OFFICE/RETAIL FOR LEASE
HIGHLAND CROSSING
13330-13390 Clarksville Pike, Highland, MD 20777
Available: 504 - 1,008 SF

LA
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COMMERCIAL REAL ESTATE SERVICES

13390 | BUILDING A
8,000 SF Office/Retail

13380 | BUILDING B
10,000 SF Retail

13360 - 13366 | BUILDING E
8,000 SF Office/Retail

13330 | BUILDING C
6,000 SF Office/Retail

13340-13342 | BUILDING D
6,000 SF Office/Retail

RT 216/HIGHLAND ROAD

RT 108/CLARKSVILLE PIKE

LISTING DATA

AVAILABLE SF:	504 - 1,008 SF
13330 SUITE B2:	504 SF - $28 SF/YR (NNN)
13380 SUITE B:	1,008 SF - $34 SF/YR (NNN)
13380 SUITE H:	1,000 SF - $30 SF/YR (NNN)

PROPERTY INFORMATION

COUNTY:	Howard
MARKET:	Baltimore
SUBMARKET:	Outlying Howard County

BUILDING DATA

TOTAL BUILDING SF:	29,297 SF
YEAR BUILT:	2007
ZONING:	B-1

LOCATION OVERVIEW

Located at the intersections of Route 108 and Highland Road.

PROPERTY HIGHLIGHTS

- Located at the intersection of Route 108 (Clarksville Pike) and Highland Road in Howard County
- Five buildings totaling 29,297 SF
- 1 and 2 story office, medical and retail space
- Zoning: B-1
- High traffic counts with good signage and visibility
- Close proximity to Route 32, Downtown Columbia and River Hill Village Center
- Under new ownership
- On-site childcare (Little Builders Learning Center)
- Join The Brewers Art Tavern, Highland Wine and Spirits, Highland Family Dental and More!

Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

Ben Brooks
Associate
443.741.4053
bbrooks@lee-associates.com

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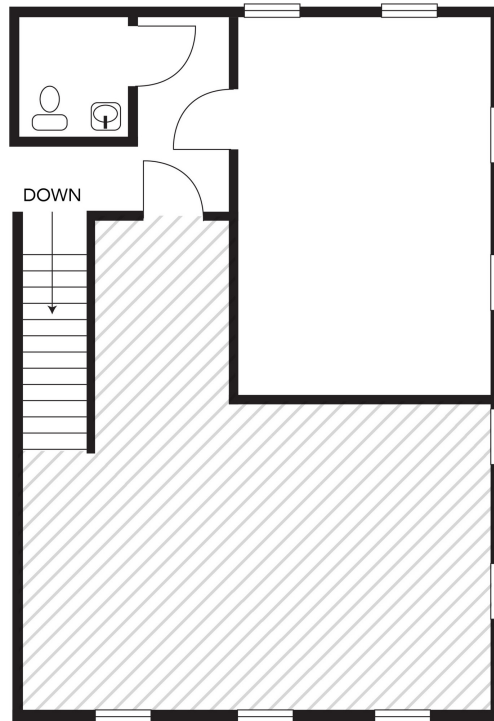Senior Vice President
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bharrison@lee-associates.com

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DOWN

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
13330 Building Suite B2	504 SF	NNN	$28.00 SF/yr

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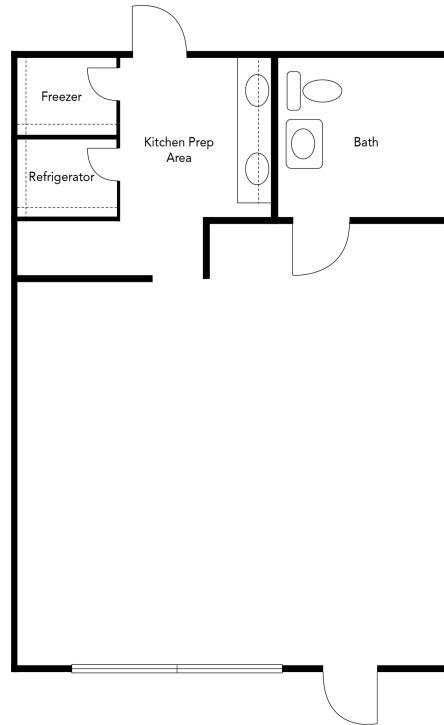**bharrison@lee-associates.com**

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13380 Building B Suite B	1,008 SF	NNN	$34.00 SF/yr	Former Subway location with walk-in refrigerator and freezer in place

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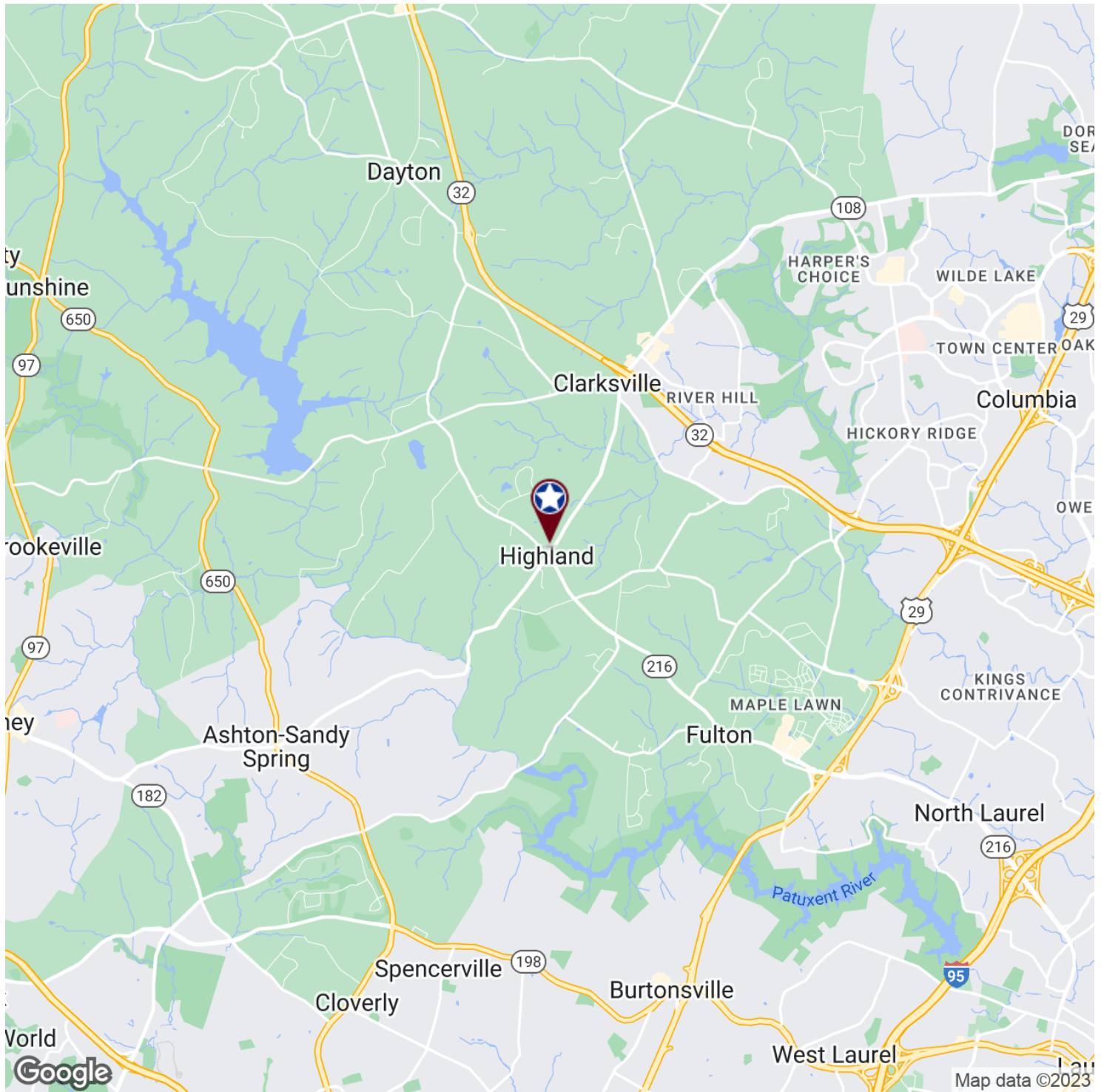**bbrooks@lee-associates.com**

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13380 Building Suite H	1,000 SF	NNN	$30.00 SF/yr	Retail space - 2nd floor

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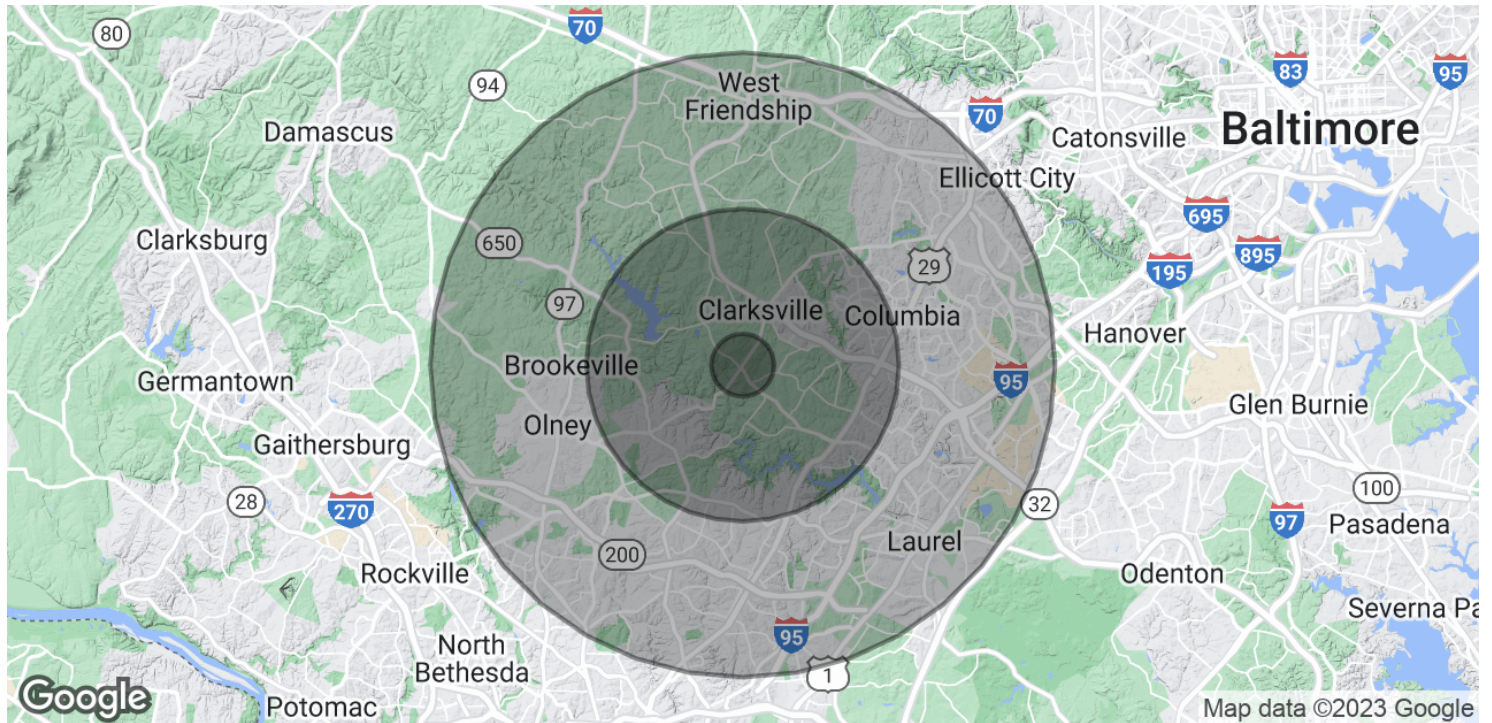**443.741.4045**
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,422	58,265	487,312
Average Age	42.7	41.5	39.6
Average Age (Male)	42.5	41.2	38.3
Average Age (Female)	42.3	41.6	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	465	19,478	180,797
# of Persons per HH	3.1	3.0	2.7
Average HH Income	$190,704	$162,603	$114,265
Average House Value		$633,597	$467,890

* Demographic data derived from 2020 ACS - US Census

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