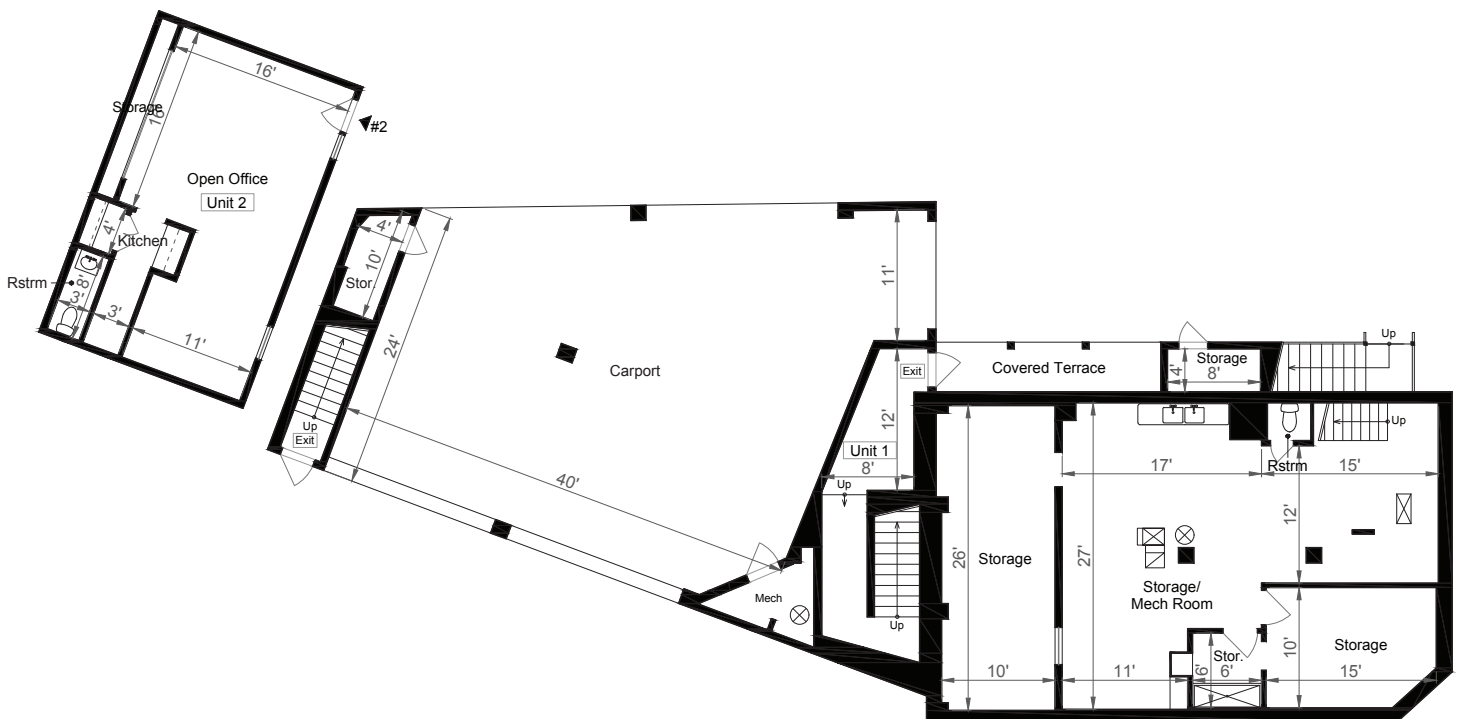
3RD FLOOR PLAN



THIRD FLOOR

Unit 1: 390 SQ FT

LOWER LEVEL FLOOR PLAN



LOWER LEVEL

Unit 1: 1,660 SQ FT
Unit 2: 575 SQ FT

AT A GLANCE



Fact Sheet

- Real Property Taxes 2020 - \$16,387
- List Price - \$2,290,000

Major Building Components

Exterior

- Foundation - concrete
- Framing – Stick built
- Roof System – Asphalt tile
- Exterior Walls – wood & wood siding
- Fenestration – Multiple entrances

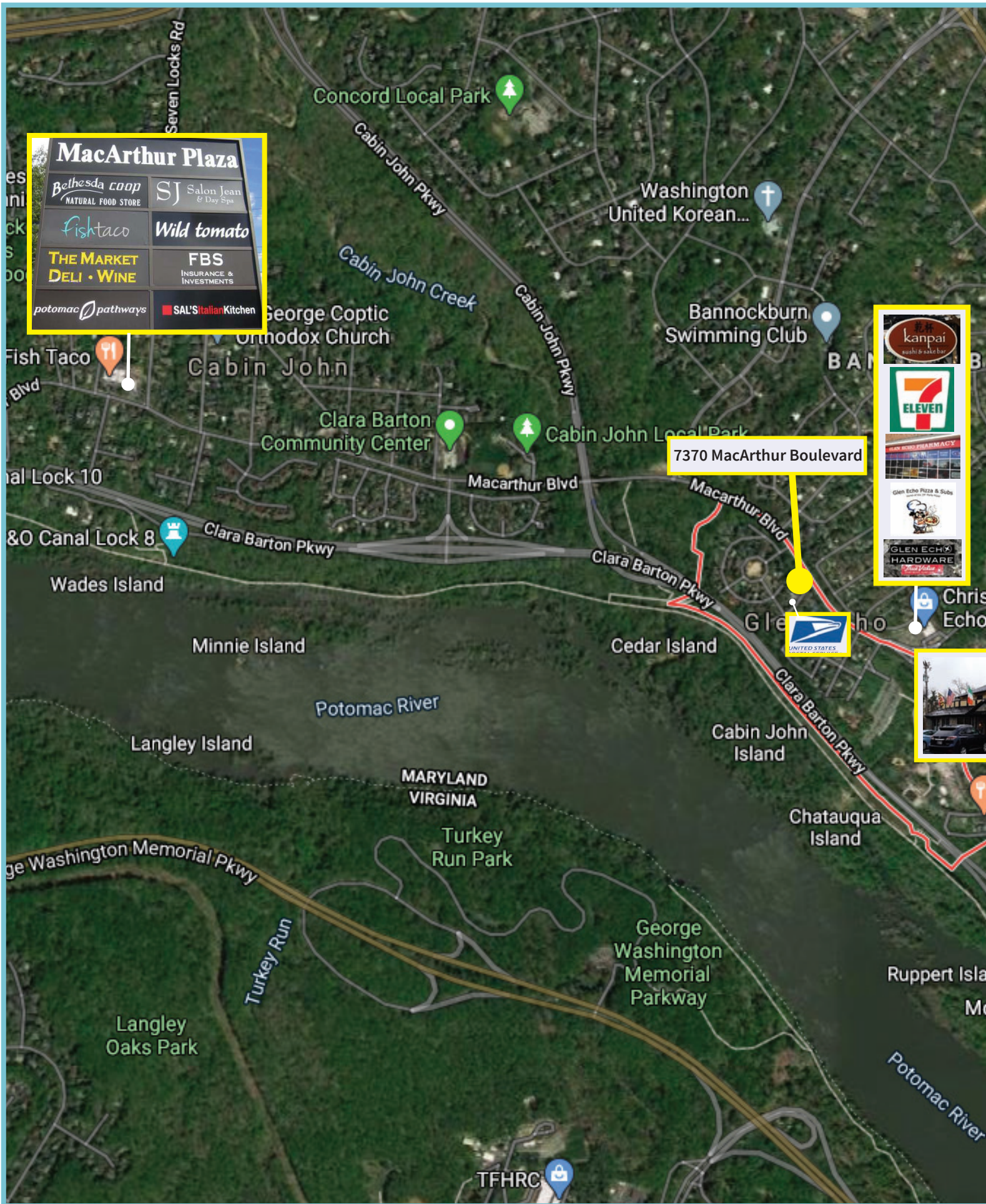
Interior

- Walls – Drywall
- Ceiling height - +/- 8' 3" finished for typical office
- Ceilings – Variable height in showroom and garage
- Lighting – Multiple; per tenant requirements
- HVAC – Electric heat pump, forced air
- Sprinkler – yes; fully sprinklered
- Electrical – Presumed to code
- Plumbing – Presumed to code
- Drive in doors – none
- Elevator – none
- Basement – partial basement for storage; ceiling height ~ 6'



AT A GLANCE





MacArthur Plaza

Bethesda coop NATURAL FOOD STORE	SJ Salon Jean & Day Spa
Fishtaco	Wild tomato
THE MARKET DELI • WINE	FBS INSURANCE & INVESTMENTS
potomac pathways	SAL'S Italian Kitchen

7370 MacArthur Boulevard



kanpai
sushi & sake bar

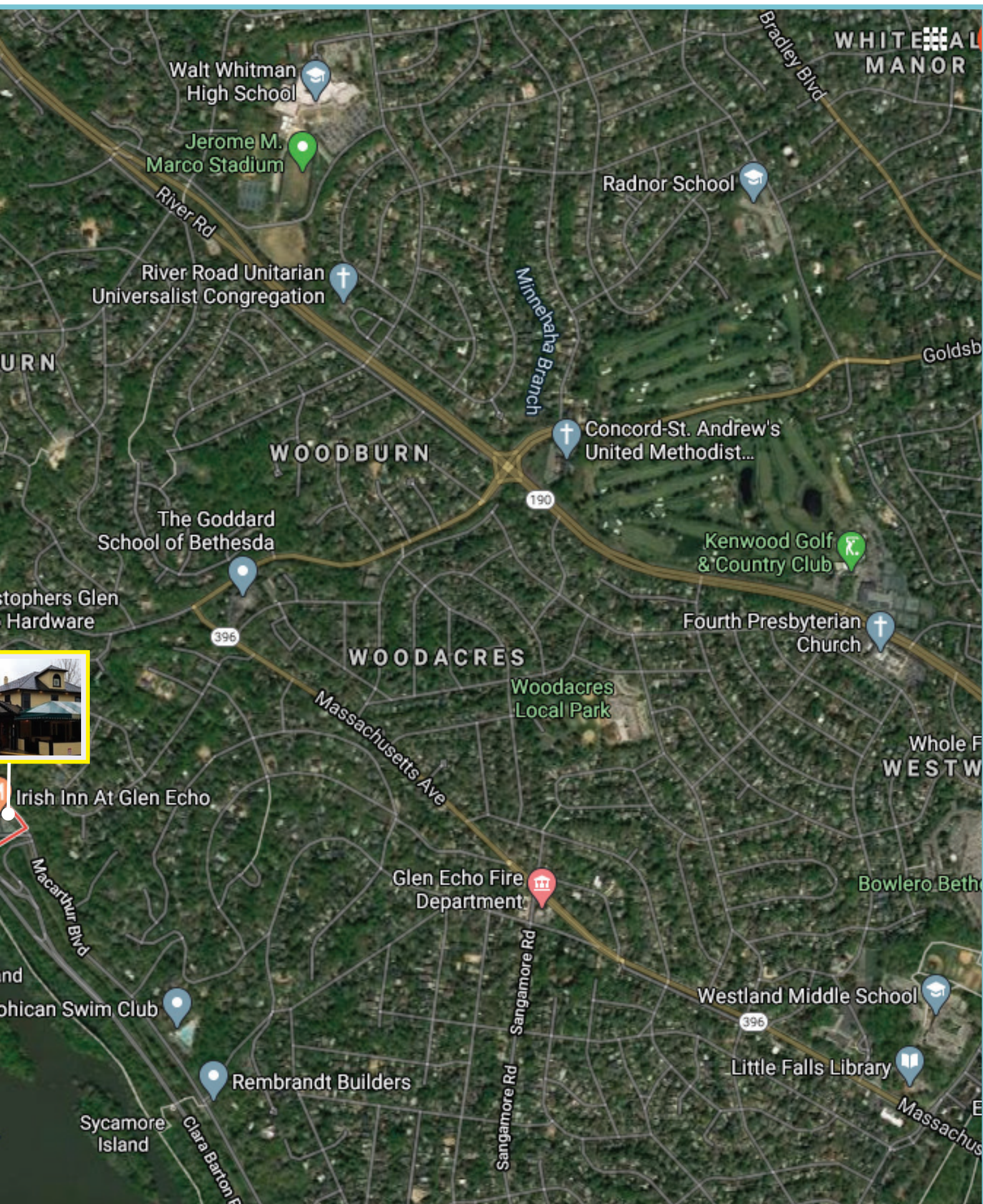
7
ELEVEN

GLEN ECHO PHARMACY

Glen Echo Pizza & Subs

GLEN ECHO
HARDWARE





AMENITIES



Walking distance to Glen Echo Shopping Center, Glen Echo Park, Glen Echo Post Office and C&O Canal

- Short drive to MacArthur Plaza with restaurants, deli, and grocery store
- Great access to Clara Barton Parkway and 1.5 blocks to Ride-On Route 29 bus stop serving the Chevy Chase and Bethesda Metro Stations
- 2.5 miles to Bethesda CBD
- \$272,264 - Average Household Income in 1.5 mile radius (2017)

TRANSPORTATION



Public Transportation

Taking public transportation to Glen Echo Park is easy to do from throughout the Washington, D.C. metropolitan area

Take the METRO subway RED LINE to the Friendship Heights station. At the station, transfer to Montgomery County Ride-On bus, route #29. It's a 15 minute bus ride on the #29 to the park, or a 10 minute drive.

Taxicabs

Some Glen Echo Park events take place after the normal operating hours of bus service.

Taxi service to METRO is available 24-hours a day. Taxi service is regulated by Montgomery County, Maryland. For telephone numbers and rate information of taxicab companies in the county, please click [here](#).

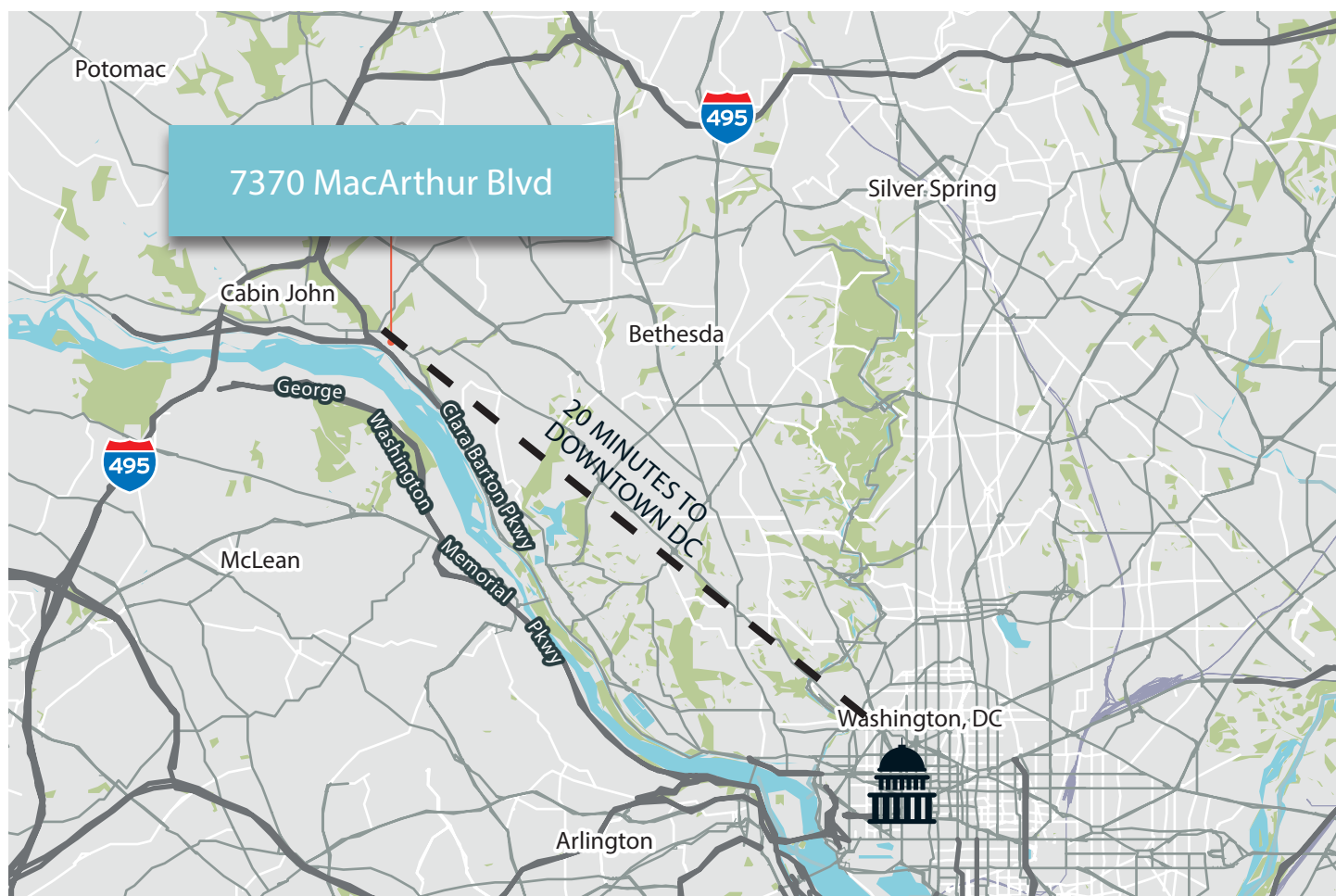
It also provides a direct connection to four Washington Metrorail lines, three MARC commuter rail lines, Amtrak Northeast Corridor and regional and local bus services.

metrobus



LOCATION

- Approximate 10 minute drive to Metro (Red Line)
- Easy and quick access to I-495 and I-270



Vehicular Travel Times

Bethesda	15 minutes
Downtown DC	20 minutes
Union Station	30 minutes
Tysons	14 minutes
Rosslyn	20 minutes
Ballston	20 minutes
Reagan National Airport	21 minutes
Dulles International Airport	23 minutes
BWI Marshall Airport	40 minutes

Thank you

CONTACT INFORMATION



Steve Silverberg
Senior Vice President
+1 301 287 3235
Steve.silverberg@am.jll.com

JG Cahill
Senior Vice President
+1 301 287 3245
JG.Cahill@@am.jll.com

11810 Grand Park Avenue
Suite 650
North Bethesda, MD 20852
www.jll.com