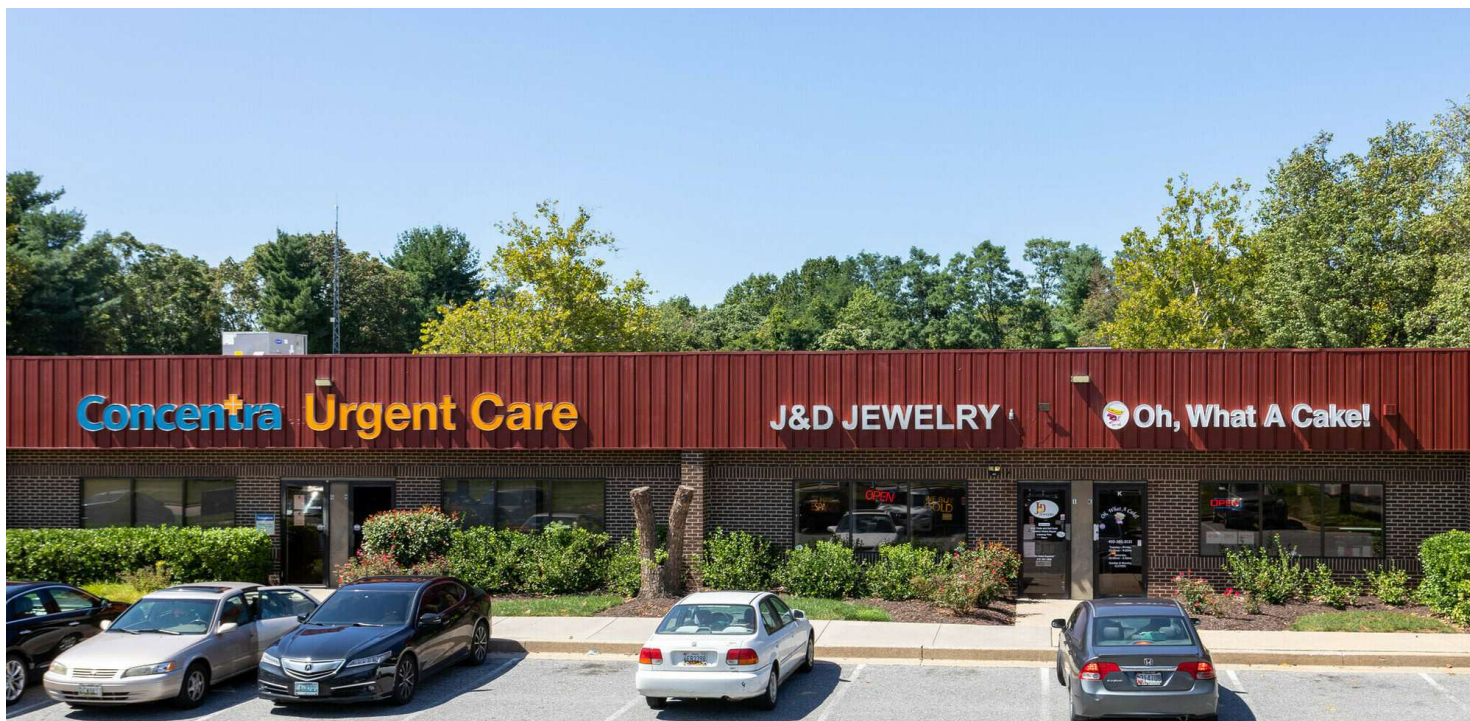


NEW CONCEPT BUSINESS PARK

6656 Dobbin Rd Columbia, MD 21045

CapStar
Commercial Realty**OFFERING SUMMARY**

Available SF:	1,920 - 3,840 SF
Lot Size:	3.82 Acres
Surface Parking	90
Space Available	1920-3840SF
Asking Rent	\$25/ SF NNN
Year Built:	1985
Building Size:	19,200 SF
Zoning:	NT

PROPERTY OVERVIEW

DYNAMIC RETAIL LOCATION with frontage on Dobbin Road and great co-tenancy! Prime in-line space in great shape with higher end finishes for the bathrooms, ceilings, and floors. Excellent visibility, plenty of parking and great for a variety of retail, office or medical uses!

PROPERTY HIGHLIGHTS

- Strong co-tenancy
- Great Visibility
- Minutes to Snowden river pkwy, RT 175, RT 29, & I-95
- Lots of parking (has rear lot)

CapStar Commercial Realty
O: 301.738.7777
438 N. Frederick Avenue, #450
Gaithersburg, MD 20877

Ben Marks

C: 240.234.1161

bmarks@capstarco.com

Henry Kornblatt

C: 410.206.1470

hkornblatt@capstarco.com

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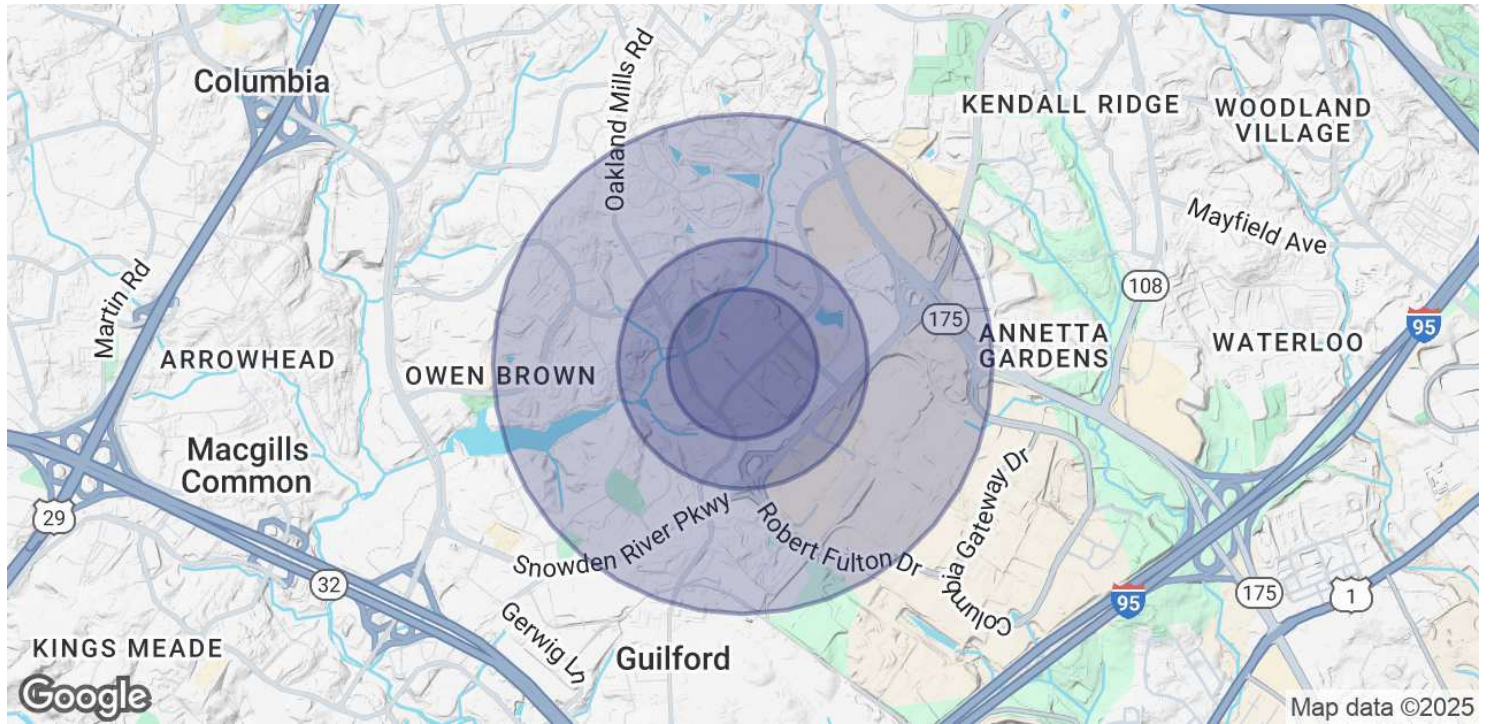
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	1,094	7,524
Average Age	41	42	41
Average Age (Male)	39	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	423	2,845
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$149,403	\$159,722	\$156,701
Average House Value	\$428,107	\$426,398	\$444,902

Demographics data derived from AlphaMap

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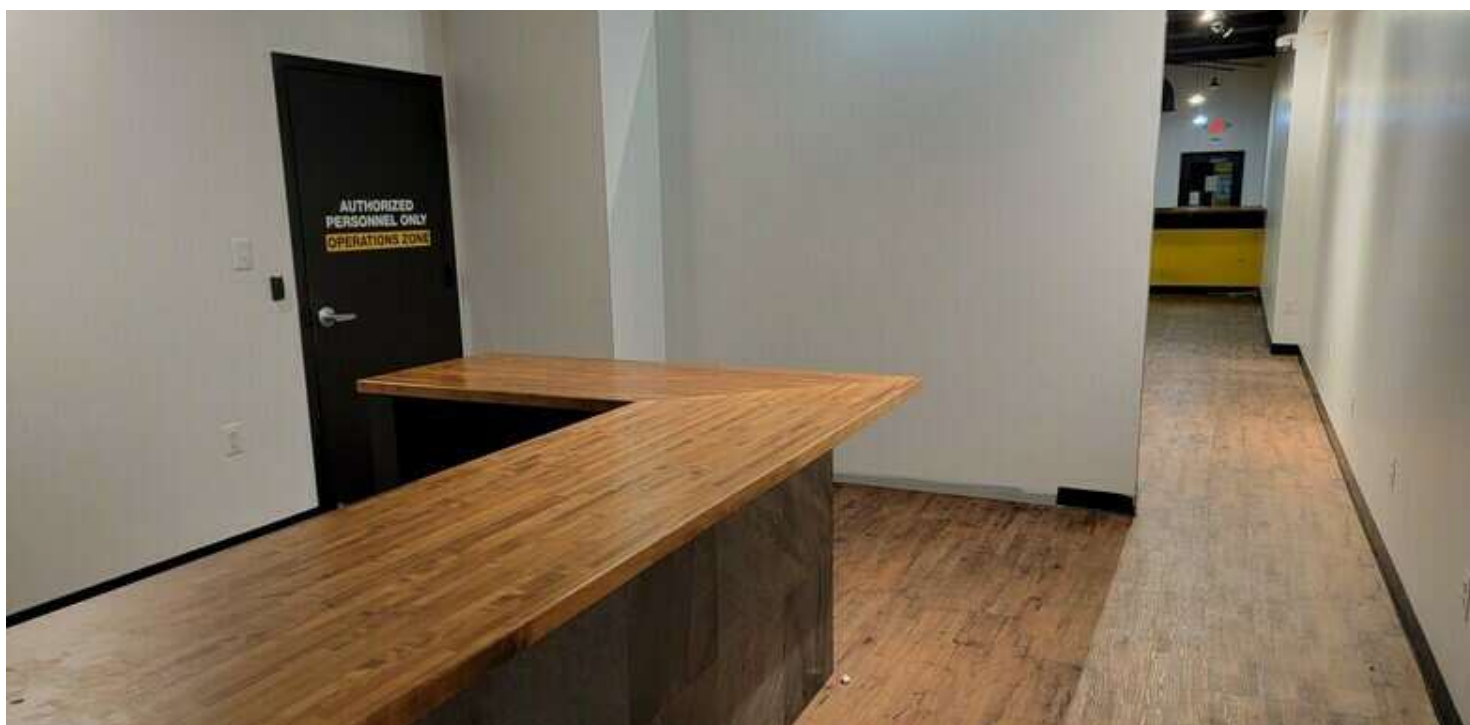
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