

FOR SALE
COLUMBIA, MD



10715

10715

6000

10715 LITTLE PATUXENT PKWY

COLUMBIA, MD 21044

FOR SALE

 COLUMBIA, MD

LOCATION OVERVIEW

10715 LITTLE PATUXENT PARKWAY

SALE PRICE:
UNDISCLOSED

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, LLC | 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG MD 20878

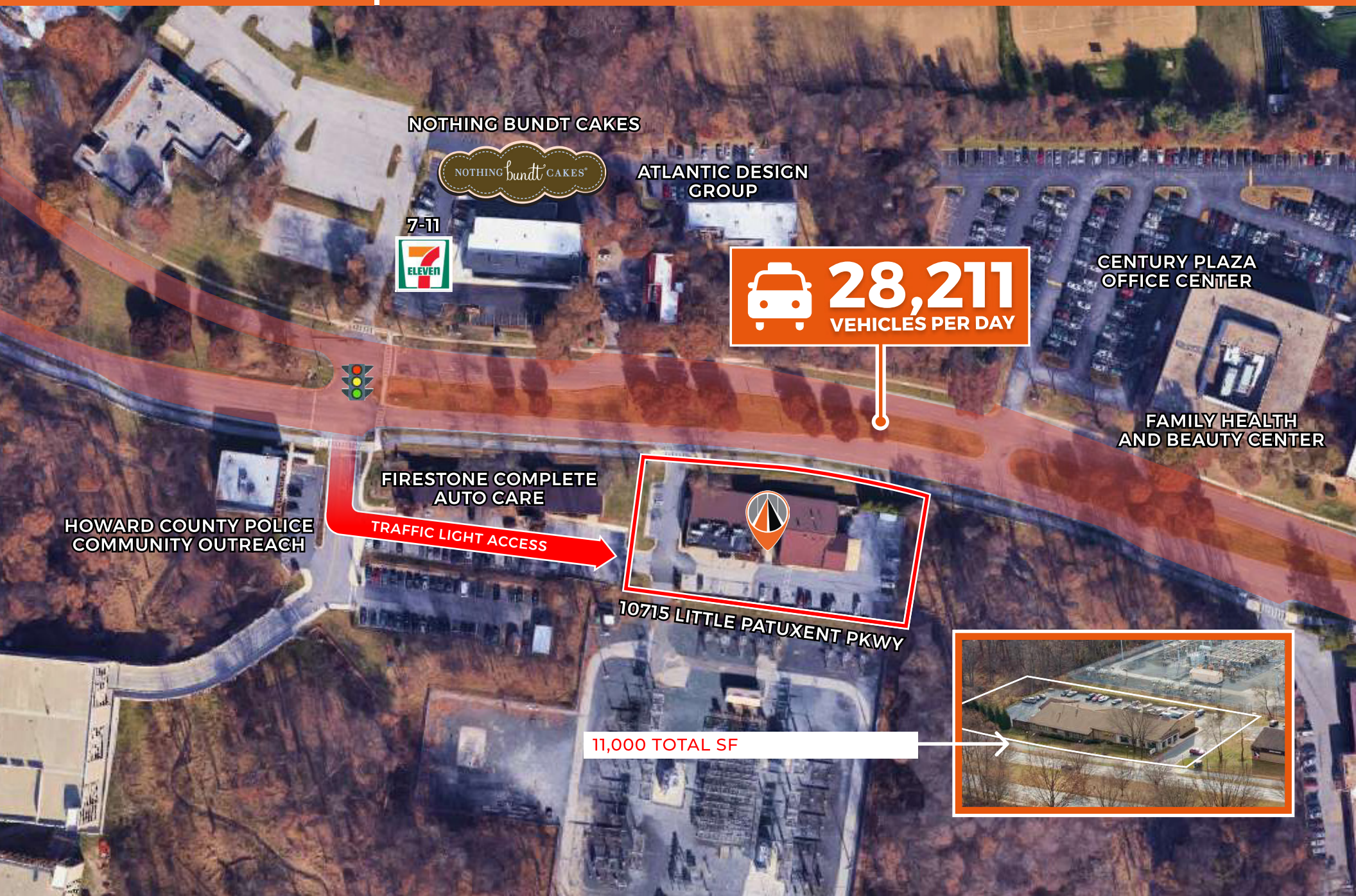
 **Avenue**
REAL ESTATE

FOR SALE

COLUMBIA, MD

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

11,000 TOTAL SF



FOR SALE

COLUMBIA, MD

MAP

10715 LITTLE PATUXENT PARKWAY



10715 LITTLE PATUXENT PKWY

11,000 SF
PROPERTY

THE HALAL GUYS
BUBBLES
KUNG FU TEA
Ron Chan

CHOCOLATE FACTORY
COLD STONE
FLOYD'S

WHOLE FOODS MARKET

THE MALL IN COLUMBIA
BARNES & NOBLE
McDonald's
Starbucks

THE FOOD MARKET

MOD
corner bakery CAFE

MERRILL WEATHER BARRISTER

MT

THE METROPOLITAN DOWNTOWN COLUMBIA

HAIRCLUB

BB&T

Exxon

AD

Terry's TAG & TITLE

7 ELEVEN

NOTHING BUT CAKES

FOR SALE



EXISTING SITE PLAN

10715 LITTLE PATUXENT PARKWAY



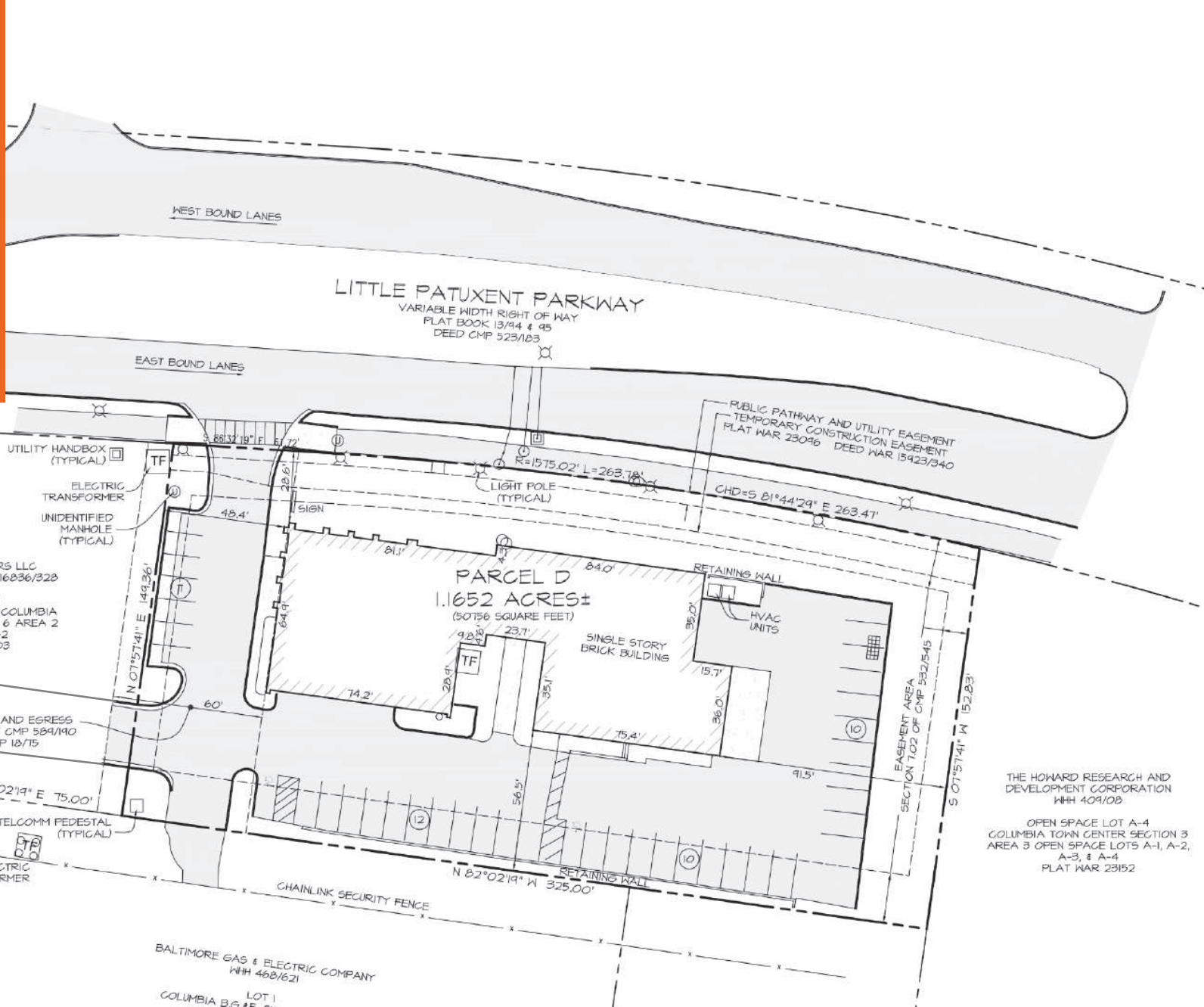
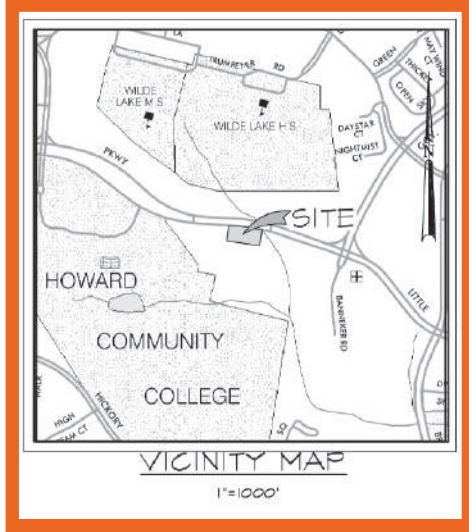
FOR SALE



COLUMBIA, MD

SITE PLAN

10715 LITTLE PATUXENT PARKWAY



PARKWAY PARTNERS LLC
WAR 16236/325 & WAR 16236/328

PARCEL C-2
PLAT OF REVISION OF COLUMBIA
TOWN CENTER SECTION 6 AREA 2
LOTS C-1 & C-2
PLAT NO. 23103

TRAFFIC LIGHT ACCESS

60' EASEMENT FOR INGRESS AND EGRESS
WITH 462/611 AS AMENDED BY CMP 589/190
PLATS 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

BALTIMORE GAS & ELECTRIC COMPANY
WHH 462/621

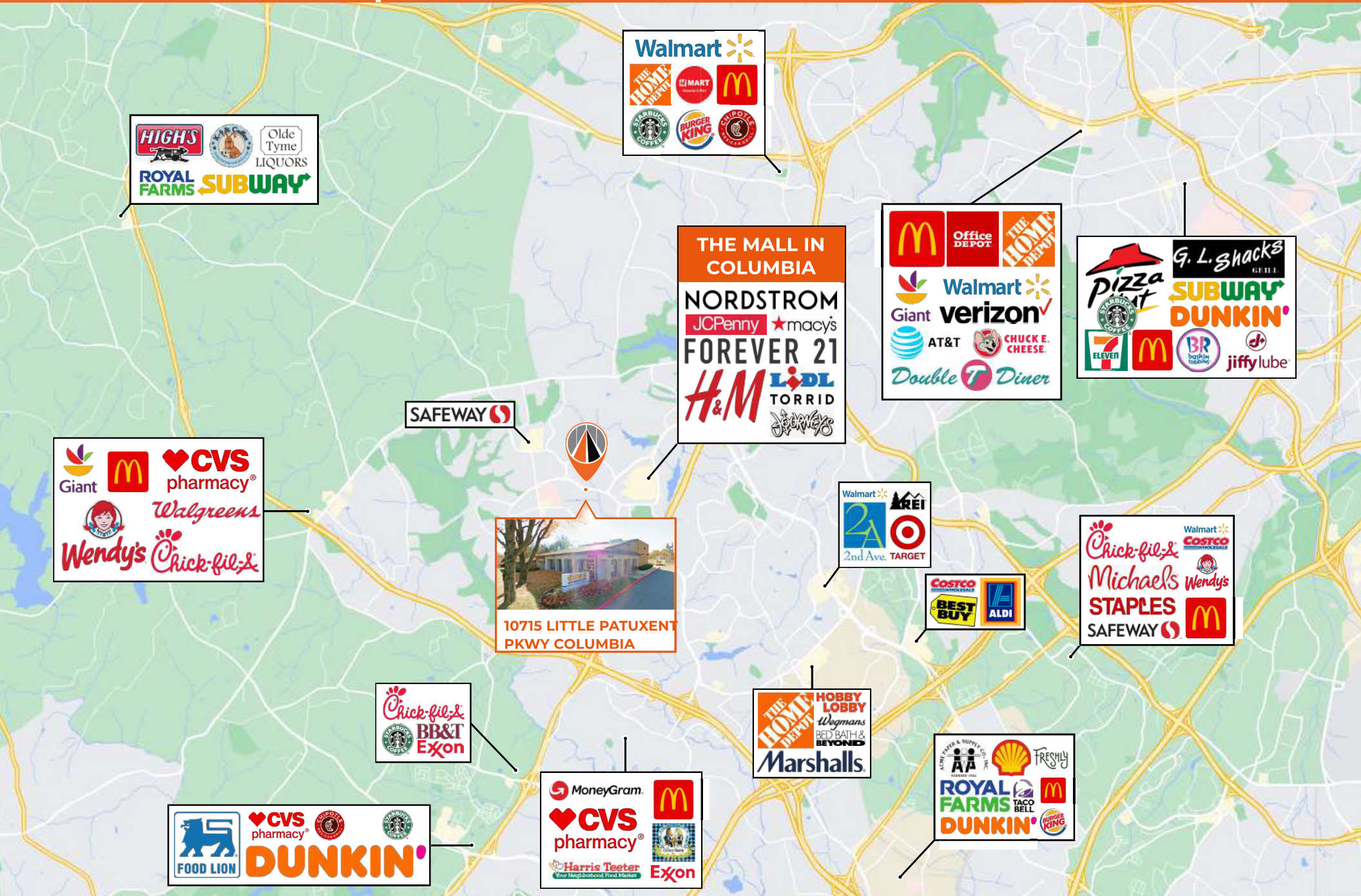
LOT 1
COLUMBIA B.G. #4

FOR SALE

COLUMBIA, MD

TRADE AREA

10715 LITTLE PATUXENT PARKWAY



HIGH'S
ROYAL FARMS
SUBWAY
Olde Tyme LIQUORS

Walmart
THE HOME DEPOT
STARBUCKS
BURGER KING
McMART
MCDONALD'S
KROGER

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

McDonald's
Office DEPOT
THE HOME DEPOT
Giant
Walmart
verizon
AT&T
CHUCK E. CHEESE
Double T Diner

Pizza Hut
G. L. Shacks
SUBWAY
DUNKIN'
7-ELEVEN
McDonald's
BR
jiffy lube

Giant
McDonald's
CVS pharmacy
Walgreens
Wendy's
Chick-fil-ly

SAFEWAY



Walmart
2nd Ave. TARGET
REI

COSTCO
BEST BUY
ALDI

Chick-fil-ly
Walmart
Costco
MICHAEL'S
Wendy's
STAPLES
SAFEWAY
McDonald's

Chick-fil-ly
BB&T
Exxon
STARBUCKS

THE HOME DEPOT
HOBBY LOBBY
Wegmans
RED BATH & BEYOND
Marshalls

FOOD LION
CVS pharmacy
DUNKIN'

MoneyGram
McDonald's
CVS pharmacy
Harris Teeter
Exxon

AA
ROYAL FARMS
DUNKIN'
TACO BELL
McDonald's
BURGER KING
FRESHLY
SHELL

FAULKNER RIDGE

Hesperus Dr

HARPERS CHOICE

BRYANT WOODS

- Shopping
- Education
- Medical
- Office

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

14,681 VPD

Twin Rivers Rd

WILDE LAKE VILLAGE GREEN CENTER

WILDE LAKE MIDDLE SCHOOL

WILDE LAKE HIGH SCHOOL

10715 LITTLE PATUXENT PKWY



12,892 VPD

COLUMBIA PROFESSIONAL CENTER

28,200 VPD

CENTURY PLAZA OFFICE CENTER

Little Patuxent Pkwy

COLUMBIA MEDICAL CENTER

HOWARD COUNTY GENERAL HOSPITAL

Governor Warfield Pkwy 28,362 VPD

TEN .M

M FLATS

THE MALL IN COLUMBIA

Little Patuxent Pkwy

LAKE FRONT DISTRICT

17,699 VPD

Hickory Ridge Rd

Sunny Spg

CEDAR LN

HOWARD COMMUNITY COLLEGE

CORPORATE CENTER

THE METROPOLITAN

CORPORATE ROW

45,851 VPD

MERRIWEATHER ONE

MERRIWEATHER TWO

Merriveather Dr

COLUMBIA

COLUMBIA TOWN CENTER

16,831 VPD

Hickory Ridge Rd

MERRIWEATHER DISTRICT

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

CEDAR ACRES

SEBRING

4,870 VPD

84,206 VPD

93,070 VPD

29

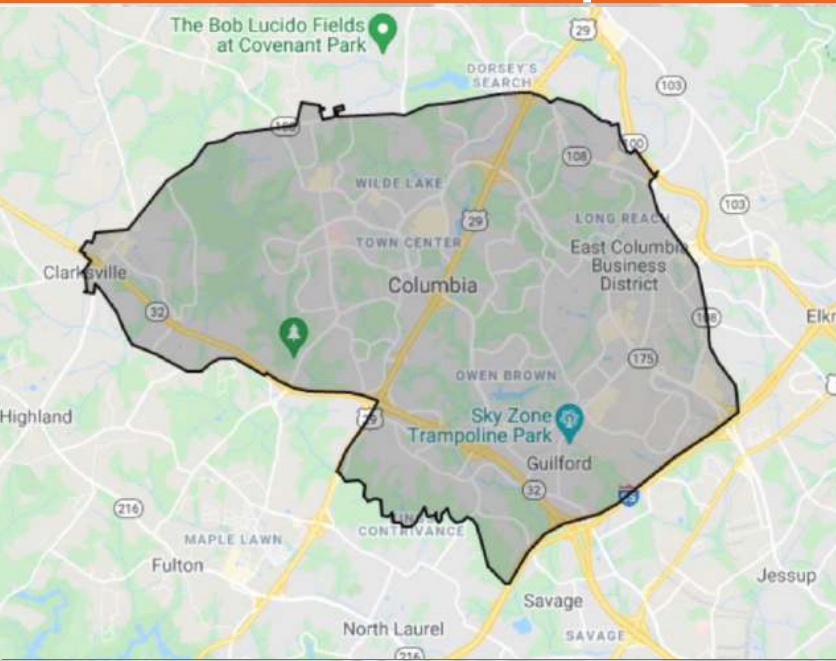
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FOR SALE

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