

RETAIL AND OFFICE PROPERTY FOR LEASE

12447 Clarksville Pike

CLARKSVILLE, MD



LEASE BROCHURE

KW COMMERCIAL
3290 North Ridge Road, Suite 150
Ellicott City, MD 21043

PRESENTED BY:

BRODY TENNANT
Managing Director/Commercial Broker
O: 443.574.1600
C: 443.717.2336
brody@tenantcommercial.com

MIKE OVERTON
Associate Broker
O: 443.574.1600
C: 301.717.8032
mike@tenantcommercial.com

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OFFERING SUMMARY

AVAILABLE OFFICE SPACE:	1,268 - 4,568 SF
AVAILABLE RETAIL SPACE:	1,613 SF
PARKING:	Over 80 Spaces Free and Unreserved
BUILDING SIZE:	18,647 SF
ZONING:	B-2
TRAFFIC:	38,691 VPD - Rt 32 17,540 VPD - Rt 108
LOCATION:	15 Miles from Balt. 25 Miles from DC

PROPERTY OVERVIEW

Clarksville Plaza is a 2-story, impeccably maintained mixed use building in highly desirable Clarksville, MD. This building was just built in 2007 and is over 18,000 square feet.

PROPERTY HIGHLIGHTS

- Located right off 108 with full movement in and out, plus right in and right out
- Conveniently located in River Hill/Clarksville at Rt 108 and Rt 32
- Ideal for high end retail and office uses: hair salon, spa, physical therapist, chiropractors, eye doctors, spas, law offices, and more
- Located in 1 of the Top 10 Wealthiest zip codes in the Baltimore Metro Area. 8 of the Top 10 Wealthiest zip codes are in the Trade Area
- Prominent 1st floor Retail space with direct outside entrance Approx. 1,613 SF.
- Space is currently a 2nd generation turn-key salon, but can be built to suit.
- Unit 2A - Ready to move in with a mix of private offices & reception area, can also be built to suit.
- Units 2C and 2D - ready to be built out to suit, perfect for offices, medical practices, or other professional uses.
- Elevator access to 2nd floor

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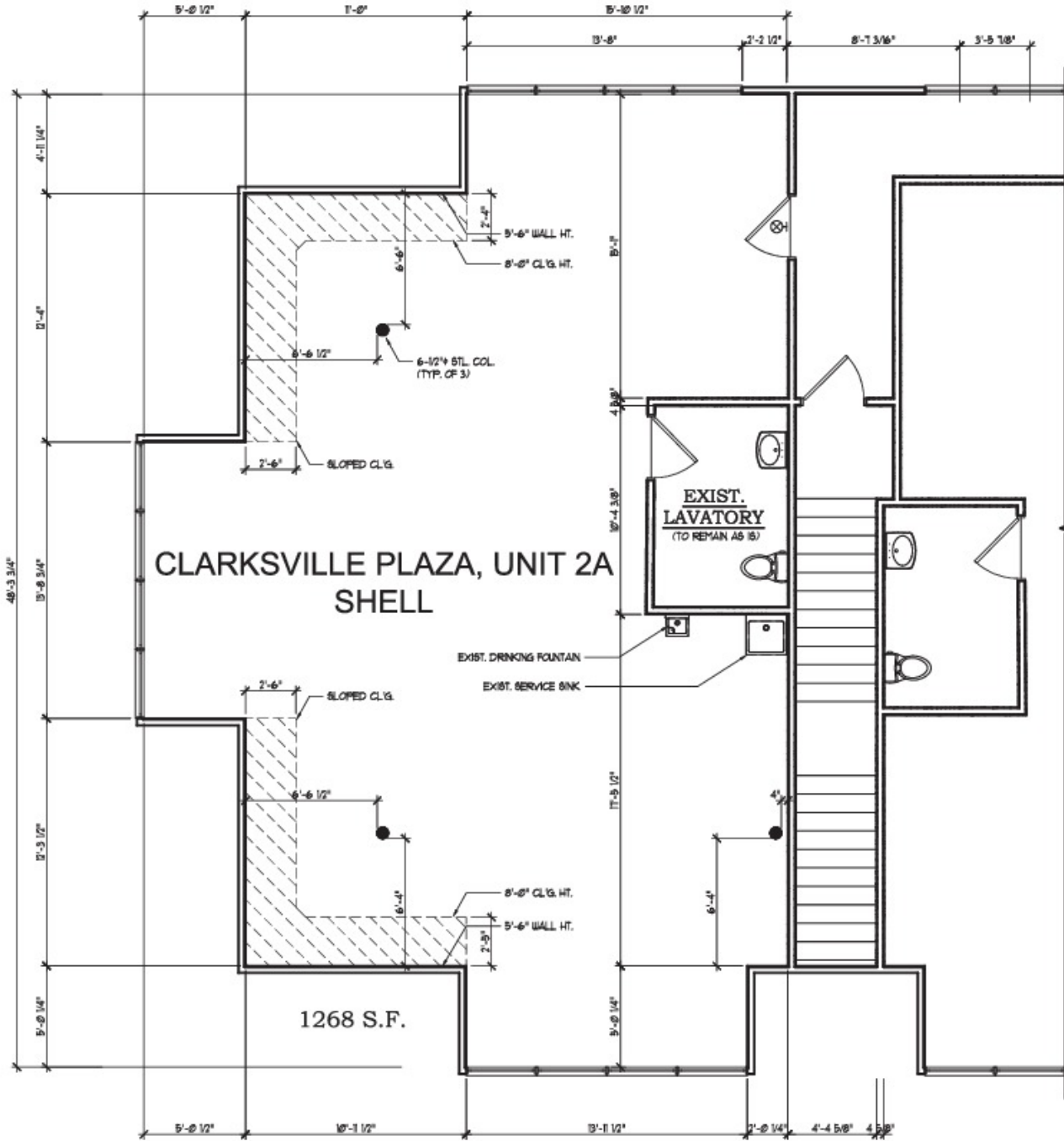
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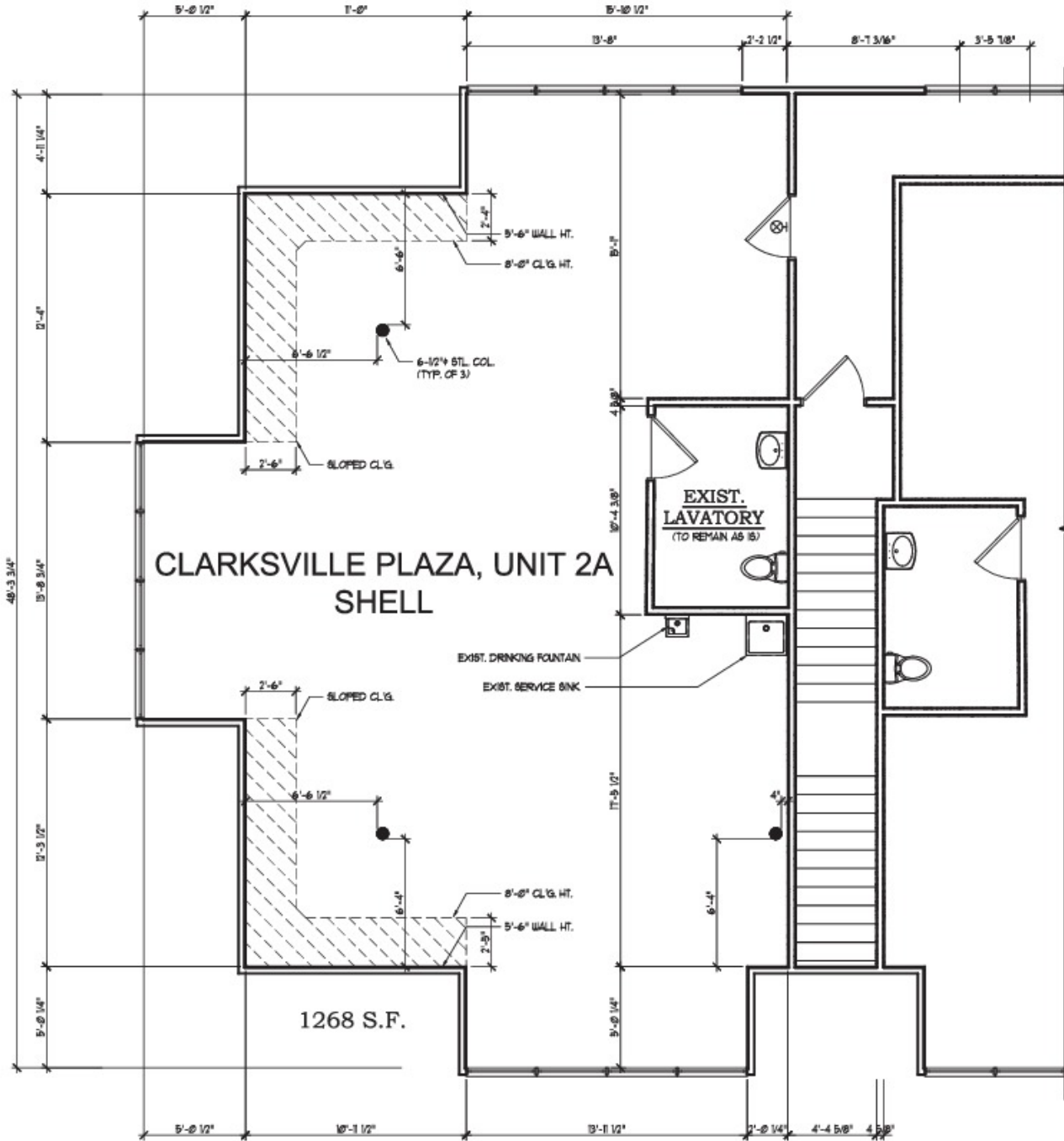
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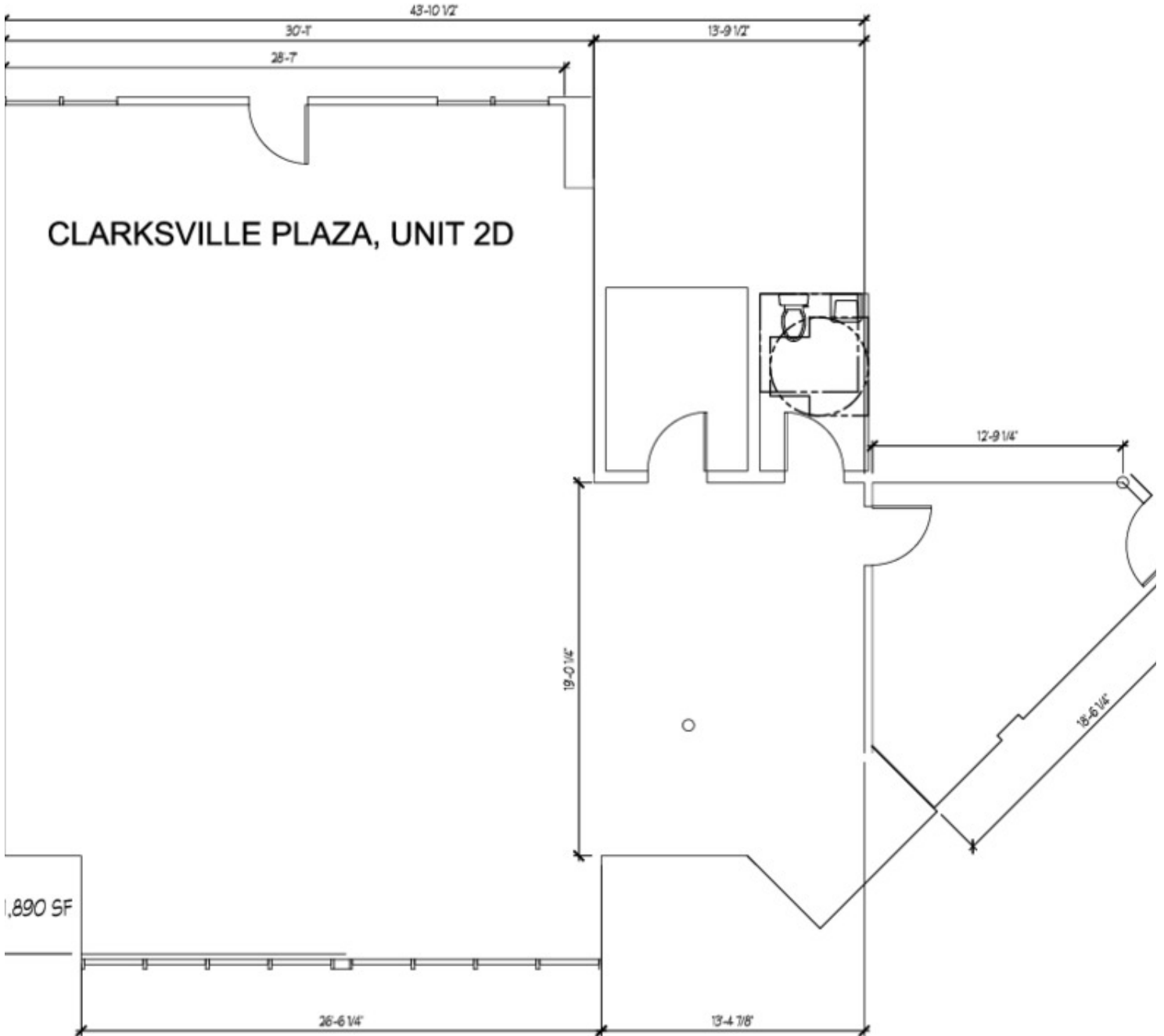
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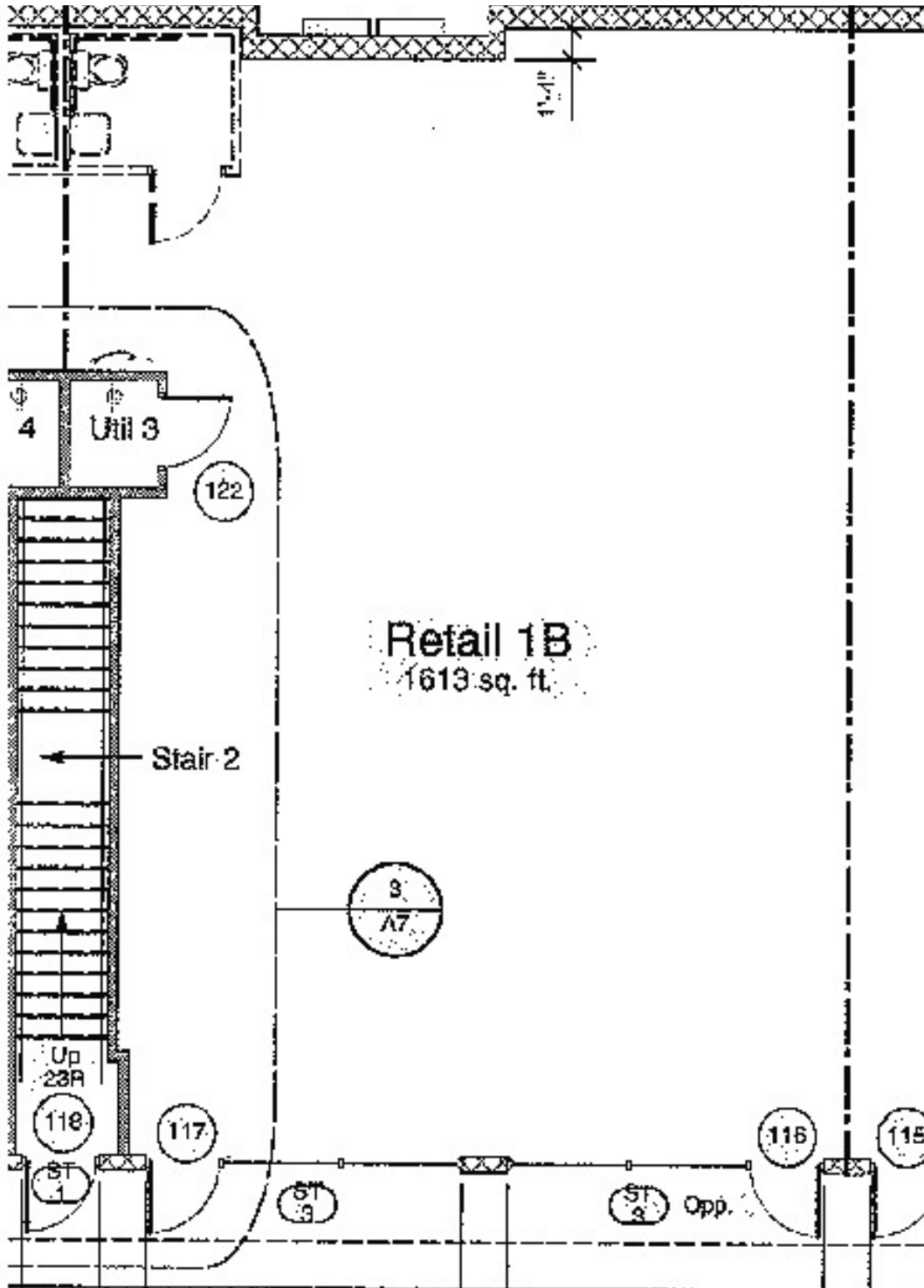
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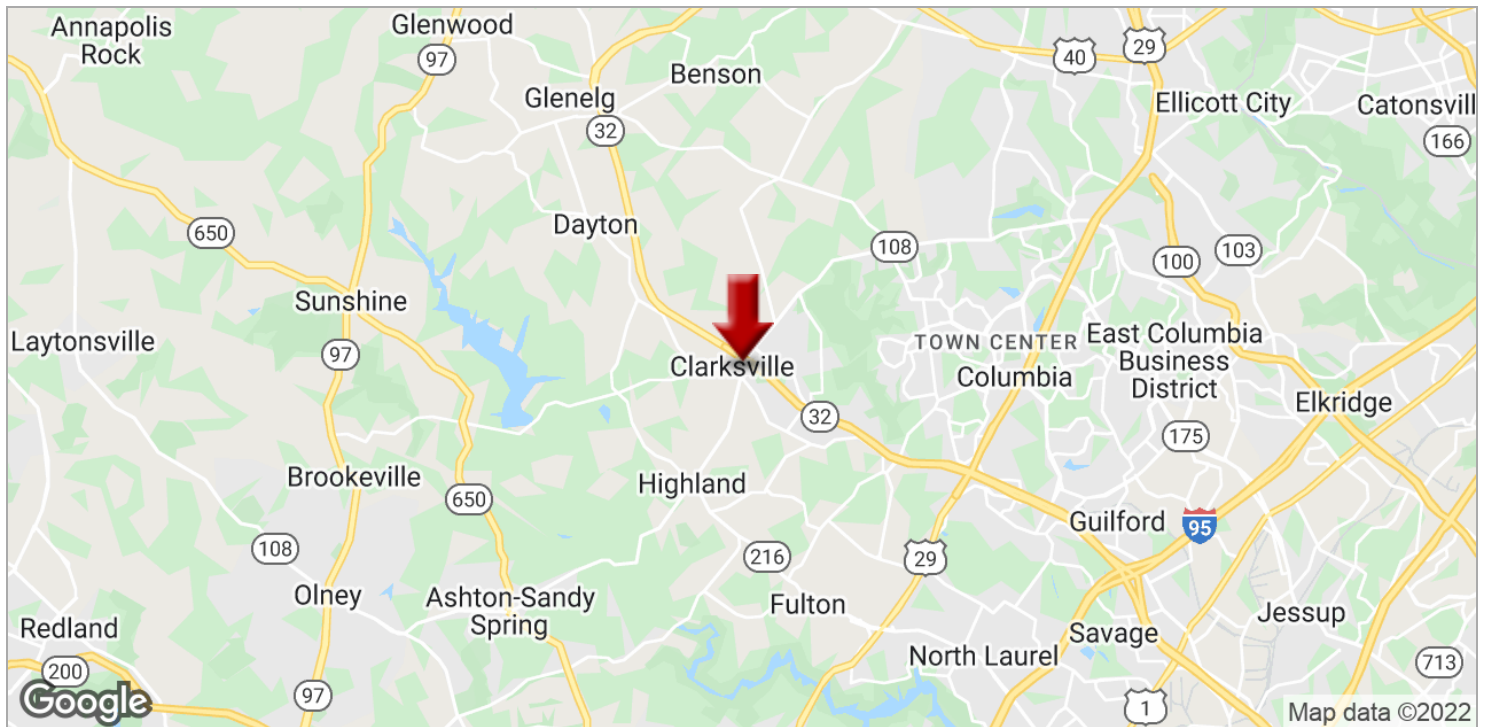
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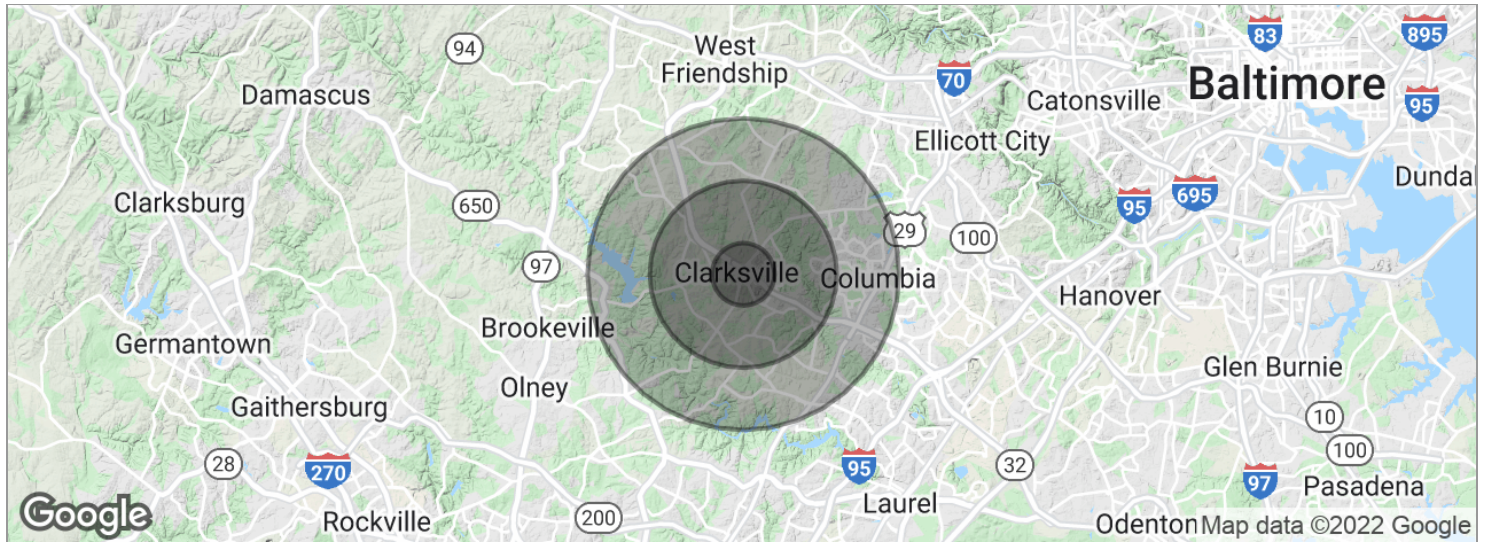
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,206	23,290	68,286
Median age	40.5	40.4	40.6
Median age (male)	40.7	40.6	39.9
Median age (Female)	40.5	40.2	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	937	7,415	24,564
# of persons per HH	3.4	3.1	2.8
Average HH income	\$195,622	\$180,657	\$149,678
Average house value	\$907,538	\$694,679	\$568,527

* Demographic data derived from 2010 US Census

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