



For Sale

14816 Physicians Lane #252,
Rockville, MD 20850

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EXECUTIVE SUMMARY

4 Rooms | 1 Half Bath | Office Sqft. Size: 983

2-story Commercial Building

Total Unit: 1

Year Built: 1980

Total Car Parking Spaces: 10

Annual Tax: \$3,762.68 | \$313.56 / month

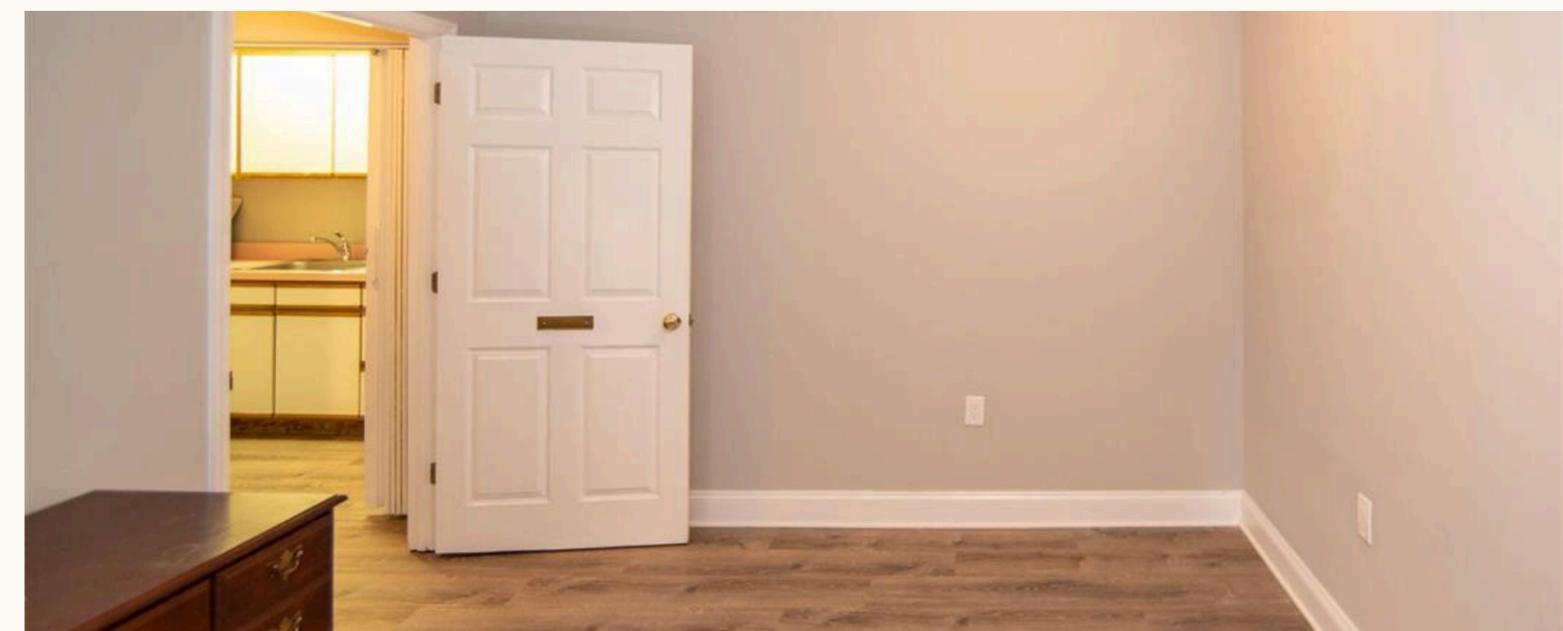
Condo Fee (Including Water): \$517.18 / month

Zoning: CR

Lot Size: 3,742

PROPERTY FEATURES

- Bright and spacious reception area with a professional front-office setup.
- Four private rooms filled with natural light — suitable for offices, consultations, or treatment spaces.
- Kitchenette, storage room, bathroom, and utility room for added functionality.
- Central A/C and forced air heating powered by natural gas.
- Brick construction offering durability and sound insulation.
- Spacious 10 available parking spaces for easy client and staff access.
- Elevator accessibility to the second-floor suite.
- Move-in ready condition in a well-maintained building with an established professional community.





PROPERTY HIGHLIGHTS

- 983 SF second-floor office condo located in the Shady Grove Professional Center in Rockville, MD.
- Ideal for medical or professional office use, offering a functional and move-in-ready layout.
- Excellent access and visibility near major routes including I-270 and Route 28.
- Prime location across from Children's Hospital and CVS Pharmacy, and close to Trader Joe's, Johns Hopkins University, and surrounding commercial centers.
- Ample parking with 10 available spaces and elevator access to the unit.
- Flexible Commercial Office zoning, allowing a variety of professional uses.

LOCATION

14816 Physicians Lane #252, Rockville, MD 20850

Neighborhood:

Nestled in the desirable Shady Grove–Rockville corridor of Montgomery County, this property sits within a thriving professional and medical community surrounded by residential neighborhoods and key commercial centers.

Visibility:

Conveniently located just off Darnestown Road and minutes from I-270, the property offers easy access for clients, visitors, and staff. Excellent connectivity to major commuter routes and nearby public transit options.

Proximity:

Within reach of the Shady Grove Medical Village, Rockville Town Center, and the Life Sciences Corridor—home to many of Maryland’s top healthcare, research, and tech institutions.

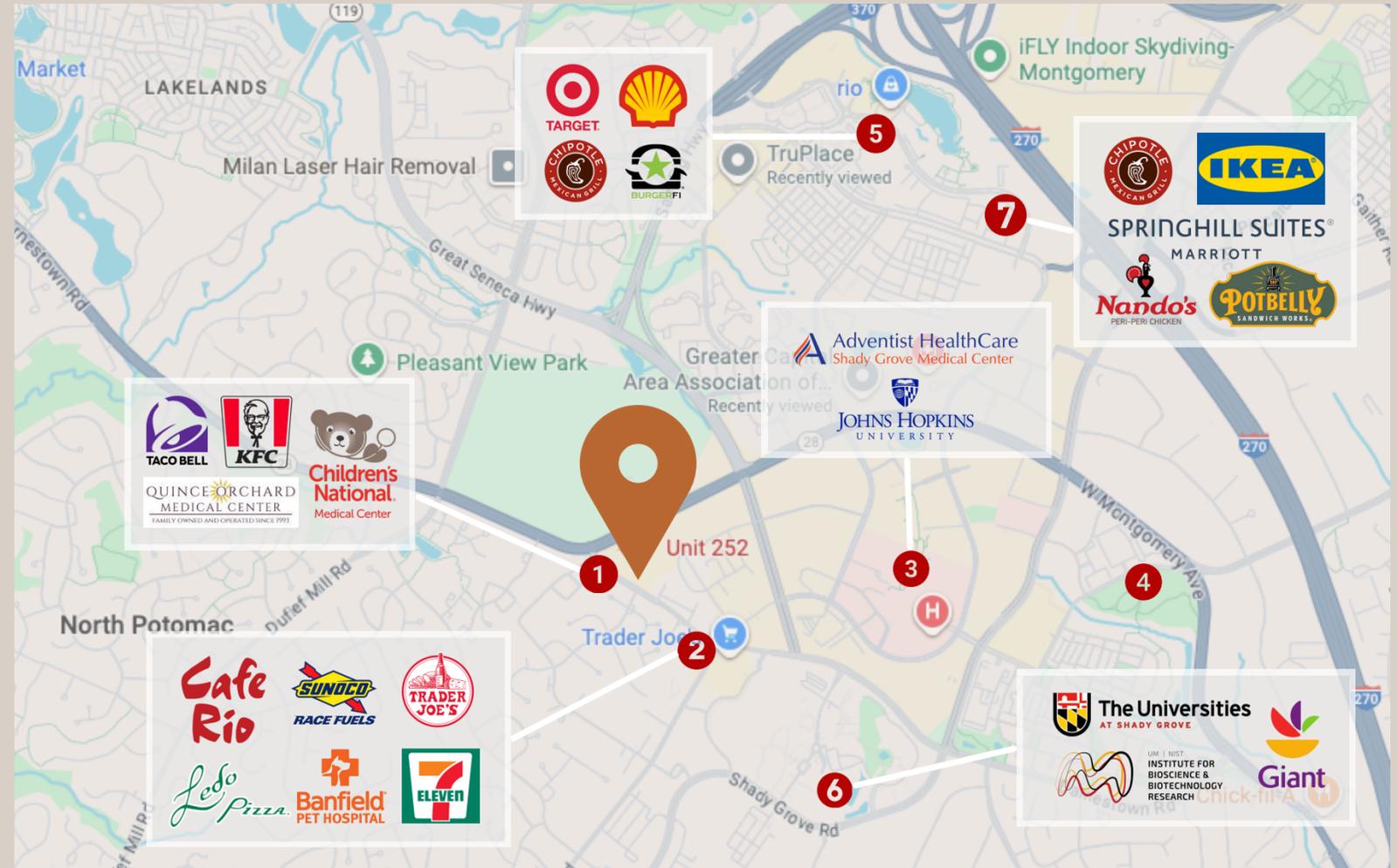
Local Appeal:

A professional environment with numerous medical, diagnostic, and wellness tenants nearby, fostering strong synergy for healthcare or office users.

Investment Potential:

Sought-after Rockville location with consistent demand for medical and professional office spaces, ensuring long-term leasing potential and asset stability.

BUSINESS MAP



- 1** Montgomery County Outpatient Center, Quince Orchard Medical Center, Nearest Pharmacy & Convenience Store, Taco Bell, KFC
- 2** Nearest Gas Station & Grocery, Trader Joe's, 7-Eleven, Banfield Pet Hospital, Cafe Rio, Ledo Pizza
- 3** Adventist HealthCare Shady Grove Medical Center, Johns Hopkins University
- 4** Nearest Park - Fallsgrove Stream Valley Park
- 5** Target, Shell, Chipotle, BurgerFi
- 6** The Universities at Shady Grove, University of Maryland, Giant Food
- 7** SpringHill Suites by Marriott Gaithersburg, Nando's PERi-PERi, Potbelly, Ikea Design Center, Chipotle

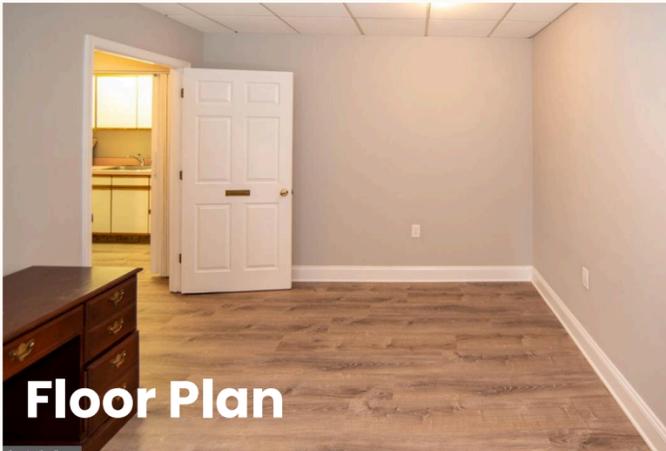
DEMOGRAPHICS

POPULATION	2 miles	5 miles	10 miles
2020 Population	57,085	252,802	769,036
2024 Population	57,723	250,604	757,457
2029 Population Projection	57,334	247,950	750,045
Annual Growth 2020-2024	0.30%	-0.20%	-0.40%
Annual Growth 2024-2029	-0.10%	-0.20%	-0.20%
Median Age	41	40.9	41.2
Bachelor's Degree or Higher	67%	59%	57%
U.S. Armed Forces	67	634	2,768

INCOME	2 miles	5 miles	10 miles
Avg Household Income	\$154,610	\$146,345	\$150,797
Median Household Income	\$127,085	\$117,893	\$121,267
<\$25,000	1,973	8,899	24,680
\$25,000 - 50,000	1,712	10,046	28,118
\$50,000 - 75,000	2,232	9,929	29,169
\$75,000 - 100,000	2,347	9,891	29,435
\$100,000 - 125,000	2,750	9,423	28,254
\$125,000 - 150,000	2,014	7,699	22,728
\$150,000 - 200,000	3,418	12,454	36,274
\$200,000+	5,918	22,678	72,219

Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	42,280	4,892	9	123,303	15,496	8	341,540	38,558	9
Trade Transportation & Utili...	3,985	302	13	16,229	1,433	11	40,006	3,593	11
Information	3,623	136	27	6,131	350	18	15,842	925	17
Financial Activities	4,697	550	9	12,907	1,917	7	26,682	4,283	6
Professional & Business Se...	12,649	1,077	12	29,874	3,771	8	65,286	8,310	8
Education & Health Services	10,950	2,292	5	28,156	5,319	5	107,838	14,774	7
Leisure & Hospitality	3,416	233	15	12,936	970	13	33,706	2,468	14
Other Services	1,923	268	7	9,560	1,500	6	24,659	3,808	6
Public Administration	1,037	34	31	7,510	236	32	27,521	397	69
Goods-Producing Industries	2,971	279	11	13,227	1,270	10	28,444	3,122	9
Natural Resources & Mining	11	4	3	86	17	5	202	52	4
Construction	1,647	197	8	7,669	915	8	16,969	2,352	7
Manufacturing	1,313	78	17	5,472	338	16	11,273	718	16
Total	45,251	5,171	9	136,530	16,766	8	369,984	41,680	9

PROPERTY PHOTOS



Contact us at:



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