

FOR LEASE
COLUMBIA, MD

**ATHLON
ADVISORS**

10715 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044

FOR LEASE

 COLUMBIA, MD

LOCATION OVERVIEW

10715 LITTLE PATUXENT PARKWAY

AVAILABLE SPACE:
5,700 SF - \$30 NNN

LOT SIZE:
1.1 ACRES

YEAR BUILT:
1970

ZONING:
NT NEW TOWN DEVELOPMENT

TENANTS:
ATHLON WEALTH

HIGHLIGHTS:

- CLOSE PROXIMITY TO DOWNTOWN COLUMBIA
- 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, LLC | 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG MD 20878

 **Avenue**
REAL ESTATE

FOR LEASE
COLUMBIA, MD

PHOTO

10715 LITTLE PATUXENT PARKWAY



FOR LEASE

COLUMBIA, MD

MAP

10715 LITTLE PATUXENT PARKWAY



THE HALAL GUYS
BUBBLES
KUNG FU TEA

CHOCOLATE FACTORY
COLD STONE
FLOYD'S

WHOLE FOODS MARKET

THE MALL IN COLUMBIA
BARNES & NOBLE
McDonald's

THE FOOD MARKET

MEREWETHER CENTER

MT

THE METROPOLITAN DOWNTOWN COLUMBIA

HAIRCLUB

MOD
corner bakery CAFE

BB&T

Exxon

10715 LITTLE PATUXENT PKWY

AG

Terry's
TAG & TITLE

7
ELEVEN

NOTHING BUT CAKES



5,700 SF
PROPERTY

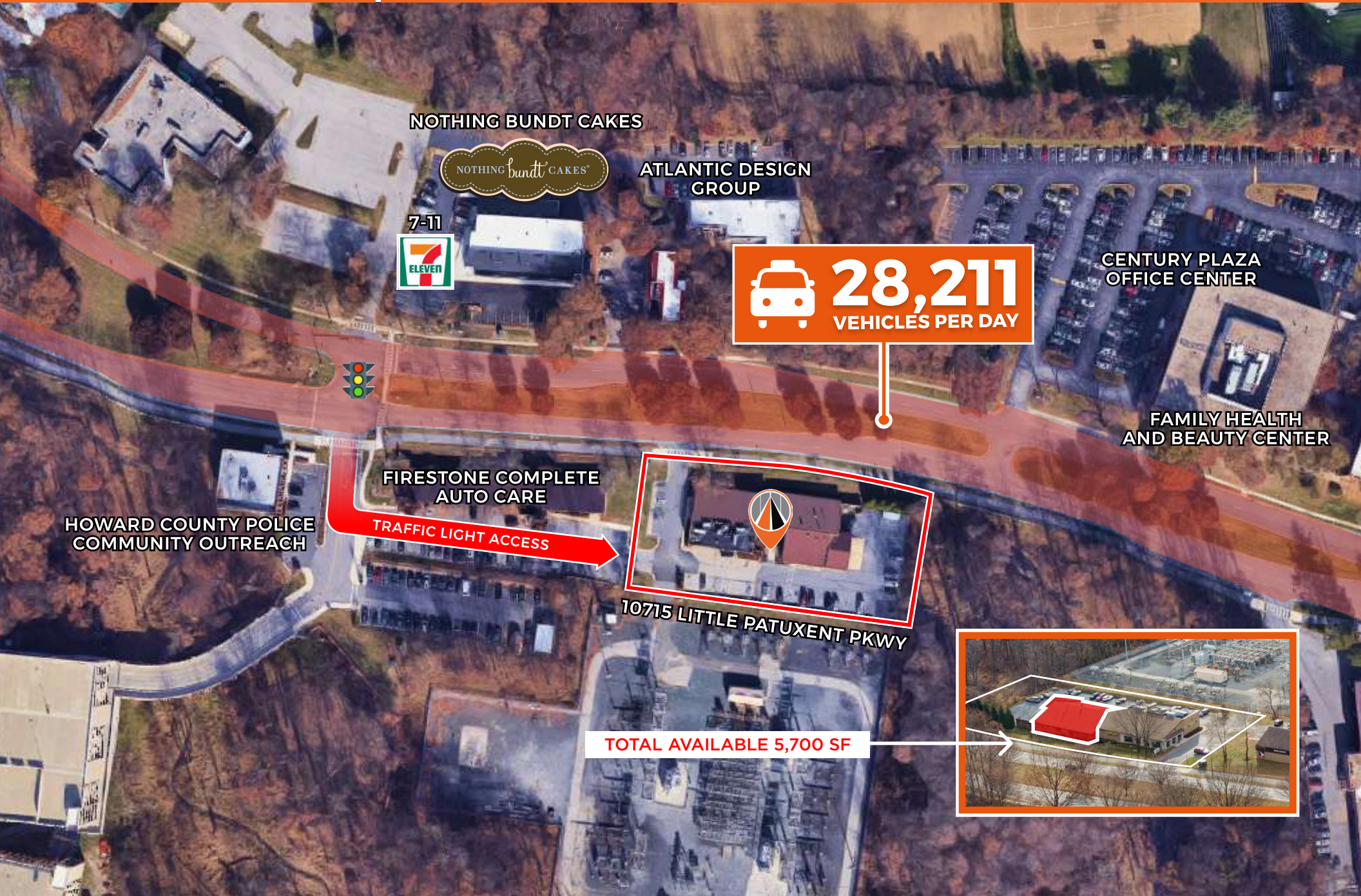


FOR LEASE

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

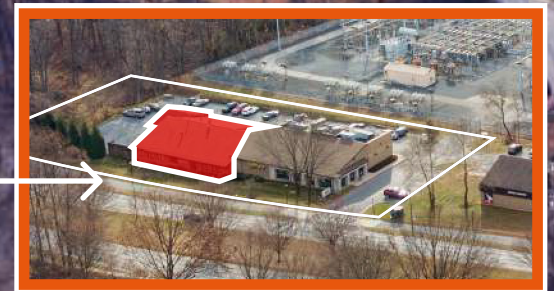
FIRESTONE COMPLETE AUTO CARE

TRAFFIC LIGHT ACCESS

HOWARD COUNTY POLICE COMMUNITY OUTREACH

10715 LITTLE PATUXENT PKWY

TOTAL AVAILABLE 5,700 SF



FOR LEASE



COLUMBIA, MD

EXISTING SITE PLAN

10715 LITTLE PATUXENT PARKWAY



5,700 SF

ATHLON WEALTH ADVISORS

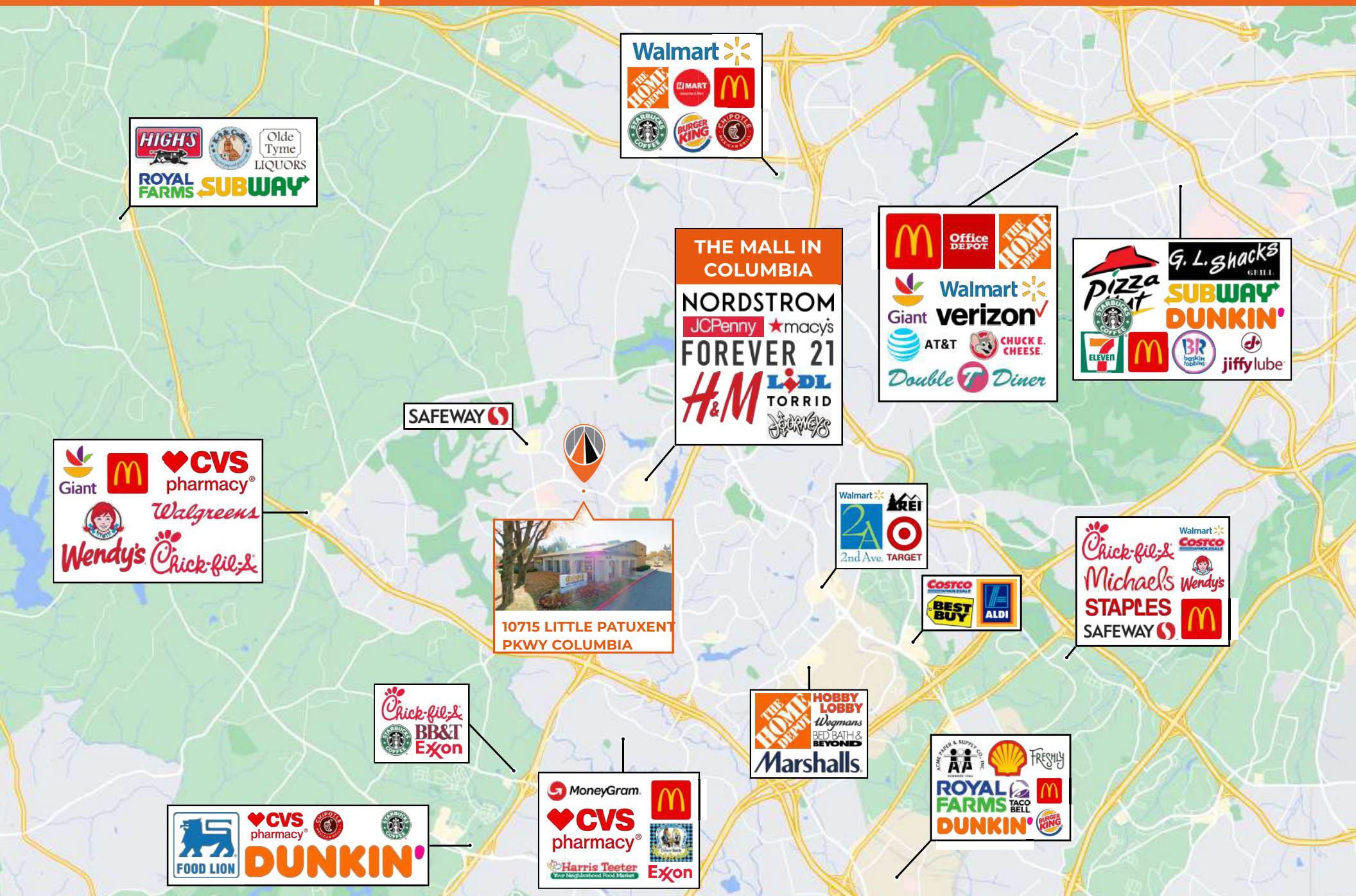
1.16 ACLOT

FOR LEASE

COLUMBIA, MD

TRADE AREA

10715 LITTLE PATUXENT PARKWAY



Logos for HIGH'S, Olde Tyme LIQUORS, ROYAL FARMS, and SUBWAY.

Logos for Walmart, THE HOME DEPOT, STARBUCKS, BURGER KING, and MCDONALD'S.

THE MALL IN COLUMBIA
NORDSTROM
JCPenny macy's
FOREVER 21
H&M LIDL
TORRID
Wegmans

Logos for MCDONALD'S, Office DEPOT, THE HOME DEPOT, Walmart, Giant, verizon, AT&T, CHUCK E. CHEESE, Double T Diner.

Logos for G. L. Shacks GRIFF, Pizza Pit, STARBUCKS, SUBWAY, DUNKIN', 7 ELEVEN, MCDONALD'S, BR, jiffy lube.

SAFeway



Logos for Giant, MCDONALD'S, CVS pharmacy, Walgreens, Wendy's, and Chick-fil-ly.

Logos for Walmart, 2nd Ave. TARGET, and REI.

Logos for COSTCO WHOLESALE, BEST BUY, and ALDI.

Logos for Chick-fil-ly, COSTCO WHOLESALE, Michaels, Wendy's, STAPLES, SAFeway, and MCDONALD'S.

Logos for Chick-fil-ly, STARBUCKS, BB&T, and Exxon.

Logos for THE HOME DEPOT, HOBBY LOBBY, Wegmans, BED BATH & BEYOND, and Marshalls.

Logos for FOOD LION, CVS pharmacy, and DUNKIN'.

Logos for MoneyGram, MCDONALD'S, CVS pharmacy, Harris Teeter, and Exxon.

Logos for AA, Shell, FRESHLY, ROYAL FARMS, TACO BELL, DUNKIN', and BURGER KING.

FAULKNER RIDGE

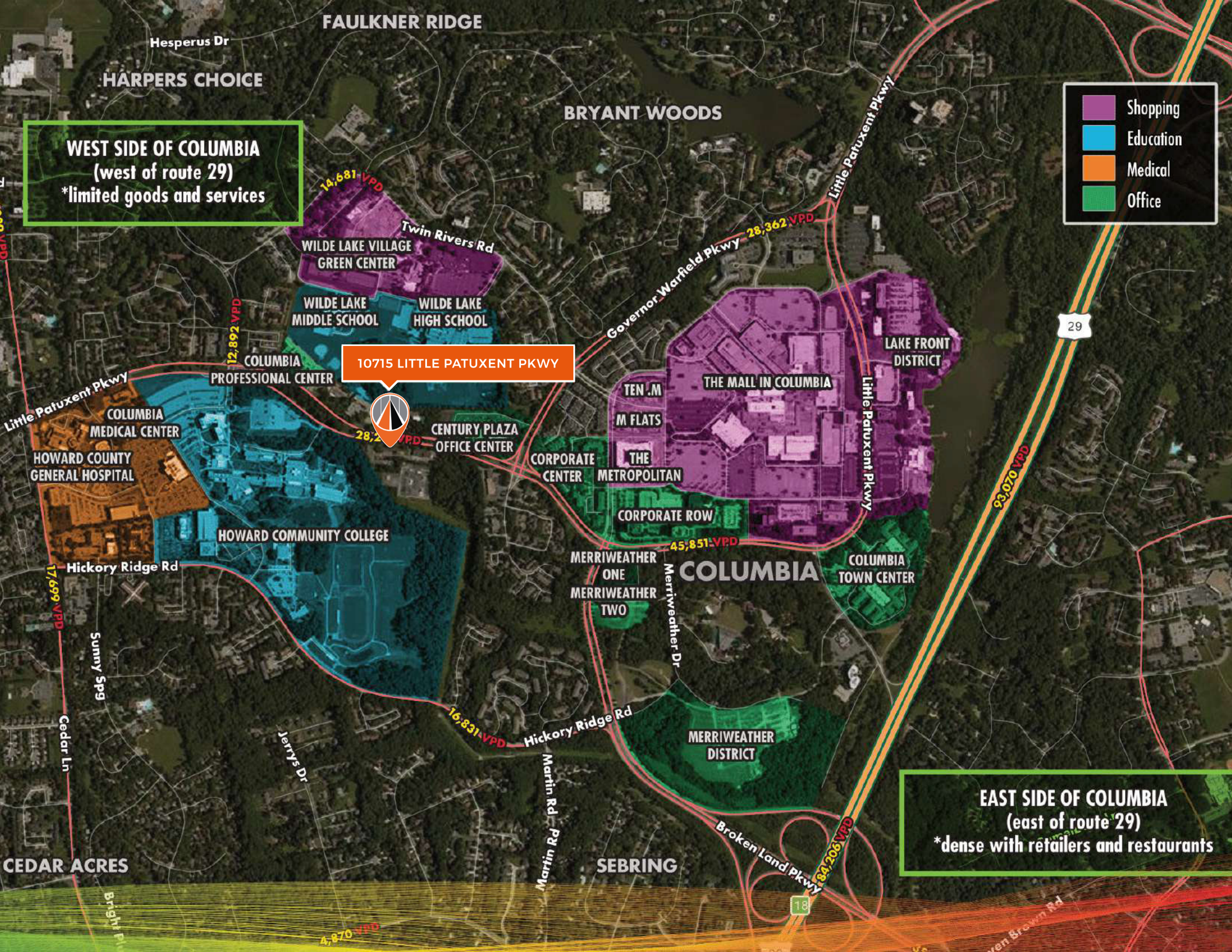
Hesperus Dr

HARPERS CHOICE

BRYANT WOODS

- Shopping
- Education
- Medical
- Office

WEST SIDE OF COLUMBIA
(west of route 29)
*limited goods and services



10715 LITTLE PATUXENT PKWY



WEST SIDE OF COLUMBIA
(west of route 29)
*limited goods and services

EAST SIDE OF COLUMBIA
(east of route 29)
*dense with retailers and restaurants

HOWARD COUNTY GENERAL HOSPITAL

HOWARD COMMUNITY COLLEGE

WILDE LAKE VILLAGE GREEN CENTER

WILDE LAKE MIDDLE SCHOOL

WILDE LAKE HIGH SCHOOL

COLUMBIA PROFESSIONAL CENTER

COLUMBIA MEDICAL CENTER

CENTURY PLAZA OFFICE CENTER

CORPORATE CENTER

TEN .M
M FLATS

THE MALL IN COLUMBIA

THE METROPOLITAN

CORPORATE ROW

MERRIWEATHER ONE
MERRIWEATHER TWO

COLUMBIA

COLUMBIA TOWN CENTER

MERRIWEATHER DISTRICT

LAKE FRONT DISTRICT

CEDAR ACRES

SEBRING

Hickory Ridge Rd

Jerry's Dr

Martin Rd

Broken Land Pkwy

84,206 VPD

16,831 VPD

Hickory Ridge Rd

Merriwether Dr

45,851 VPD

Governor Warfield Pkwy

28,362 VPD

Little Patuxent Pkwy

Little Patuxent Pkwy

93,070 VPD

29

4,870 VPD

18

Green Brown Rd

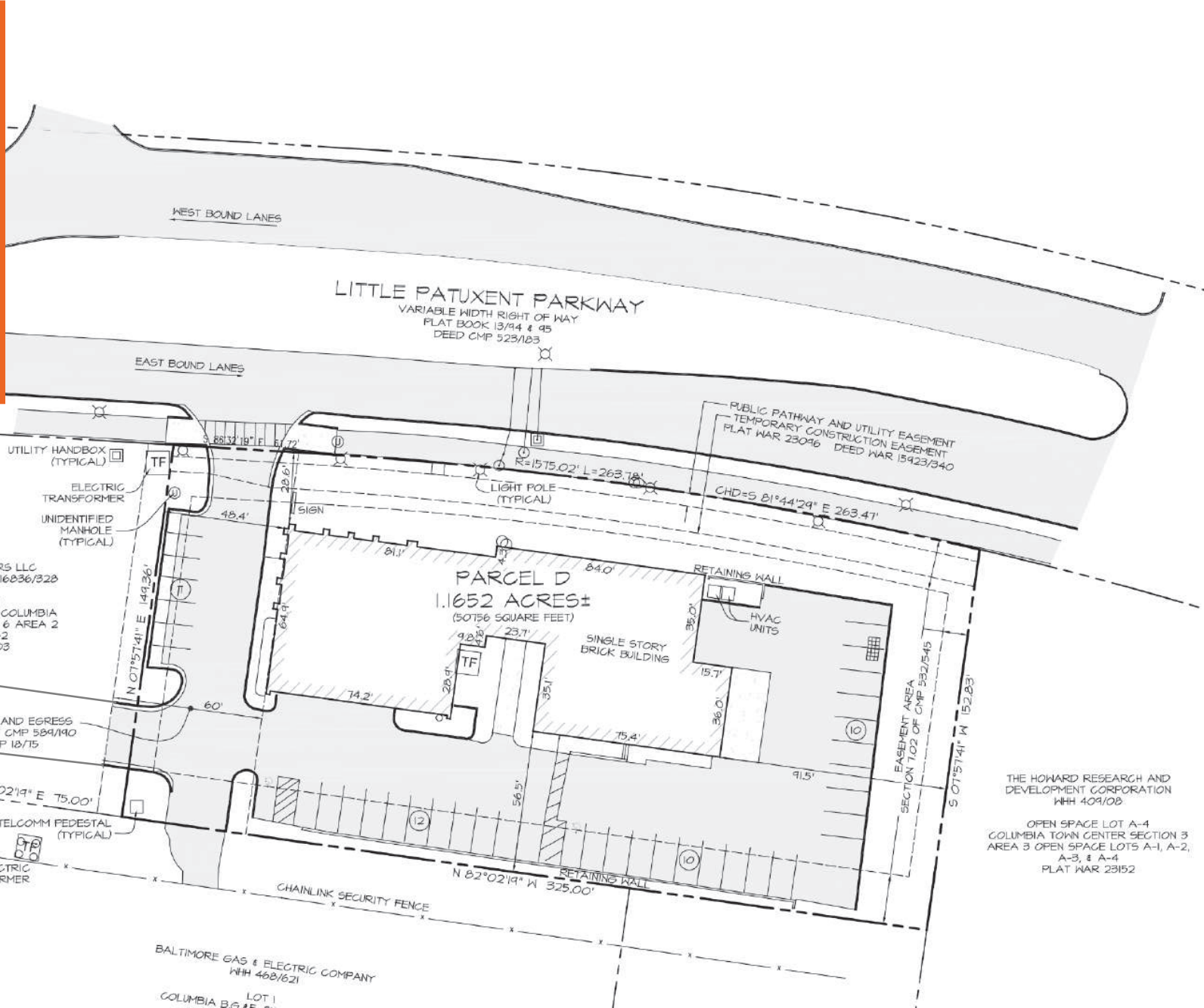
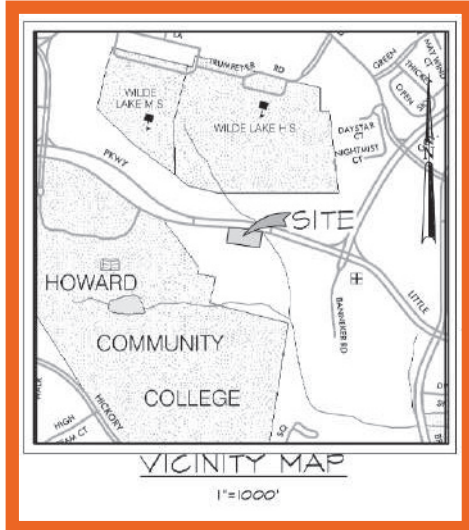
FOR LEASE



COLUMBIA, MD

SITE PLAN

10715 LITTLE PATUXENT PARKWAY

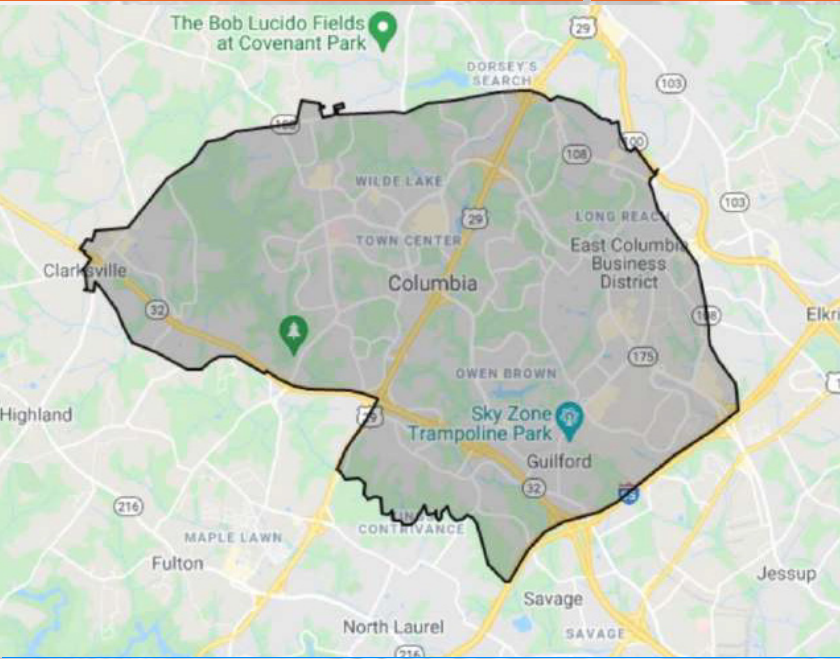


FOR LEASE

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

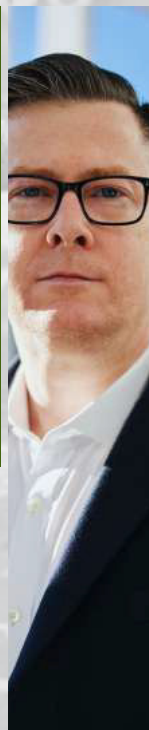
ENTERPRISING PROFESSIONALS

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

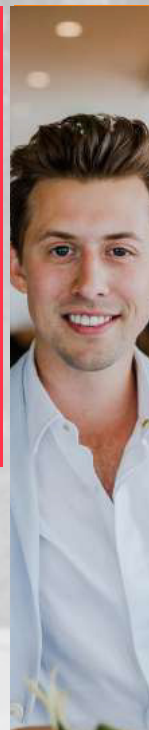
SAVVY SUBURBANITES

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