

FOR SALE
COLUMBIA, MD

10715 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044



10715

100



FOR SALE



COLUMBIA, MD

LOCATION OVERVIEW

10715 LITTLE PATUXENT PARKWAY

SALE PRICE:
UNDISCLOSED

BUILDING SIZE:
11,000 SF

LOT SIZE:
1.1 ACRES

YEAR BUILT:
1970

ZONING:
NT NEW TOWN
DEVELOPMENT

TENANTS:
UNG MEDICAL AND ATHLON
WEALTH

HIGHLIGHTS:

- CLOSE PROXIMITY TO DOWNTOWN COLUMBIA
- 5,200 SF AVAILABLE IMMEDIATELY
- HAS TRAFFIC LIGHT ACCESS
- GREAT TRAFFIC COUNT OF 28,211 VEHICLES PER DAY
- END CAP SPACE. CLOSE PROXIMITY TO HOWARD COMMUNITY COLLEGE, HOWARD COUNTY HOSPITAL, OFFICE BUILDINGS, SCHOOLS, AND ALSO TO THE SURROUNDING DENSE RESIDENTIAL POPULATION.



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Avenue
REAL ESTATE

FOR SALE
COLUMBIA, MD

PHOTOS
10715 LITTLE PATUXENT PARKWAY



FOR SALE



COLUMBIA, MD

LOCAL AERIAL

10715 LITTLE PATUXENT PARKWAY

NOTHING BUNDT CAKES



ATLANTIC DESIGN GROUP

7-11



28,211
VEHICLES PER DAY

CENTURY PLAZA
OFFICE CENTER

FAMILY HEALTH
AND BEAUTY CENTER

FIRESTONE COMPLETE
AUTO CARE

TRAFFIC LIGHT ACCESS

HOWARD COUNTY POLICE
COMMUNITY OUTREACH

10715 LITTLE PATUXENT PKWY

11,000 TOTAL SF



FOR SALE

COLUMBIA, MD

MAP

10715 LITTLE PATUXENT PARKWAY



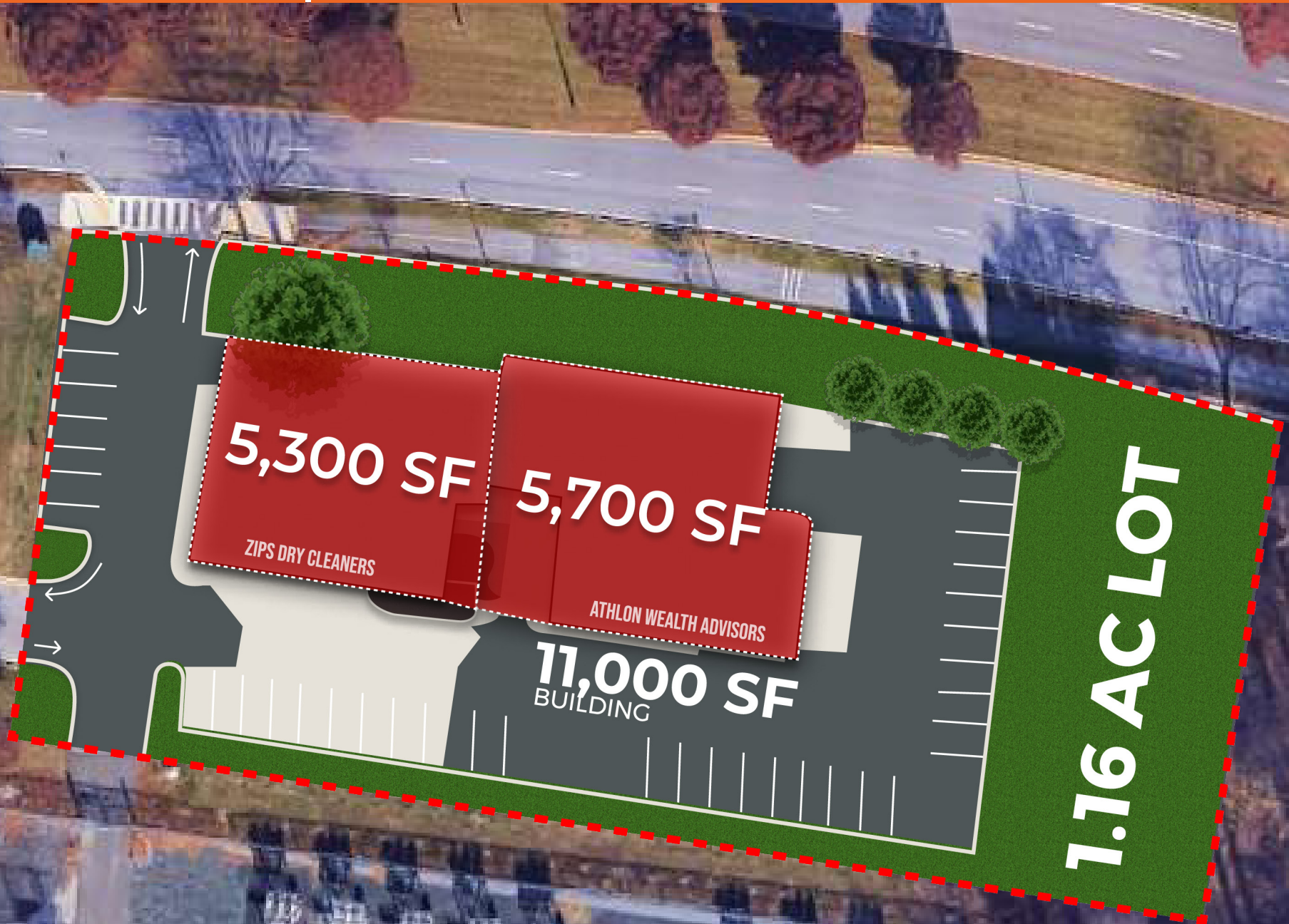
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COLUMBIA, MD

EXISTING SITE PLAN

10715 LITTLE PATUXENT PARKWAY



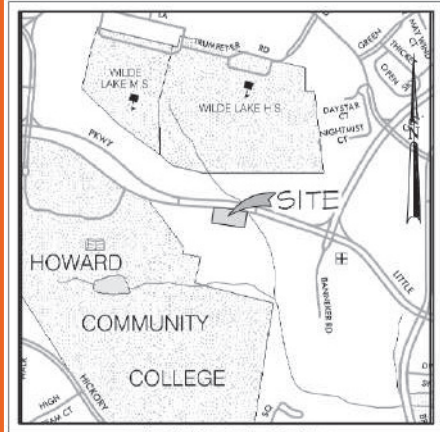
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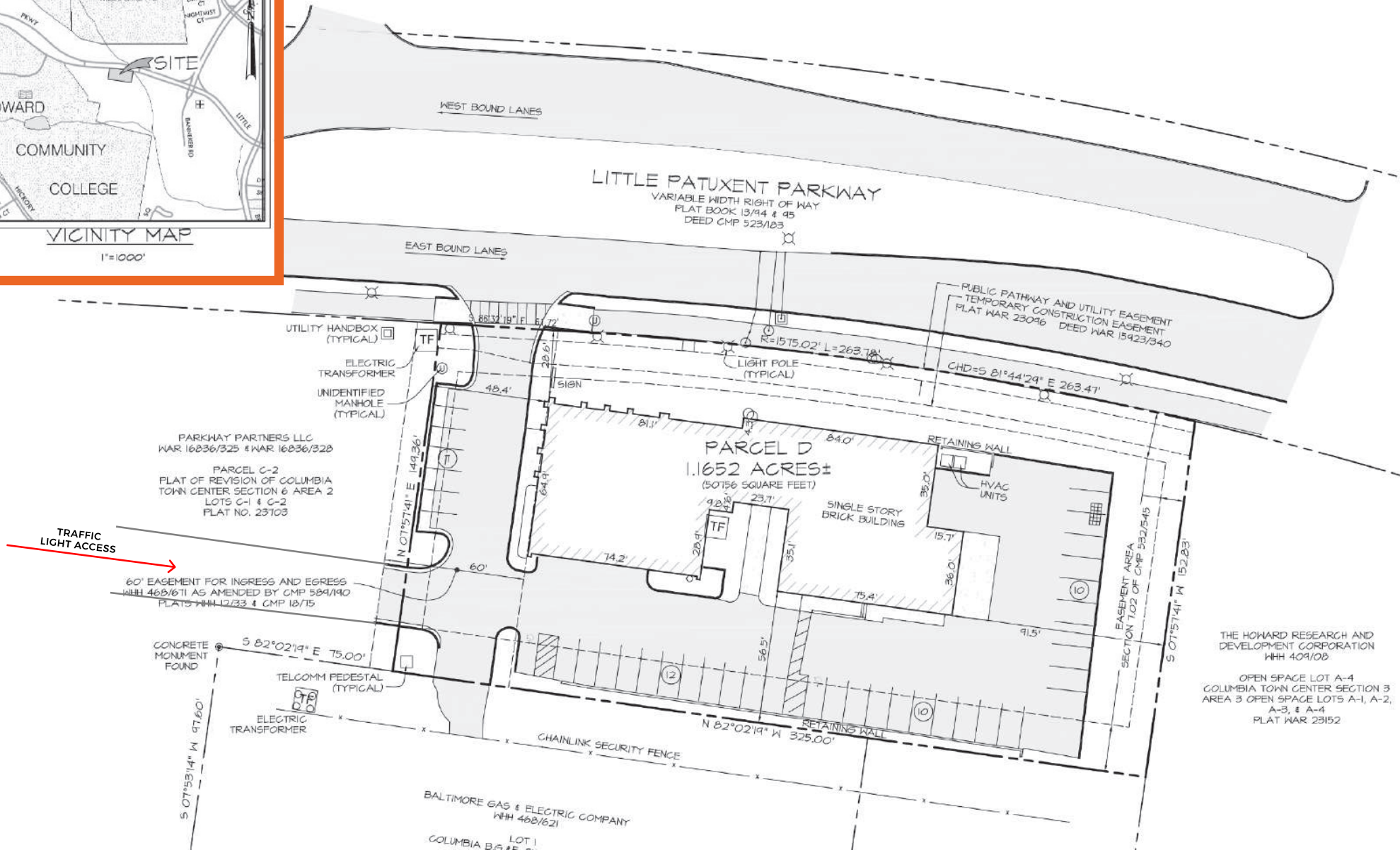
SITE PLAN

10715 LITTLE PATUXENT PARKWAY



VICINITY MAP

1"=1000'



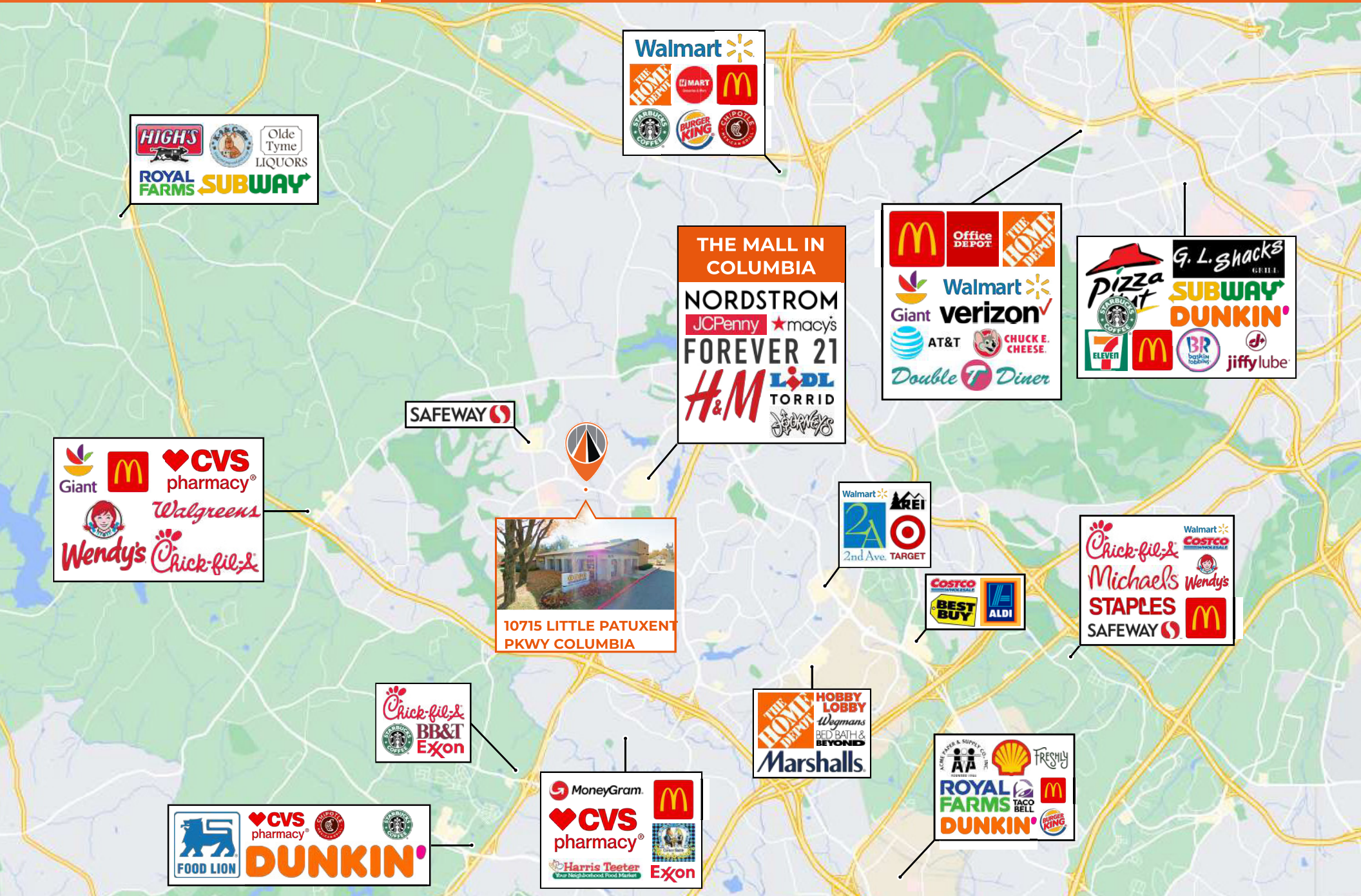
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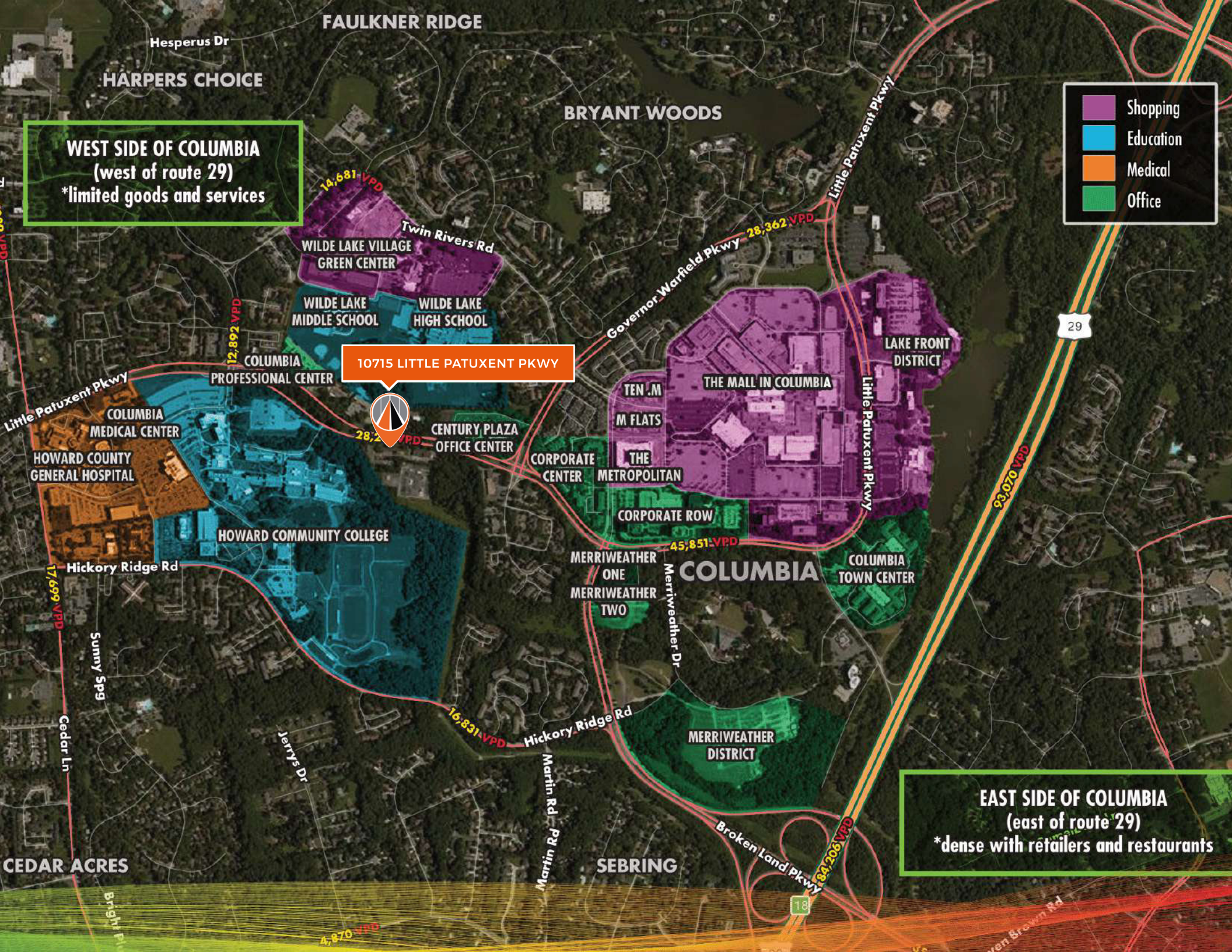


COLUMBIA, MD

TRADE AREA

10715 LITTLE PATUXENT PARKWAY





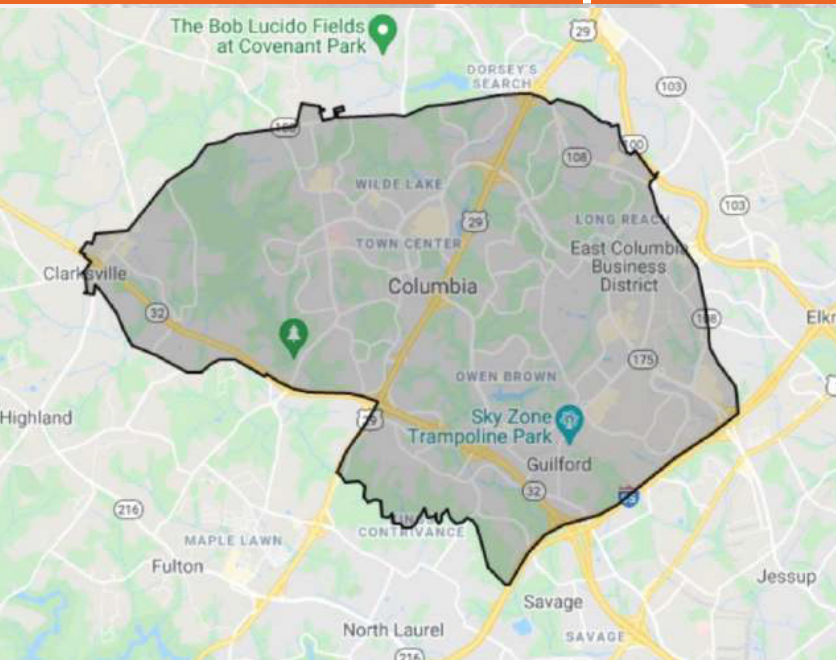
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COLUMBIA, MD

DEMOGRAPHICS

10715 LITTLE PATUXENT PARKWAY



HOUSEHOLD INCOME

ENTERPRISING PROFESSIONALS

\$77,000

URBAN CHIC

\$98,000

SAVVY SUBURBANITIES

\$104,000

PROFESSIONAL PRIDE

\$127,000

CITY LIGHTS

\$60,000

MEDIAN NET WORTH

ENTERPRISING PROFESSIONALS

\$78,000

URBAN CHIC

\$226,000

SAVVY SUBURBANITIES

\$502,000

PROFESSIONAL PRIDE

\$540,000

CITY LIGHTS

\$64,000

MEDIAN HOME VALUE

ENTERPRISING PROFESSIONALS

\$295,000

URBAN CHIC

\$465,000

SAVVY SUBURBANITIES

\$311,000

PROFESSIONAL PRIDE

\$387,000

CITY LIGHTS

\$323,000

%33

ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM(science, technology, engineering and mathematics) occupations. They change jobs often and therefore choose to live in condos, townhomes or apartments; many still rent their homes. The market is fast-growing, located in lower-density neighborhoods of large metro areas.

AVERAGE HH SIZE:

2.46

MEDIAN AGE:

34.8

MEDIAN HH INCOME:

\$77,000

%11

URBAN CHIC

These residents are well educated and climbing the ladder in STEM(science, technology, engineering and mathematics) occupations. They change jobs often and therefore choose to live in condos, townhomes or apartments; many still rent their homes. The market is fast-growing, located in lower-density neighborhoods of large metro areas.

AVERAGE HH SIZE:

2.37

MEDIAN AGE:

38.4

MEDIAN HH INCOME:

\$98,000

%11

SAVVY SUBURBANITIES

The residents are well educated, well read and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core. They enjoy good food and wine, plus the amenities of the city's cultural events.

AVERAGE HH SIZE:

2.05

MEDIAN AGE:

51

MEDIAN HH INCOME:

\$61,000

%9

PROFESSIONAL PRIDE

The residents are well-educated career professionals who have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children.

AVERAGE HH SIZE:

2.48

MEDIAN AGE:

49.6

MEDIAN HH INCOME:

\$98,000

%8

CITY LIGHTS

A densely populated urban market, is the epitome of equality. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. These neighborhoods are racially and ethnically diverse.

AVERAGE HH SIZE:

2.56

MEDIAN AGE:

38.8

MEDIAN HH INCOME:

\$60,000