

FOR SALE

 COLUMBIA, MD



10730 LITTLE PATUXENT PKY
COLUMBIA, MD 21044

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LOCATION OVERVIEW

10730 LITTLE PATUXENT PARKWAY

BUILDING SIZE:

12,800 SF

LOT SIZE:

1.21 ACRES

YEAR BUILT:

1977

ZONING:

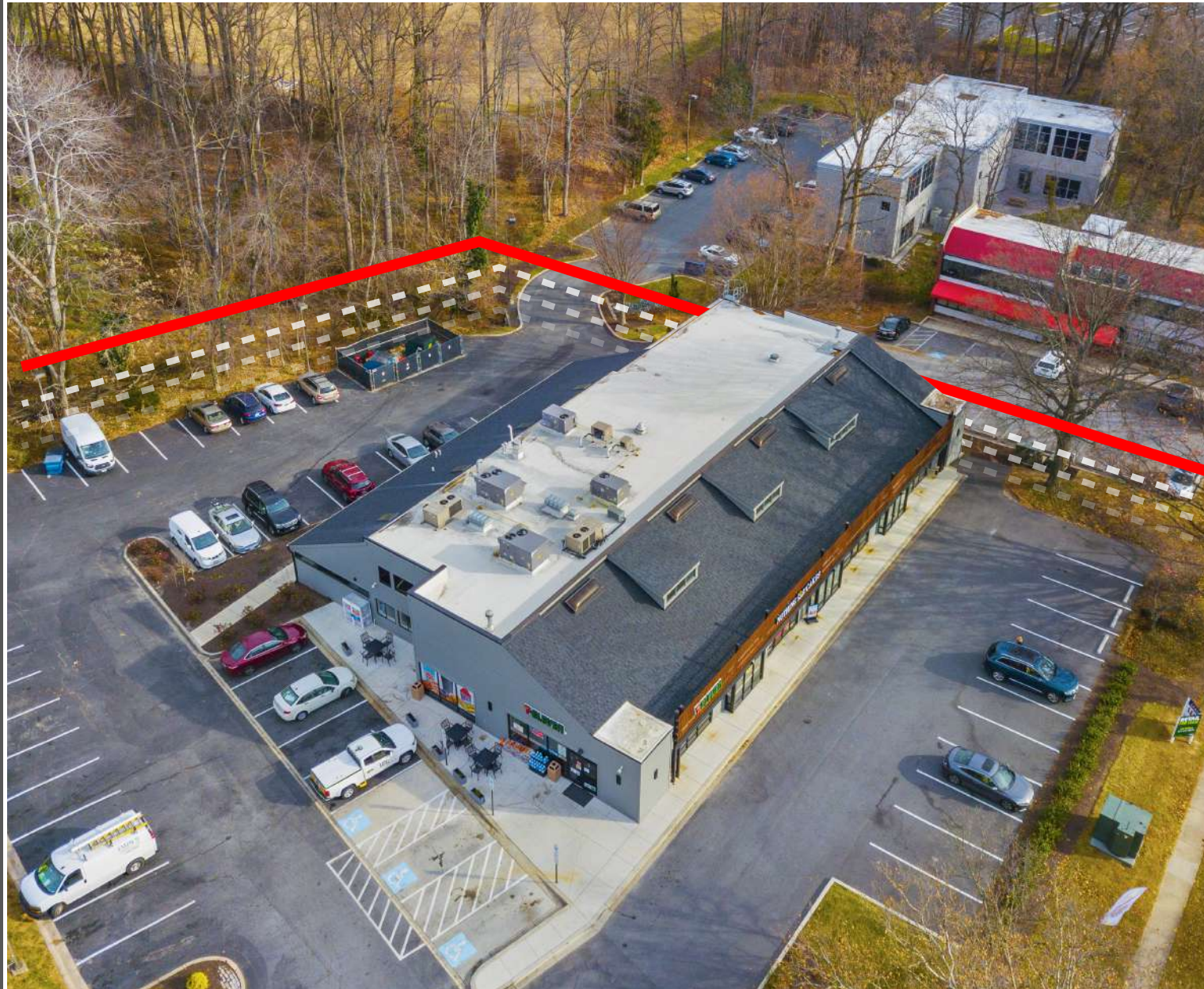
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TENANTS:

7-11, NOTHING BUNDT CAKES, TROPICAL SMOOTHIE, AMORE NAILS, HANGRY JOE'S HOT CHICKEN & MARKET WAGON.

HIGHLIGHTS:

- 2,500SF AVAILABLE FOR LEASE
- LOCATED NEAR THE MALL IN COLUMBIA ON LITTLE PATUXENT PKWY.
- OVER 32,000 ANNUAL WEEKDAY AT SIGNALIZED TRAFFIC.
- \$143,913 AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES.
- WITHIN A 1/2 MILE OF HOWARD COMMUNITY COLLEGE WITH OVER 29,000 STUDENTS AND 1,409 EMPLOYEES.
- HOWARD GENERAL HOSPITAL WITH 1,800 EMPLOYEES AND 21,000 PATIENTS.
- COLUMBIA HAS CONSISTENTLY RANKED IN THE TOP 10 OF CNN MONEY'S BEST PLACES TO LIVE IN THE UNITED STATES.



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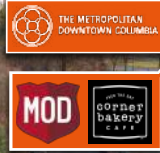
COLUMBIA, MD

MAP

10730 LITTLE PATUXENT PARKWAY



THE FOOD MARKET



10730 LITTLE PATUXENT PKWY



Amore Nails

tropical CAFE

WINGS & Cakes

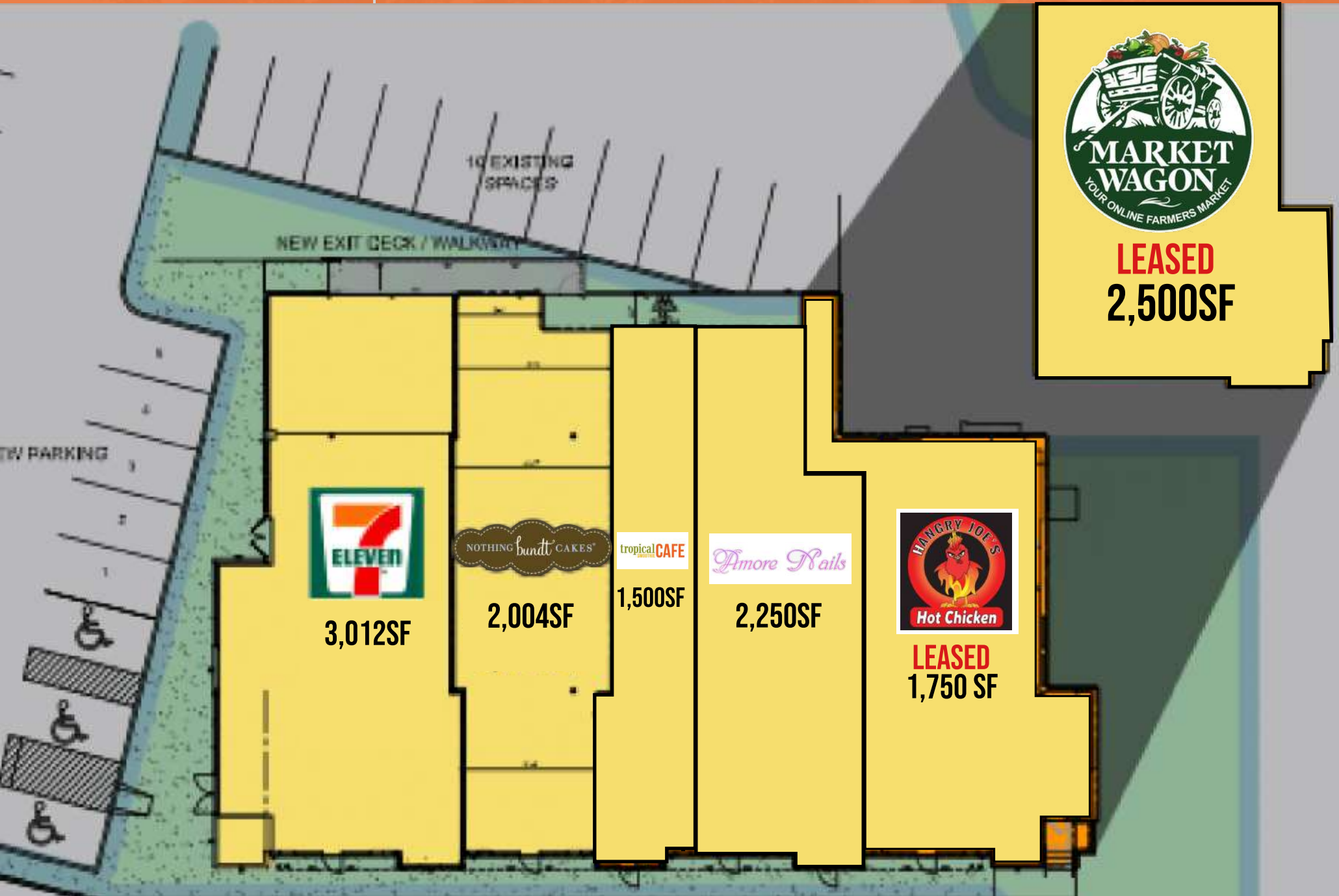


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COLUMBIA, MD

EXISTING SITE PLAN

10730 LITTLE PATUXENT PARKWAY



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SITE PLAN
10730 LITTLE PATUXENT PARKWAY



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LOCAL AERIAL

10730 LITTLE PATUXENT PARKWAY



10730 LITTLE PATUXENT PKWY



GATEWAY PIZZA

AYA MONTESSORI SCHOOL & DAYCARE

FOOD PANTRY

HOWARD COUNTY POLICE COMMUNITY OUTREACH

JAMES CLARK JR. LIBRARY BUILDING

HOWARD COUNTY POLICE COMMUNITY OUTREACH

10730 LITTLE PATUXENT PKWY

TERRY'S TAG & TITLE SERVICES

FIRESTONE COMPLETE AUTO CARE

ZIPS DRY CLEANERS

ATHLON WEALTH ADVISORS

ATLANTIC DESIGN GROUP

OASIS DAY SPA

CENTURY PLAZA OFFICE CENTER

CENTURY PLAZA OFFICE CENTER

LAW OFFICES OF MARC A. OMINSKY

HAIRCLUB

DENTAL ONE ASSOCIATES OF COLUMBIA

EXXON

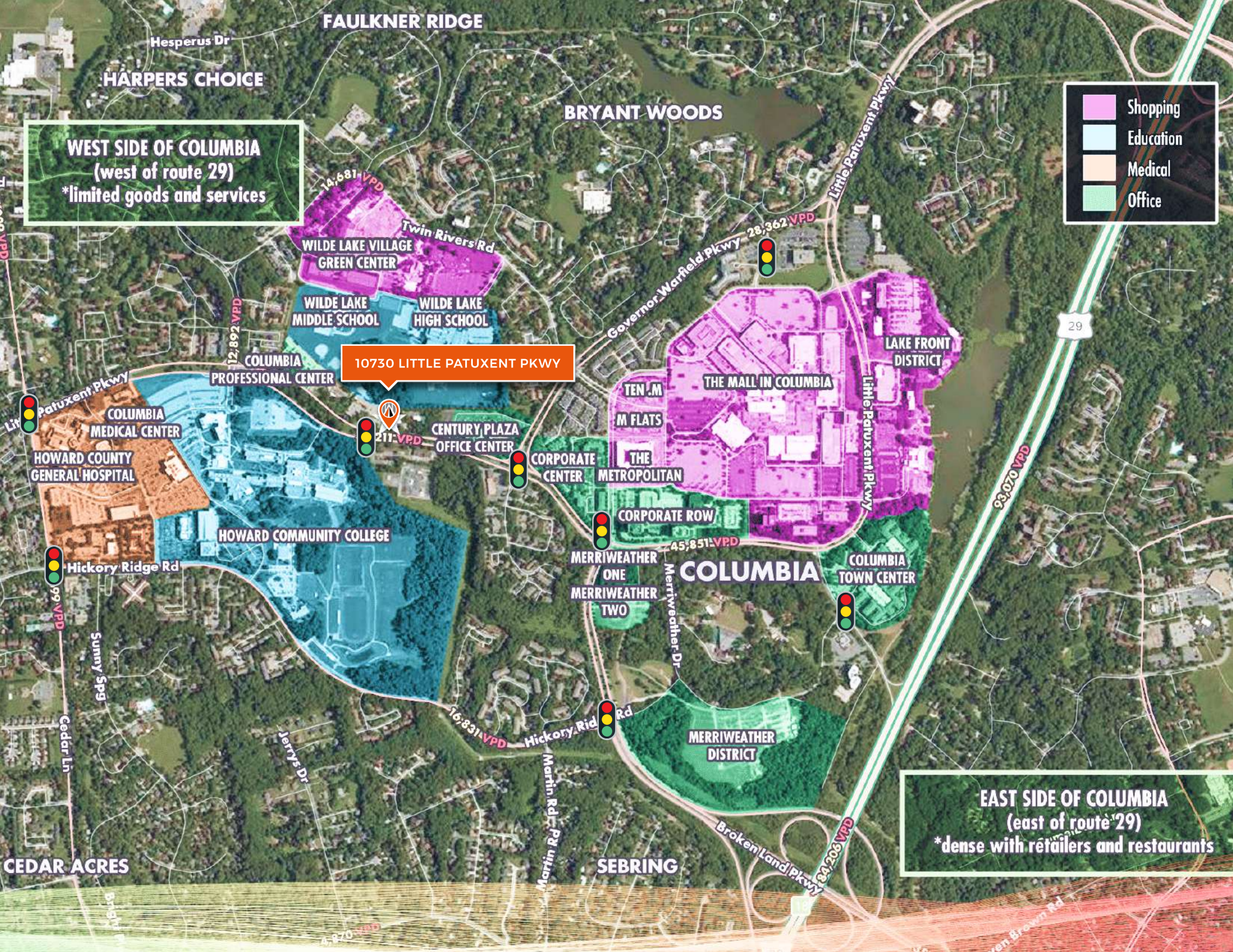
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TRADE AREA

10730 LITTLE PATUXENT PARKWAY





FAULKNER RIDGE

Hesperus Dr

HARPERS CHOICE

BRYANT WOODS

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

- Shopping
- Education
- Medical
- Office

14,681 VPD
Twin Rivers Rd
WILDE LAKE VILLAGE GREEN CENTER

WILDE LAKE MIDDLE SCHOOL
WILDE LAKE HIGH SCHOOL

10730 LITTLE PATUXENT PKWY

28,362 VPD
Governor Warfield Pkwy

Little Patuxent Pkwy

29

12,892 VPD
COLUMBIA PROFESSIONAL CENTER

LAKE FRONT DISTRICT

Patuxent Pkwy
COLUMBIA MEDICAL CENTER

TEN .M
M FLATS
THE MALL IN COLUMBIA

Little Patuxent Pkwy

HOWARD COUNTY GENERAL HOSPITAL

211 VPD
CENTURY PLAZA OFFICE CENTER

CORPORATE CENTER

THE METROPOLITAN

45,851 VPD
CORPORATE ROW

COLUMBIA TOWN CENTER

Hickory Ridge Rd
99 VPD

HOWARD COMMUNITY COLLEGE

MERRIWEATHER ONE
MERRIWEATHER TWO

COLUMBIA

MERRIWEATHER DISTRICT

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

CEDAR ACRES

SEBRING

Broken Land Pkwy
84,206 VPD

Jerry's Dr

Martin Rd

Sunny Spg

Cedar Ln

Green Brown Rd

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DEMOGRAPHICS

10730 LITTLE PATUXENT PARKWAY



HOUSEHOLD INCOME

ENTERPRISING PROFESSIONALS

\$77,000

URBAN CHIC

\$98,000

SAVVY SUBURBANITES

\$104,000

PROFESSIONAL PRIDE

\$127,000

CITY LIGHTS

\$60,000

MEDIAN NET WORTH

ENTERPRISING PROFESSIONALS

\$78,000

URBAN CHIC

\$226,000

SAVVY SUBURBANITES

\$502,000

PROFESSIONAL PRIDE

\$540,000

CITY LIGHTS

\$64,000

MEDIAN HOME VALUE

ENTERPRISING PROFESSIONALS

\$295,000

URBAN CHIC

\$465,000

SAVVY SUBURBANITES

\$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