

FOR LEASE
COLUMBIA, MD

**ATHLON
ADVISORS**

10715 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044

FOR LEASE

COLUMBIA, MD

LOCATION OVERVIEW

10715 LITTLE PATUXENT PARKWAY

AVAILABLE SPACE:
5,700 SF

LEASE PRICE:
\$30 NNN
\$35 NNN (DEMISED)

LOT SIZE:
1.1 ACRES

YEAR BUILT:
1970

ZONING:
NT NEW TOWN DEVELOPMENT

TENANTS:
UMG MEDICAL

HIGHLIGHTS:

- CLOSE PROXIMITY TO DOWNTOWN COLUMBIA
- CURRENTLY BUILT OUT AS OFFICE SPACE W/ 14 OFFICES AND 2 CONFERENCE ROOMS.
- CLOSE PROXIMITY TO HOWARD COMMUNITY COLLEGE, HOWARD COUNTY HOSPITAL, OFFICE BUILDINGS, SCHOOLS, AND ALSO TO THE SURROUNDING DENSE RESIDENTIAL POPULATION.
- 3 BAY 800SF FLEX SPACE INCLUDED



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PHOTO

10715 LITTLE PATUXENT PARKWAY



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COLUMBIA, MD

PHOTO

10715 LITTLE PATUXENT PARKWAY



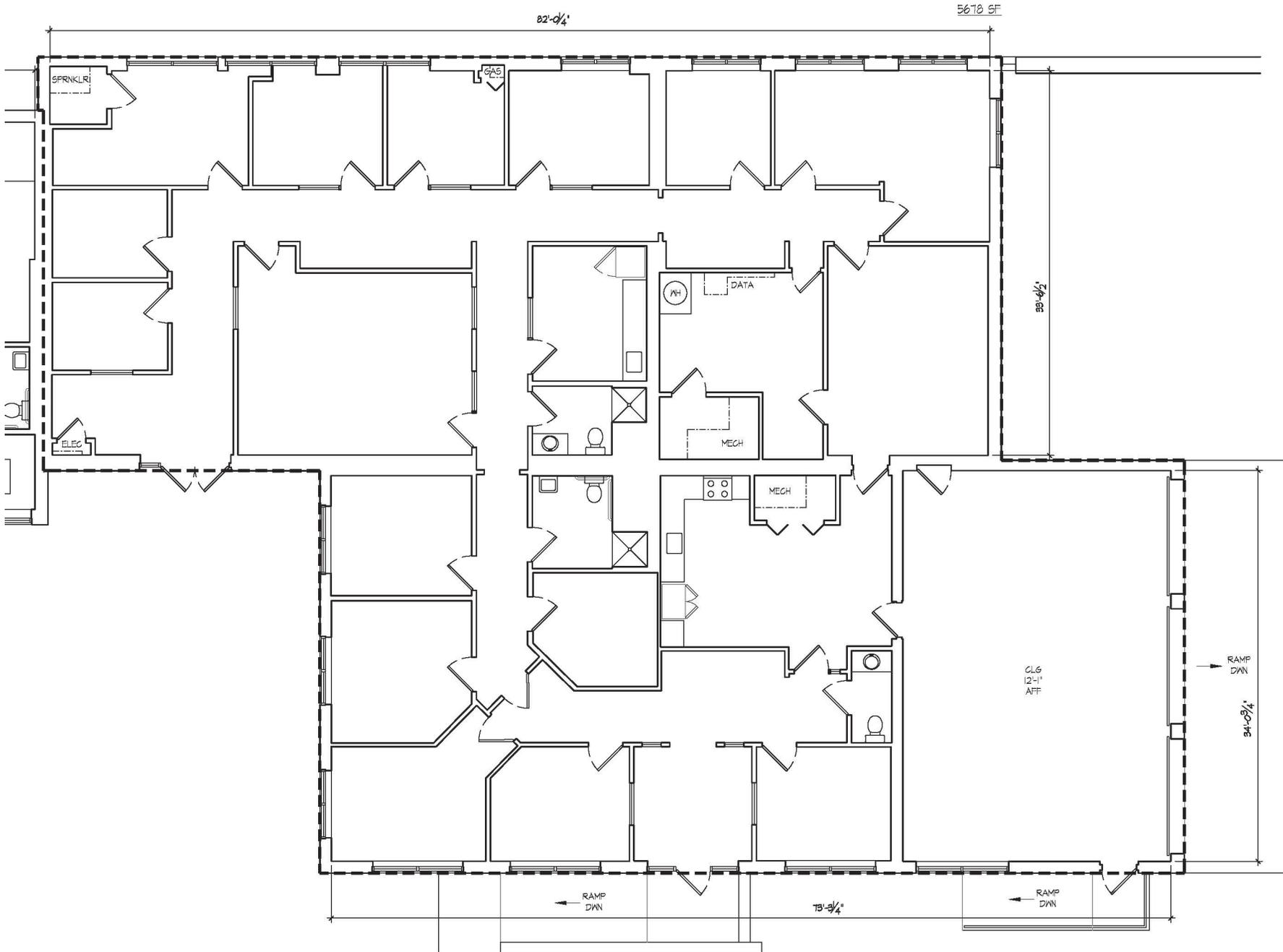
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COLUMBIA, MD

FLOOR PLAN

10715 LITTLE PATUXENT PARKWAY



10715
Little Patuxent
Columbia MD

DATE: 10.25.22
DRAWING: 17031
SCALE: 1/8" = 1'-0"
SHT SIZE: 11x17

EXISTING
FLOOR
PLAN
B

FOR LEASE



COLUMBIA, MD

MAP

10715 LITTLE PATUXENT PARKWAY



THE FOOD MARKET



10715 LITTLE PATUXENT PKWY



5,700 SF
PROPERTY

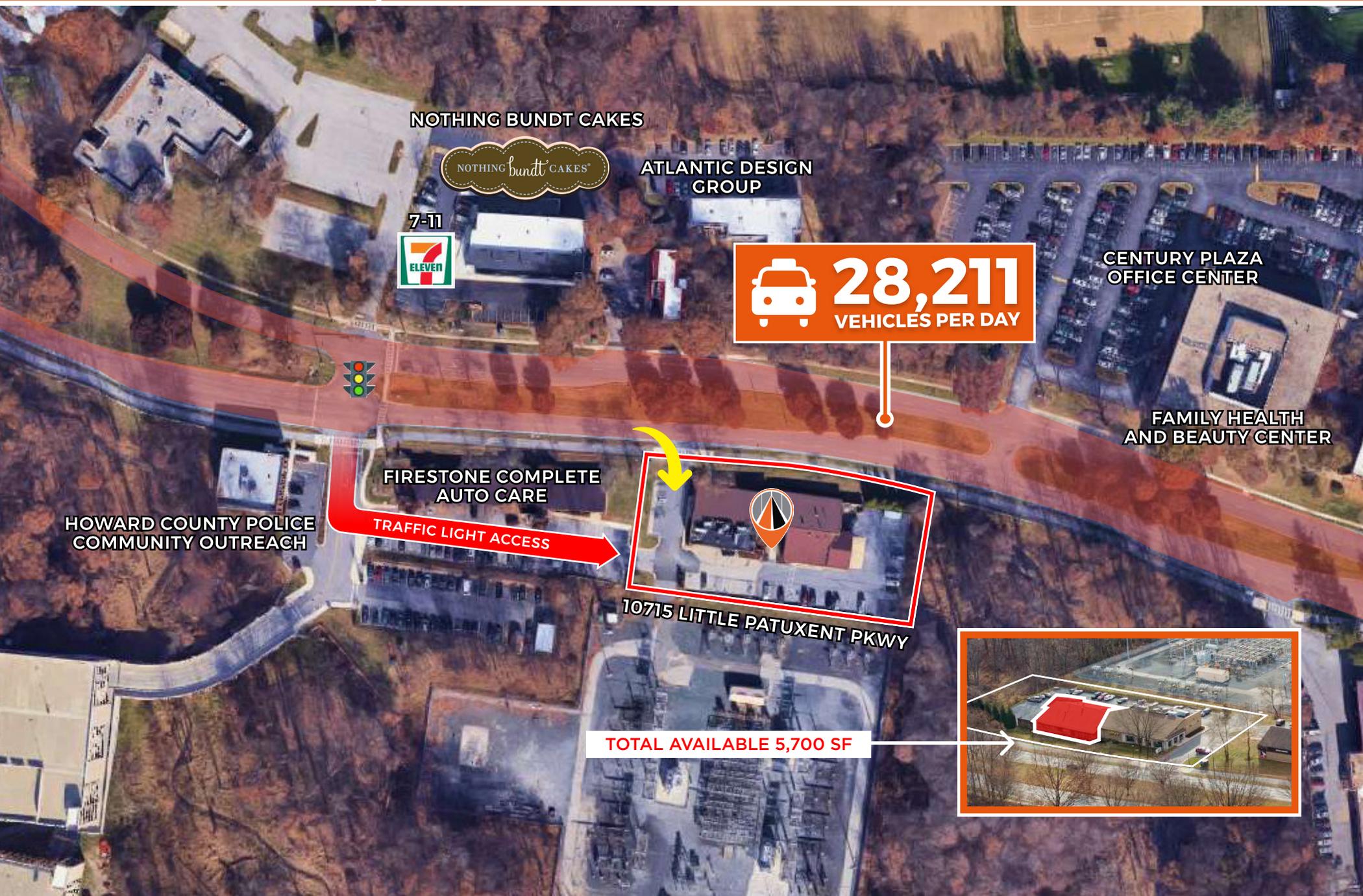


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LOCAL AERIAL

10715 LITTLE PATUXENT PARKWAY



NOTHING BUNDT CAKES



ATLANTIC DESIGN GROUP

7-11



 **28,211**
VEHICLES PER DAY

CENTURY PLAZA OFFICE CENTER

FAMILY HEALTH AND BEAUTY CENTER

FIRESTONE COMPLETE AUTO CARE

TRAFFIC LIGHT ACCESS

HOWARD COUNTY POLICE COMMUNITY OUTREACH



10715 LITTLE PATUXENT PKWY

TOTAL AVAILABLE 5,700 SF



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COLUMBIA, MD

EXISTING SITE PLAN

10715 LITTLE PATUXENT PARKWAY

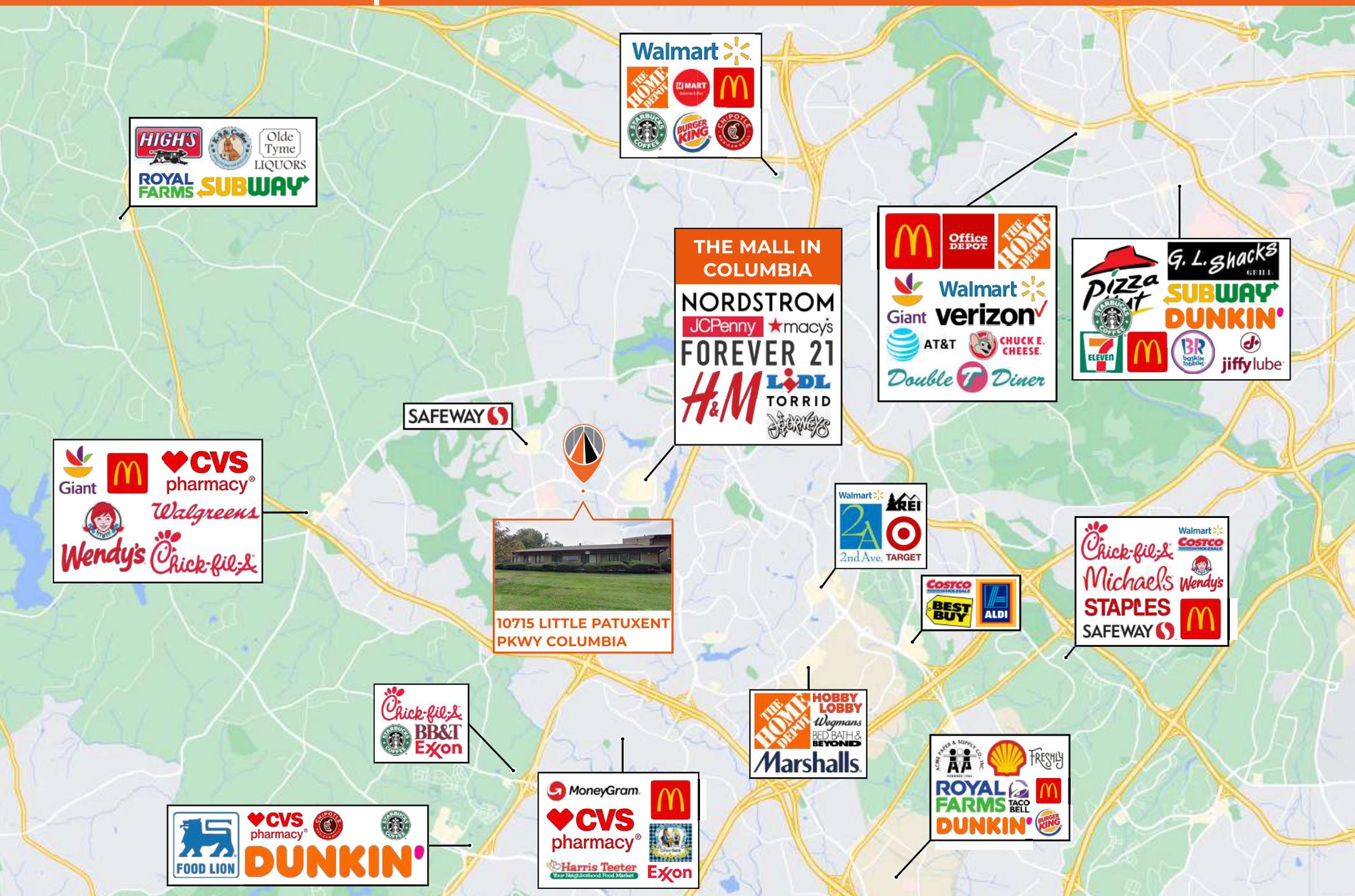


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TRADE AREA

10715 LITTLE PATUXENT PARKWAY



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



FAULKNER RIDGE

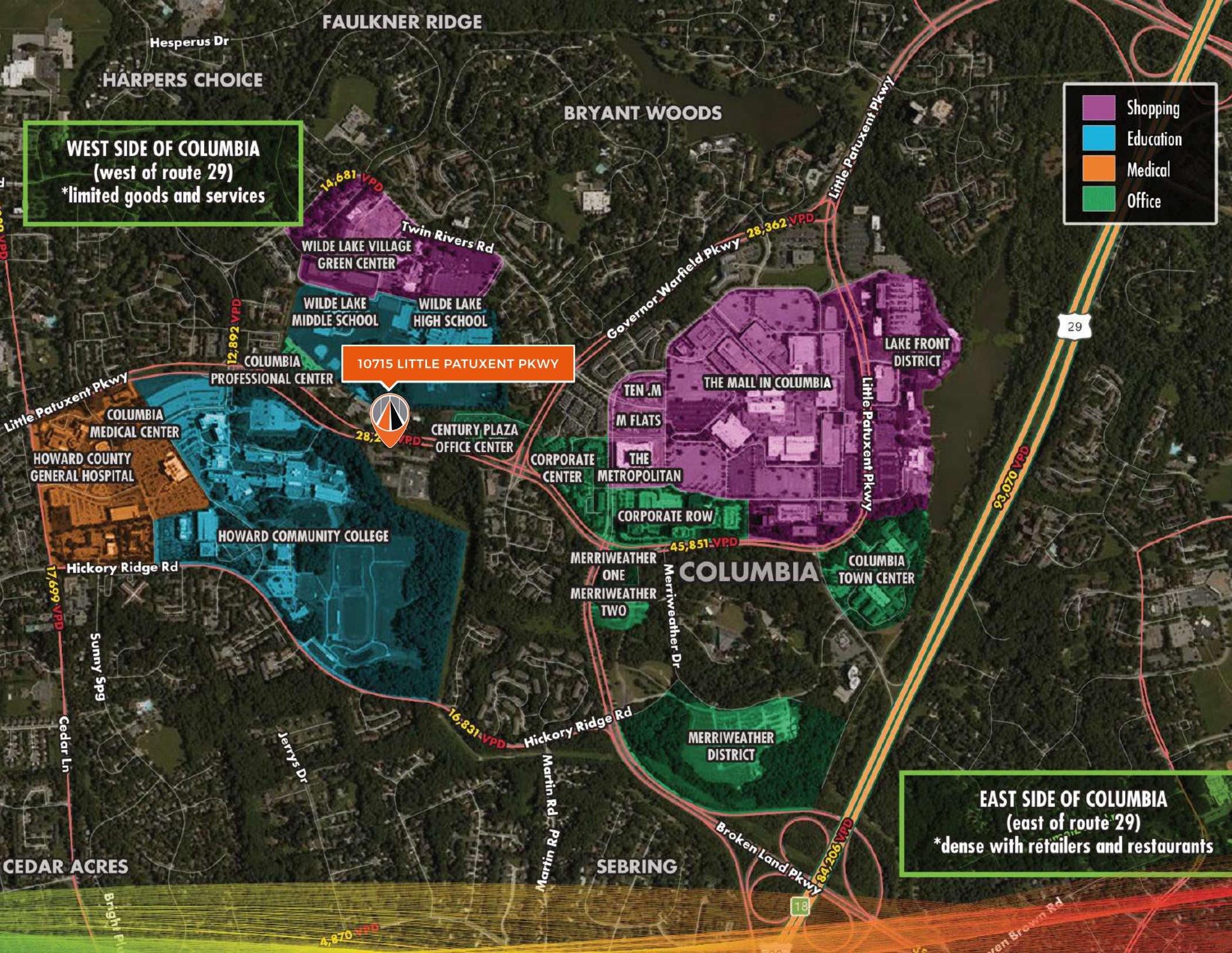
Hesperus Dr

HARPERS CHOICE

BRYANT WOODS

- Shopping
- Education
- Medical
- Office

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



10715 LITTLE PATUXENT PKWY



28,200 VPD

14,681 VPD

12,892 VPD

28,362 VPD

93,070 VPD

45,851 VPD

16,831 VPD

84,206 VPD

4,870 VPD

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

CEDAR ACRES

SEBRING

29

18

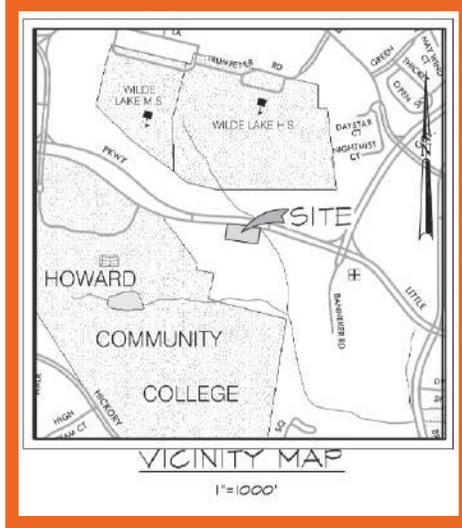
FOR LEASE



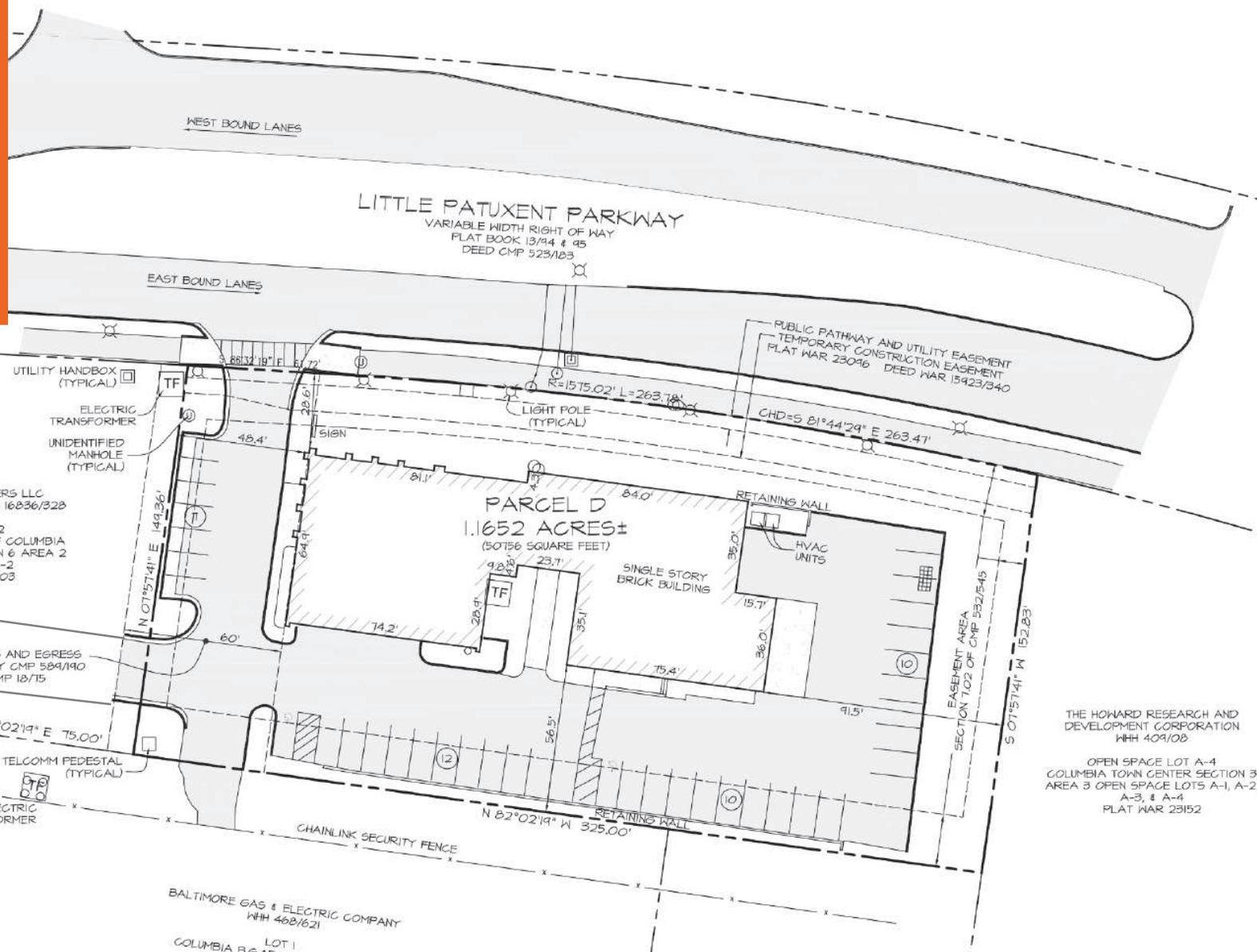
COLUMBIA, MD

SITE PLAN

10715 LITTLE PATUXENT PARKWAY



VICINITY MAP
1"=1000'



TRAFFIC LIGHT ACCESS

60' EASEMENT FOR INGRESS AND EGRESS
WHH 468/1621 AS AMENDED BY CMP 584/190
PLATE WHH 12/33 & CMP 18/15

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
WHH 409/08

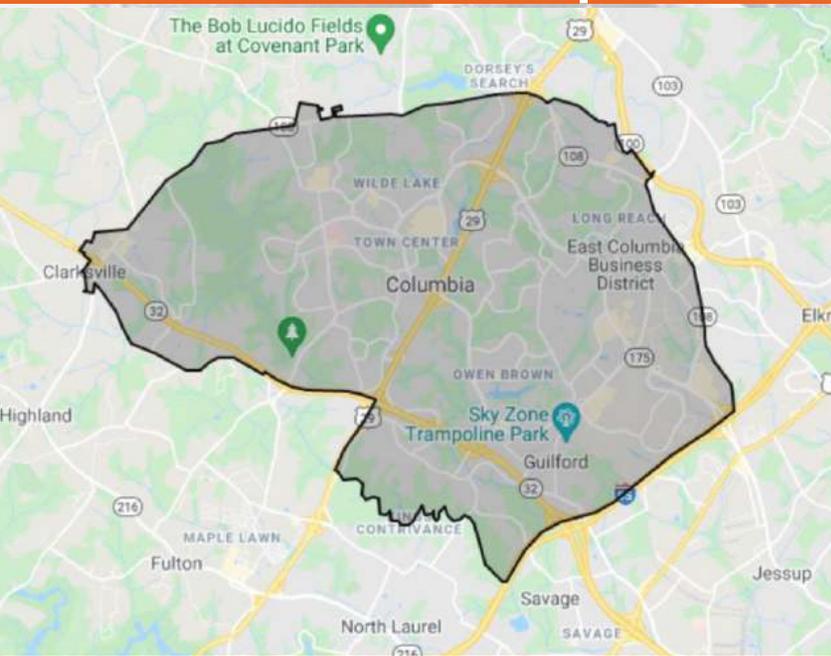
OPEN SPACE LOT A-4
COLUMBIA TOWN CENTER SECTION 3
AREA 3 OPEN SPACE LOTS A-1, A-2,
A-3, & A-4
PLAT WAR 23152

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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