

**FOR SALE**  
COLUMBIA, MD



**10715 LITTLE PATUXENT PKWY**

COLUMBIA, MD 21044

# 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:

- PRIME DOWNTOWN COLUMBIA OPPORTUNITY
- GREAT TRAFFIC COUNT OF 28,211 VEHICLES PER DAY
- 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

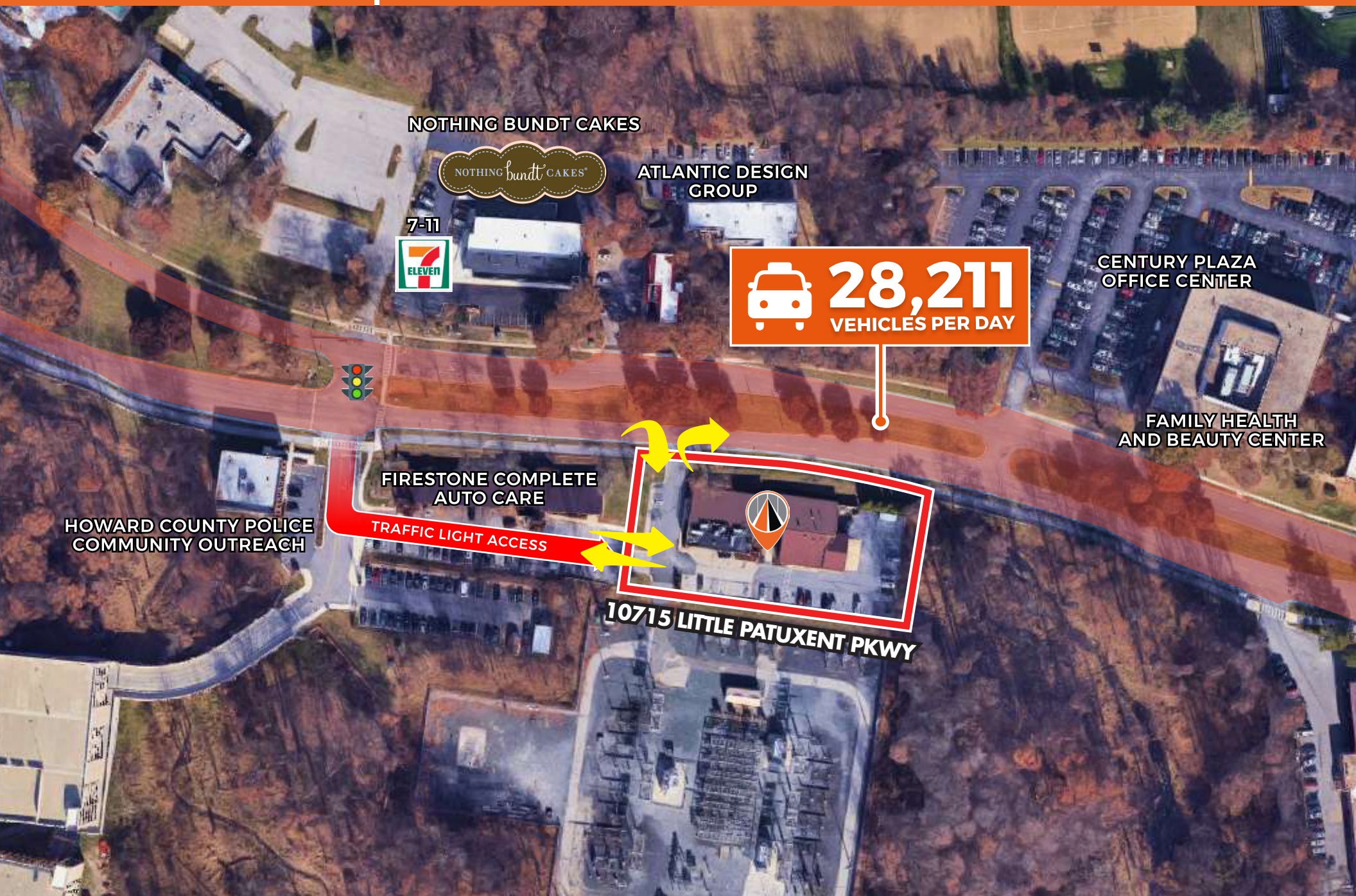


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COLUMBIA, MD

# LOCAL AERIAL

10715 LITTLE PATUXENT PARKWAY



NOTHING BUNDT CAKES



ATLANTIC DESIGN GROUP



 **28,211**  
VEHICLES PER DAY

CENTURY PLAZA OFFICE CENTER

FAMILY HEALTH AND BEAUTY CENTER



FIRESTONE COMPLETE AUTO CARE

HOWARD COUNTY POLICE COMMUNITY OUTREACH



10715 LITTLE PATUXENT PKWY

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# MAP

## 10715 LITTLE PATUXENT PARKWAY



- THE HALAL GUYS
- BUBBLES
- WHOLE FOODS MARKET
- THE MALL IN COLUMBIA
- BARNES & NOBLE
- THE FOOD MARKET
- MEREWETHER CENTER
- MOD
- corner bakery CAFE
- BB&T
- Exxon
- THE METROPOLITAN DOWNTOWN COLUMBIA
- HAIRCLUB

10715 LITTLE PATUXENT PKWY

**11,000 SF**  
PROPERTY



10715 LITTLE PATUXENT PKWY

- AG
- Terry's TAG & TITLE
- 7 ELEVEN
- NOTHING BUT CAKES

# FOR SALE



# EXISTING SITE PLAN

10715 LITTLE PATUXENT PARKWAY



**5,300 SF**  
UMG URGENT CARE

**5,700 SF**

**11,000 SF**  
BUILDING

**1.16 AC LOT**

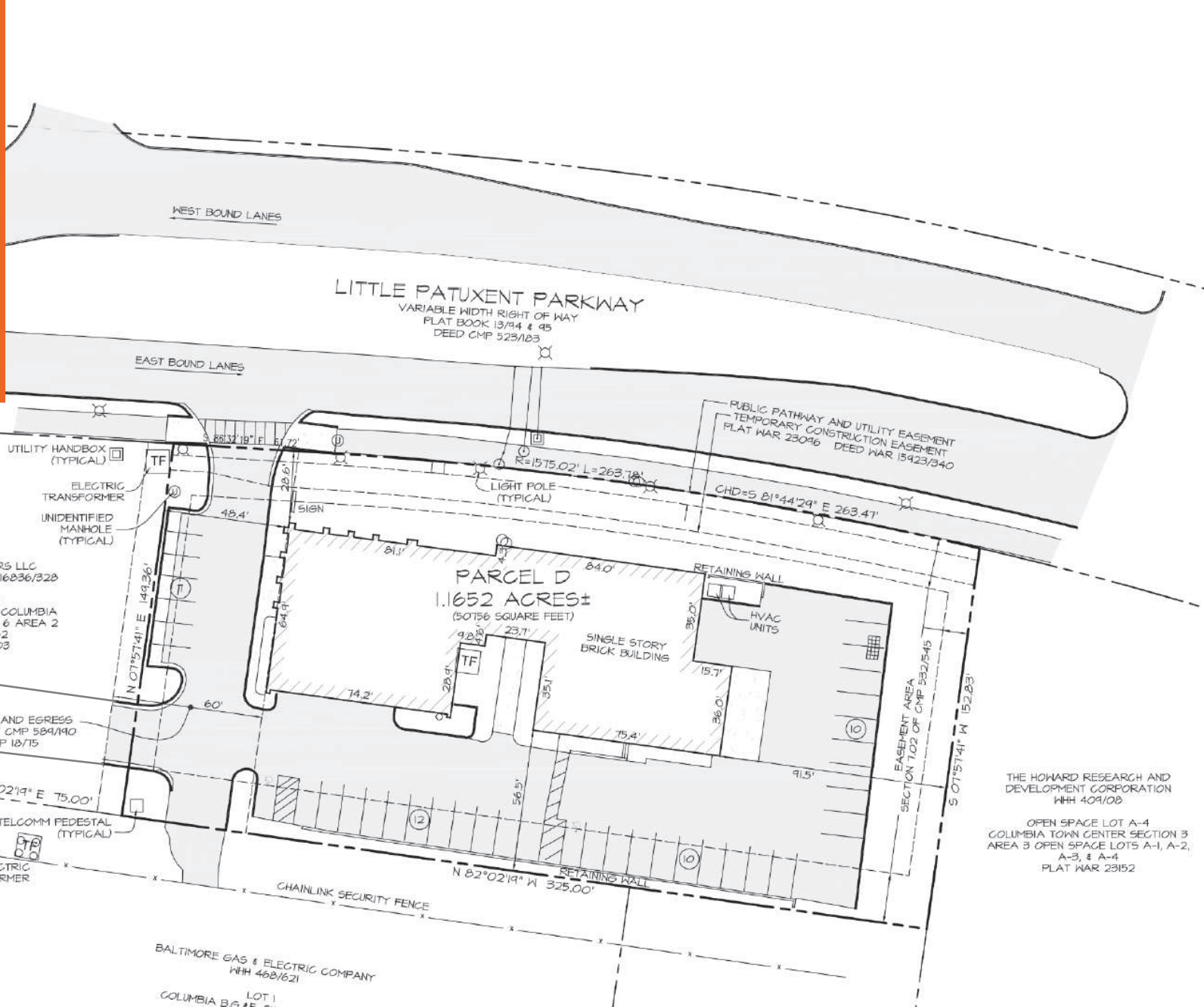
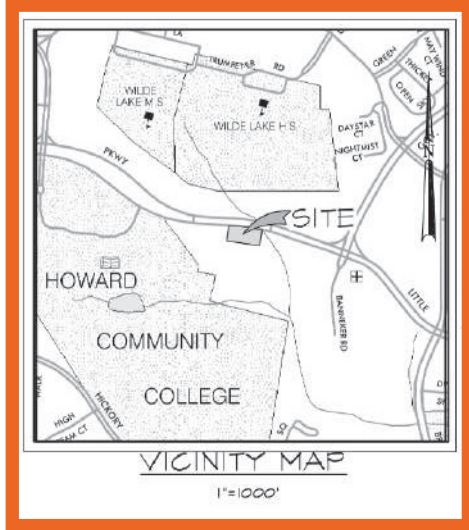
# FOR SALE



COLUMBIA, MD

# SITE PLAN

10715 LITTLE PATUXENT PARKWAY

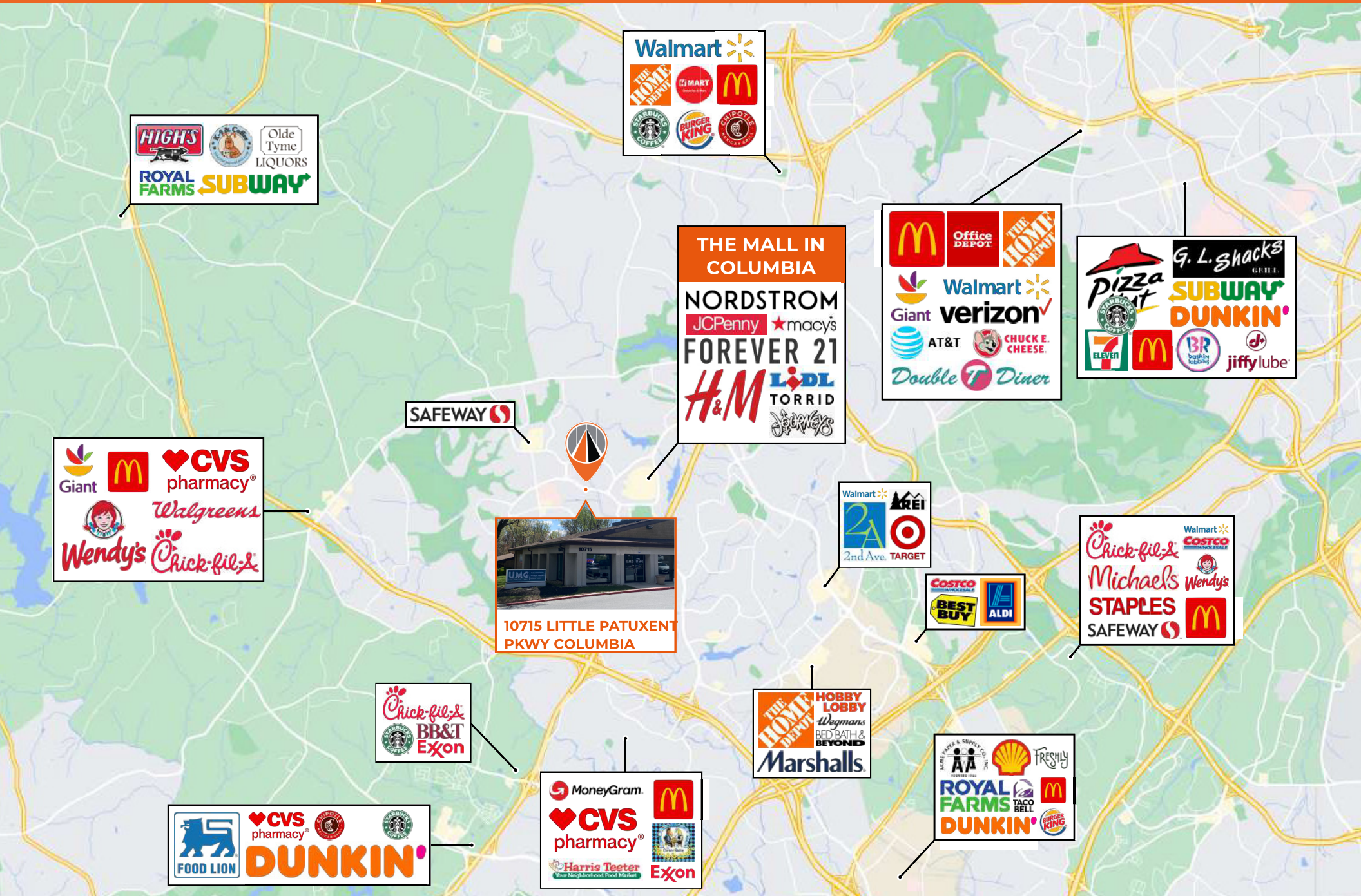


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# TRADE AREA

10715 LITTLE PATUXENT PARKWAY



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

10715 LITTLE PATUXENT PKWY COLUMBIA

**FAULKNER RIDGE**

Hesperus Dr

**HARPERS CHOICE**

**BRYANT WOODS**

- Shopping
- Education
- Medical
- Office

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

14,681 VPD

Twin Rivers Rd

**WILDE LAKE VILLAGE GREEN CENTER**

WILDE LAKE MIDDLE SCHOOL

WILDE LAKE HIGH SCHOOL

**10715 LITTLE PATUXENT PKWY**



12,892 VPD

COLUMBIA PROFESSIONAL CENTER

28,200 VPD

CENTURY PLAZA OFFICE CENTER

Little Patuxent Pkwy

COLUMBIA MEDICAL CENTER

HOWARD COUNTY GENERAL HOSPITAL

HOWARD COMMUNITY COLLEGE

28,362 VPD

Governor Warfield Pkwy

TEN .M

M FLATS

THE MALL IN COLUMBIA

THE METROPOLITAN

CORPORATE CENTER

CORPORATE ROW

45,851 VPD

Little Patuxent Pkwy

LAKE FRONT DISTRICT

MERRIWEATHER ONE

MERRIWEATHER TWO

Merrriweather Dr

**COLUMBIA**

COLUMBIA TOWN CENTER

16,831 VPD

Hickory Ridge Rd

MERRIWEATHER DISTRICT

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

Hickory Ridge Rd

17,699 VPD

Sunny Spg

Cedar Ln

Jerry's Dr

16,831 VPD

Hickory Ridge Rd

Martin Rd

SEBRING

Broken Land Pkwy

84,206 VPD

**CEDAR ACRES**

**SEBRING**

29

18

4,870 VPD

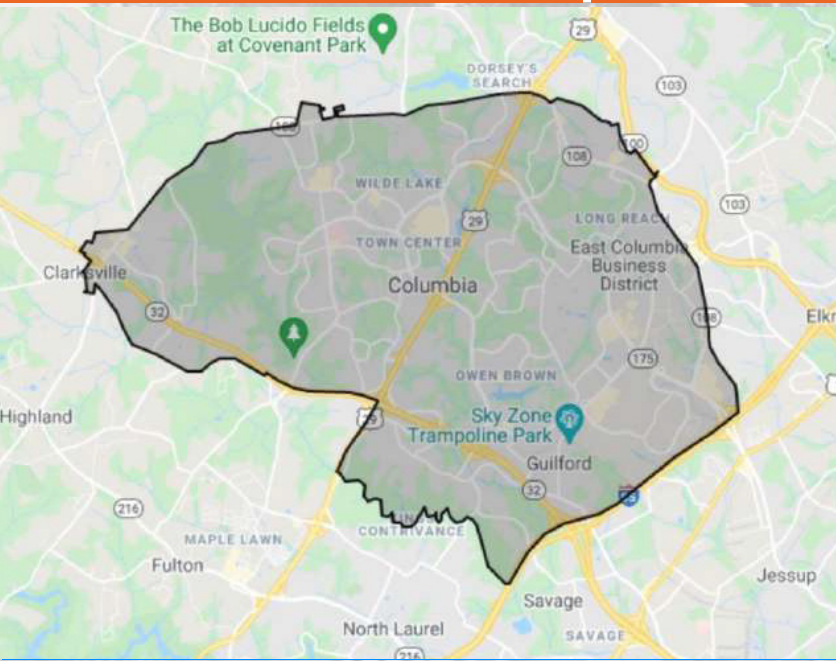
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# DEMOGRAPHICS

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**