

OFFICE CONDO FOR SALE

10440 SHAKER DRIVE | SUITE 106

Columbia, MD 21046

Available: 2,000 SF



COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

SALE PRICE: \$425,000 (\$212.50/SF)

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Baltimore
SUBMARKET: Columbia South

BUILDING DATA

TOTAL BUILDING SF: 14,196 SF
YEAR BUILT: 1995

PROPERTY OVERVIEW

Private office ideal for behavioral health or other office-intensive uses. Altholton Square - Convenient Columbia location, directly off of Route 29

PROPERTY HIGHLIGHTS

- Suite 106 is a fully built-out space on the 1st and 2nd floor.
- Unit is separately metered with its own entrance.
- This unit is perfect for a tenant wanting to control their own hours of operation.
- Free and abundant parking.
- Condo Fees: \$300 per month.
- R.E. Tax \$2,800 per year.
- **No CPRA Fee!!**

Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

Ben Brooks
Senior Associate
443.741.4053
bbrooks@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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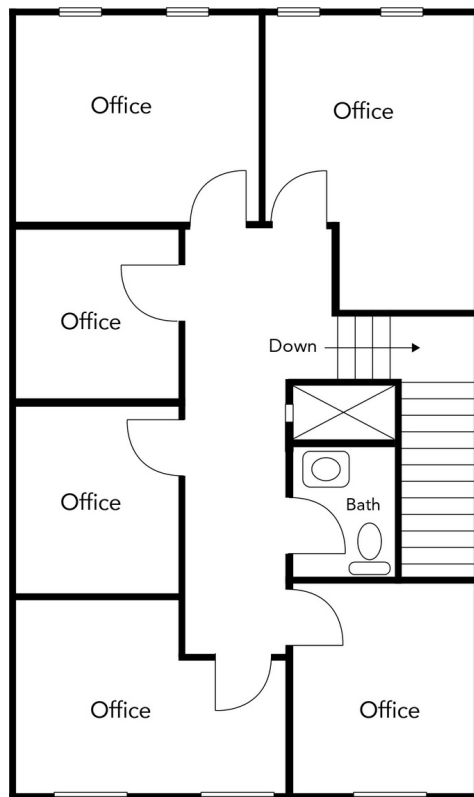
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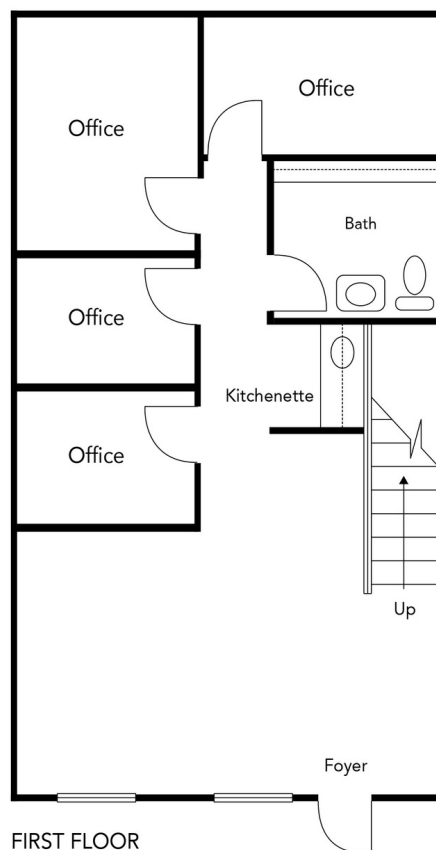
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SECOND FLOOR



FIRST FLOOR

Unit 106 | \$207.50/SF

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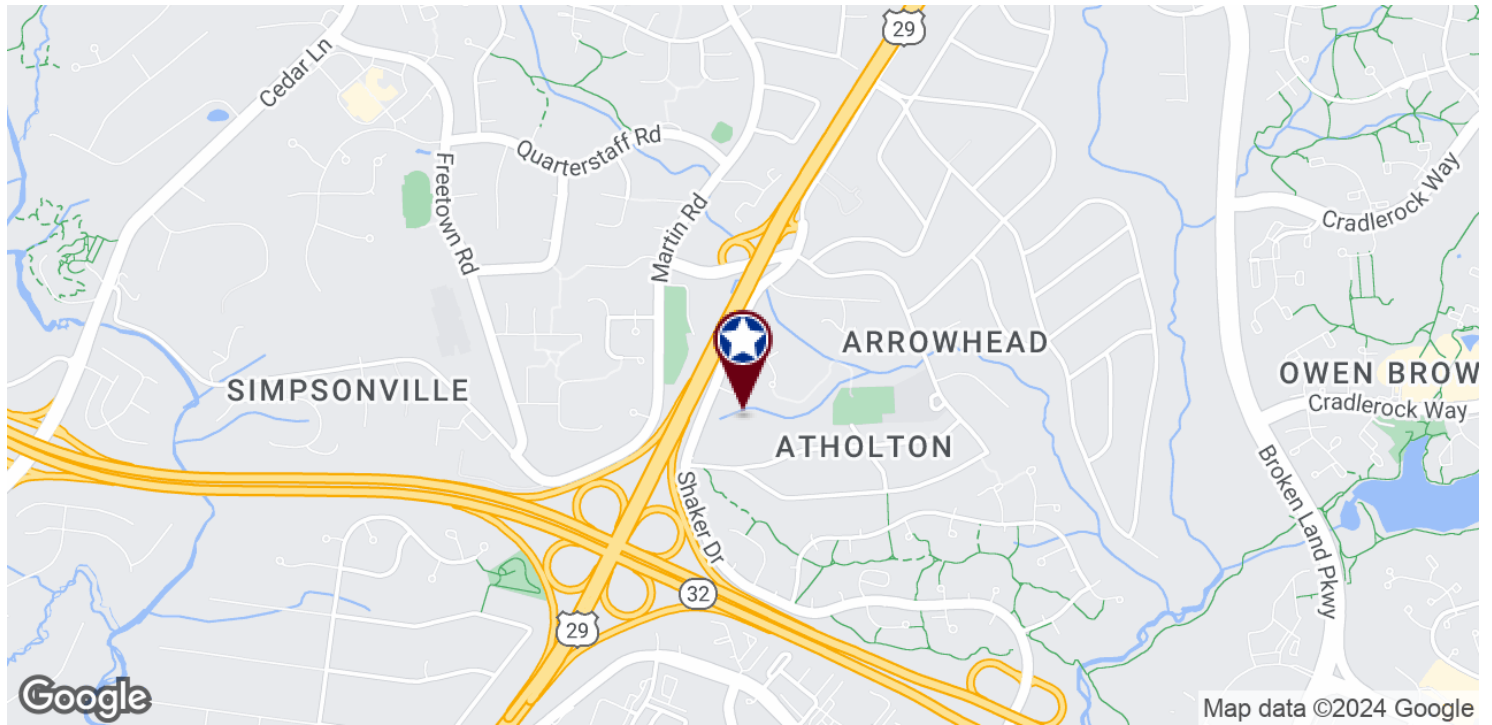
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,745	83,764	182,793
Average age	40.9	39.3	39.3
Average age (Male)	38.0	37.1	37.8
Average age (Female)	42.6	41.8	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,366	33,595	71,389
# of persons per HH	2.9	2.5	2.6
Average HH income	\$171,875	\$130,141	\$135,267
Average house value	\$469,108	\$376,117	\$396,292

* Demographic data derived from 2020 ACS - US Census

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