

LEASE/GROUND LEASE

10730 Little Patuxent Parkway, Columbia, MD



Rare Columbia Town Center opportunity in Howard County!

- 10,310 sf + 3,000 sf basement
- 2 stories
- Year Built: 1977
- Single Tenant
- Parking: 70 surface spaces
Ratio: 4.7 to 1,000 sf
- Frontage: 127 feet
- Newly signalized intersection
- Zoning: NT (New Town)

LEASE
\$ 30.00 SF NNN

GROUND LEASE
\$300,000 NNN

- Land Acres: 1.21 AC
- Land Sq. Ft.: 52,708 sf
- Building: FAR 0.28
- Taxes: \$1.46 sf (2015)

Demographics 5 mi

Daytime Population 166,388
Average HH Income \$131,074

Spending

Total Food/Bev \$659,779,000
Total HH Furnishings \$422,909,000

Employees within 1 mile 18,437
Howard Com College Enrollment 10,000

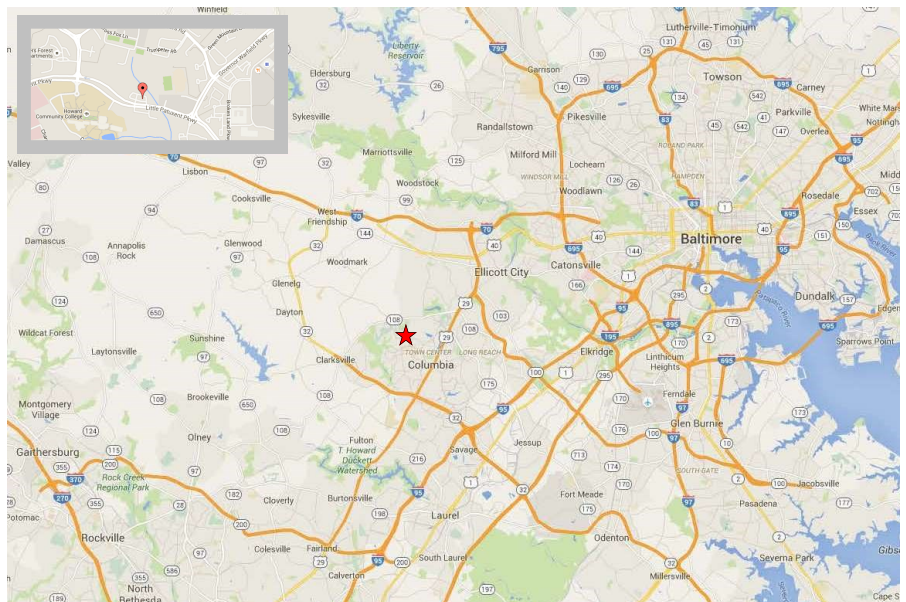
Traffic Count at Banneker Road

32,066

average daily volume



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AJP PROPERTIES
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8373 Piney Orchard Pky., Odenton, Md.



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