

OFFICE FOR SALE 10450 SHAKER DRIVE

Columbia, MD 21046

Available: 4,000 SF



LISTING DATA

AVAILABLE SF: 4,000 SF

ECONOMIC DATA

SALE PRICE: \$840,000

PROPERTY INFORMATION

COUNTY: Howard

BUILDING DATA

TOTAL BUILDING SF: 4,000 SF

YEAR BUILT: 1996

ZONING: B1

PROPERTY OVERVIEW

Explore this prime investment opportunity in Columbia, MD: a 4,000 SF office building with 4 units. Ideal for an office user and office building investors seeking a well-maintained property. Don't miss out on this promising asset in an established business hub.

Suite 108 & 109 - **Leased**
Suite 208 & 209 - **Vacant**

PROPERTY HIGHLIGHTS

- Offset your mortgage payments with two tenant leases
- Two spaces are vacant - 2,000 SF available
- Rent roll available at request

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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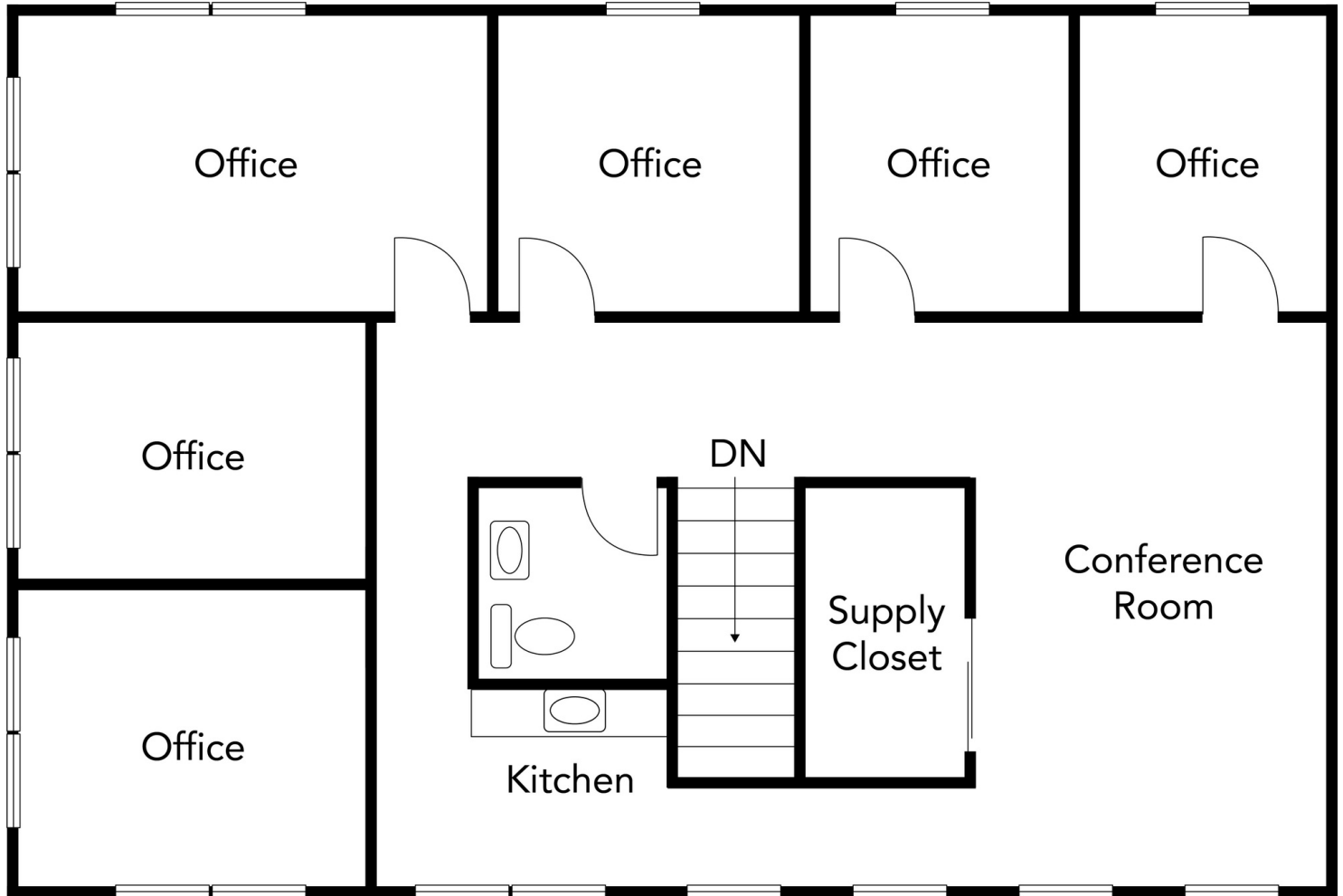
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Suite 208 & 209 - Vacant space

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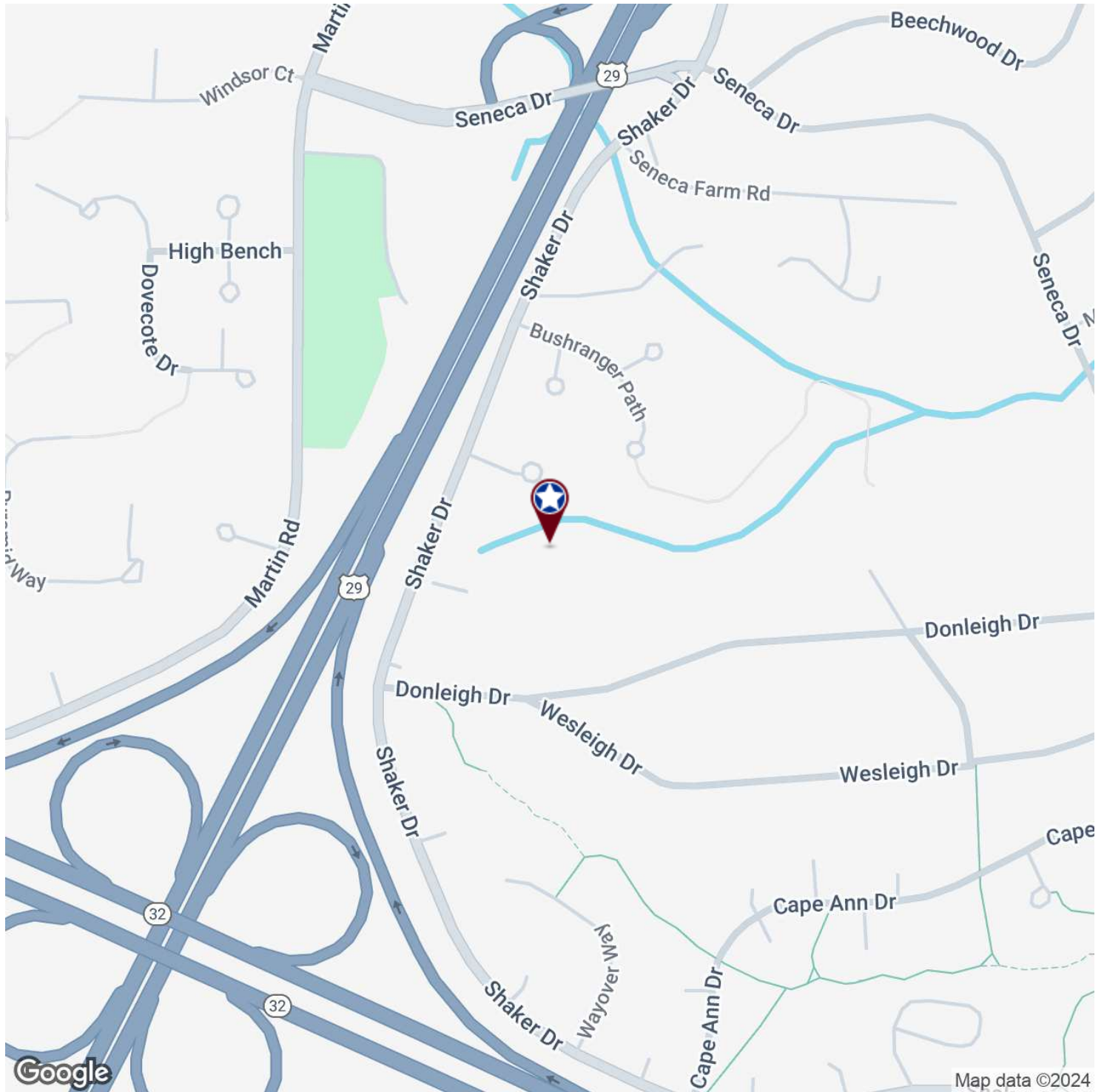
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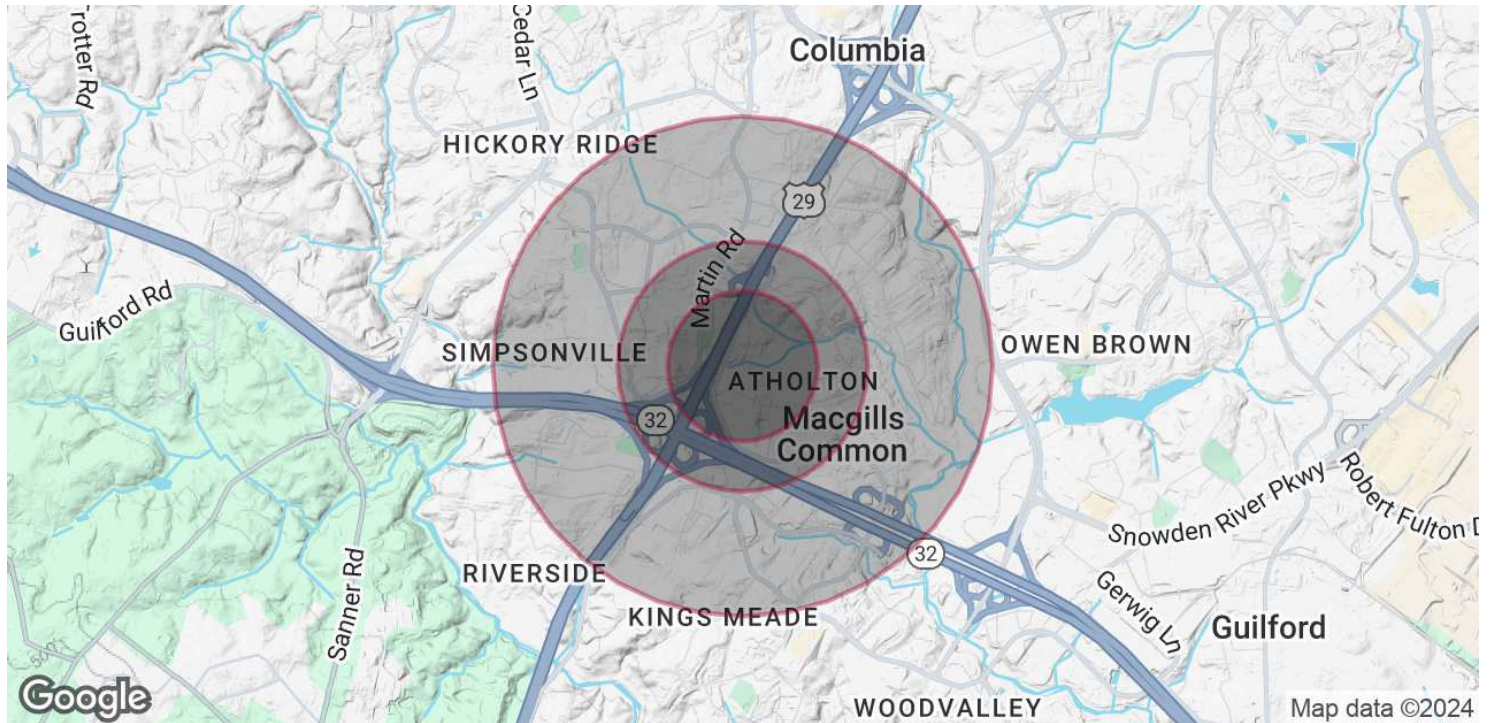
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	391	1,677	7,266
Average Age	43	43	42
Average Age (Male)	43	42	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	570	2,500
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$213,804	\$223,715	\$222,400
Average House Value	\$610,588	\$631,423	\$621,966

Demographics data derived from AlphaMap

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