

FOR SALE
COLUMBIA, MD



10715 LITTLE PATUXENT PKWY

COLUMBIA, MD 21044

FOR SALE

 COLUMBIA, MD

LOCATION OVERVIEW

10715 LITTLE PATUXENT PARKWAY

SALE PRICE:
\$3.4M

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:

- CLOSE PROXIMITY TO DOWNTOWN COLUMBIA
- 5,200 SF AVAILABLE IMMEDIATELY
- HAS TRAFFIC LIGHT ACCESS
- GREAT TRAFFIC COUNT OF 28,211 VEHICLES PER DAY
- END CAP SPACE. 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

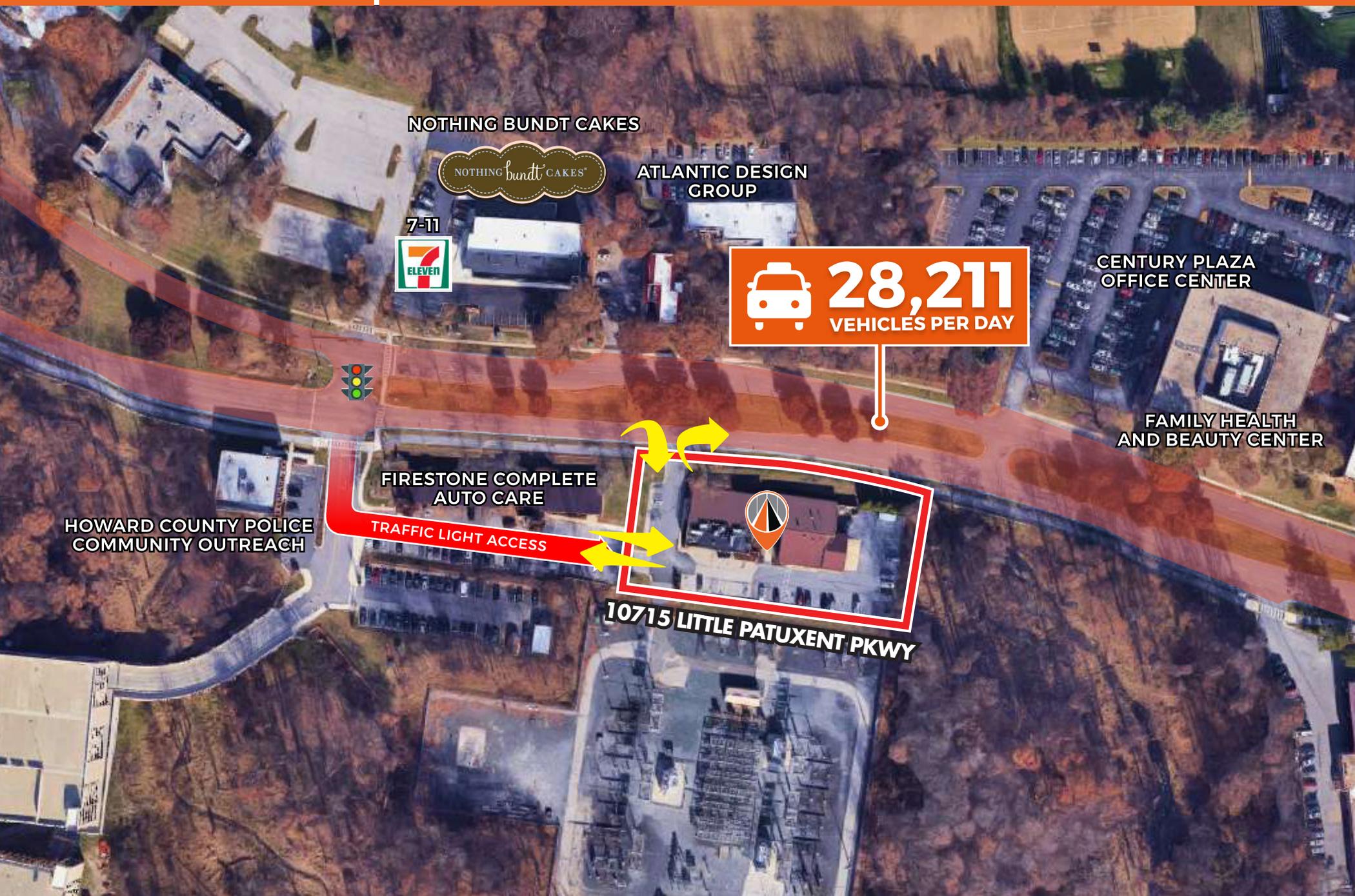


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COLUMBIA, MD

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



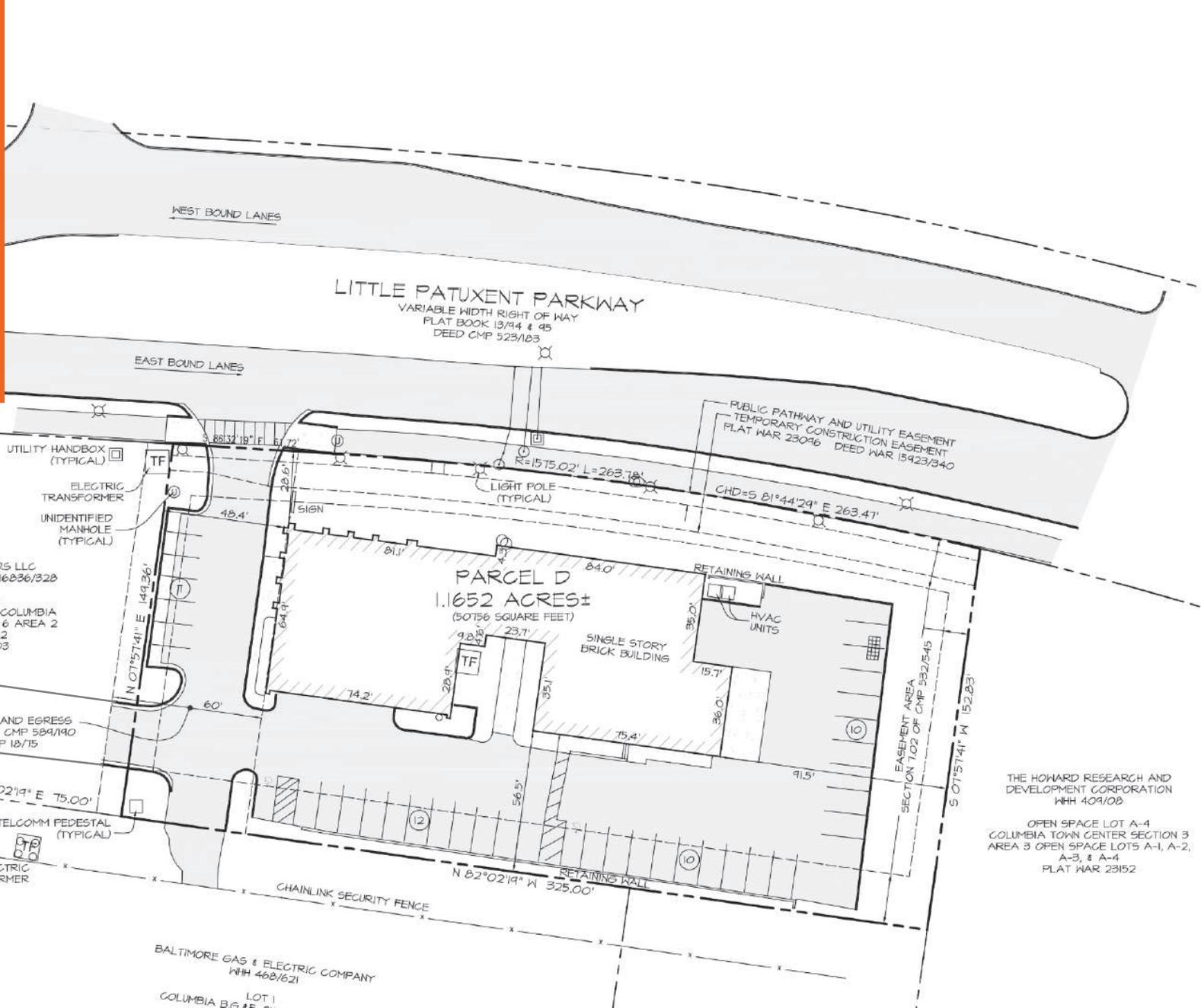
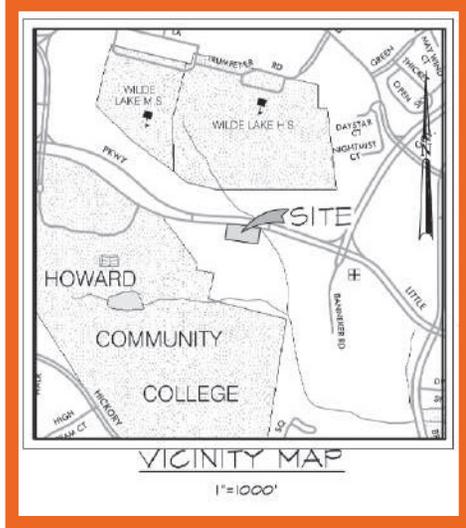
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COLUMBIA, MD

SITE PLAN

10715 LITTLE PATUXENT PARKWAY

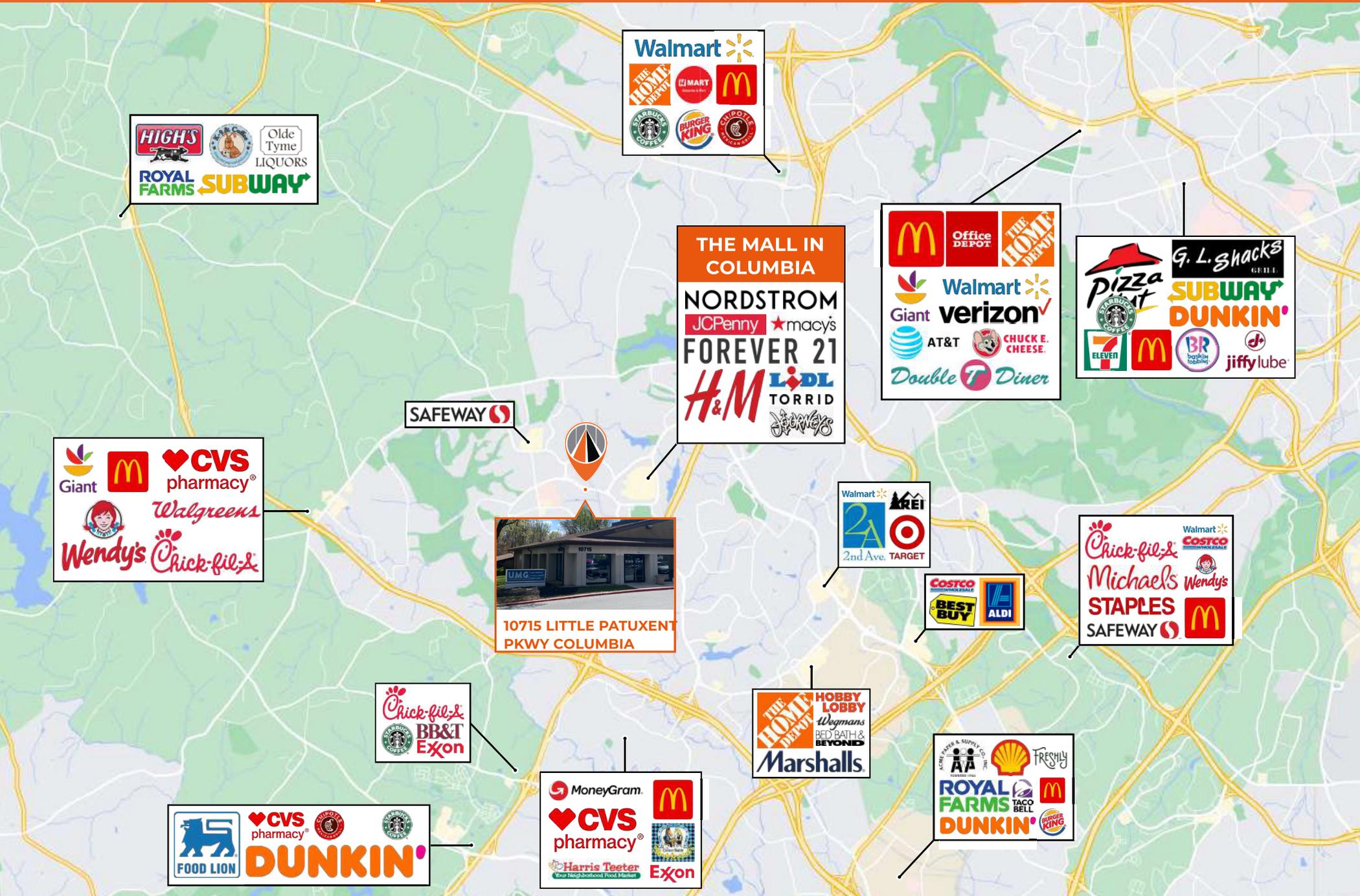


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COLUMBIA, MD

TRADE AREA

10715 LITTLE PATUXENT PARKWAY



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

10715 LITTLE PATUXENT PKWY COLUMBIA

FAULKNER RIDGE

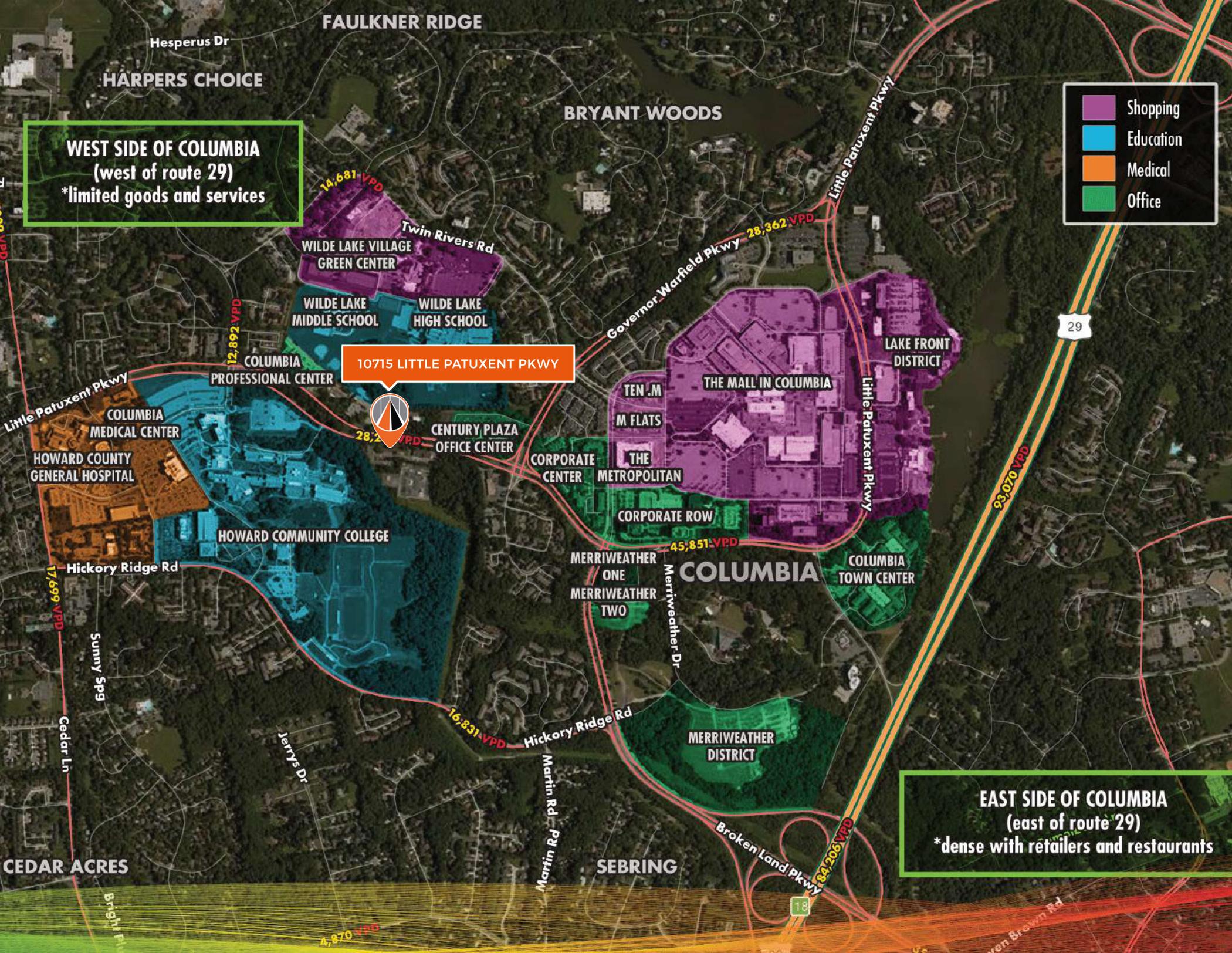
Hesperus Dr

HARPERS CHOICE

BRYANT WOODS

- Shopping
- Education
- Medical
- Office

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



10715 LITTLE PATUXENT PKWY



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

CEDAR ACRES

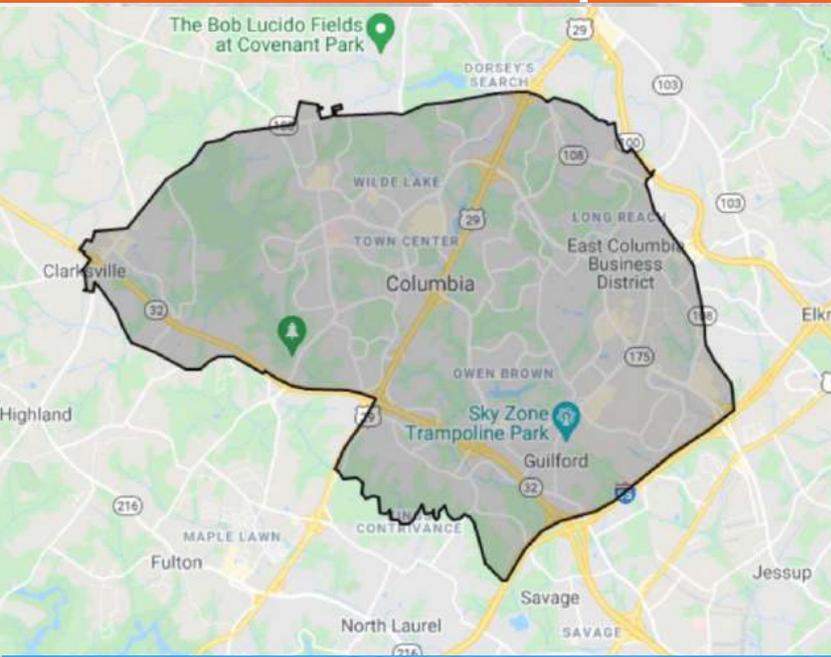
SEBRING

FOR SALE

COLUMBIA, MD

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