

OFFICE/RETAIL SPACE AVAILABLE SOON

9170 Route 108,
Columbia, MD 21045

KEY HIGHLIGHTS

- Space use: Retail 1,800 sq ft at \$35 PSF NNN
- Space use: Office 1,920 sq ft, lease for \$24 PSF modified gross
- Parcel: 2.2 Acres
- Frontage: 107' on Bendix Road / 44' on Route 108
- Zoning: NT (New Town District)
- The property is highly visible and surrounded by neighboring tenants like Chocolatier, Bare Wax, Vickie's Nails, Bridge Tailors and Cleaners, Smile Savers Dentistry and Pupatella

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	9,660	91,619	208,108
Avg. HH Income	\$119,886	\$136,773	\$138,502
Households	4,176	35,404	78,689
Employees	9,494	50,052	124,067
Median Age	37.3	39.4	39.4



DONALD REUWER

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

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SITE PLAN

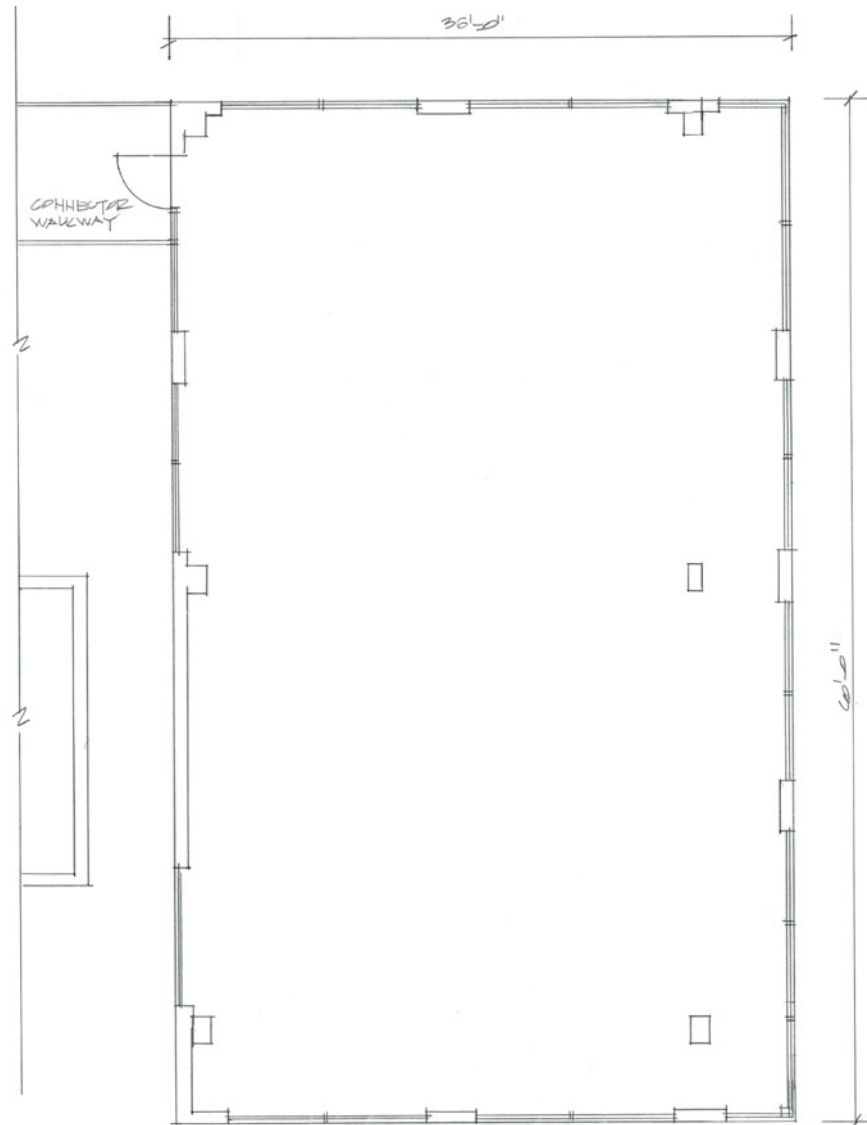


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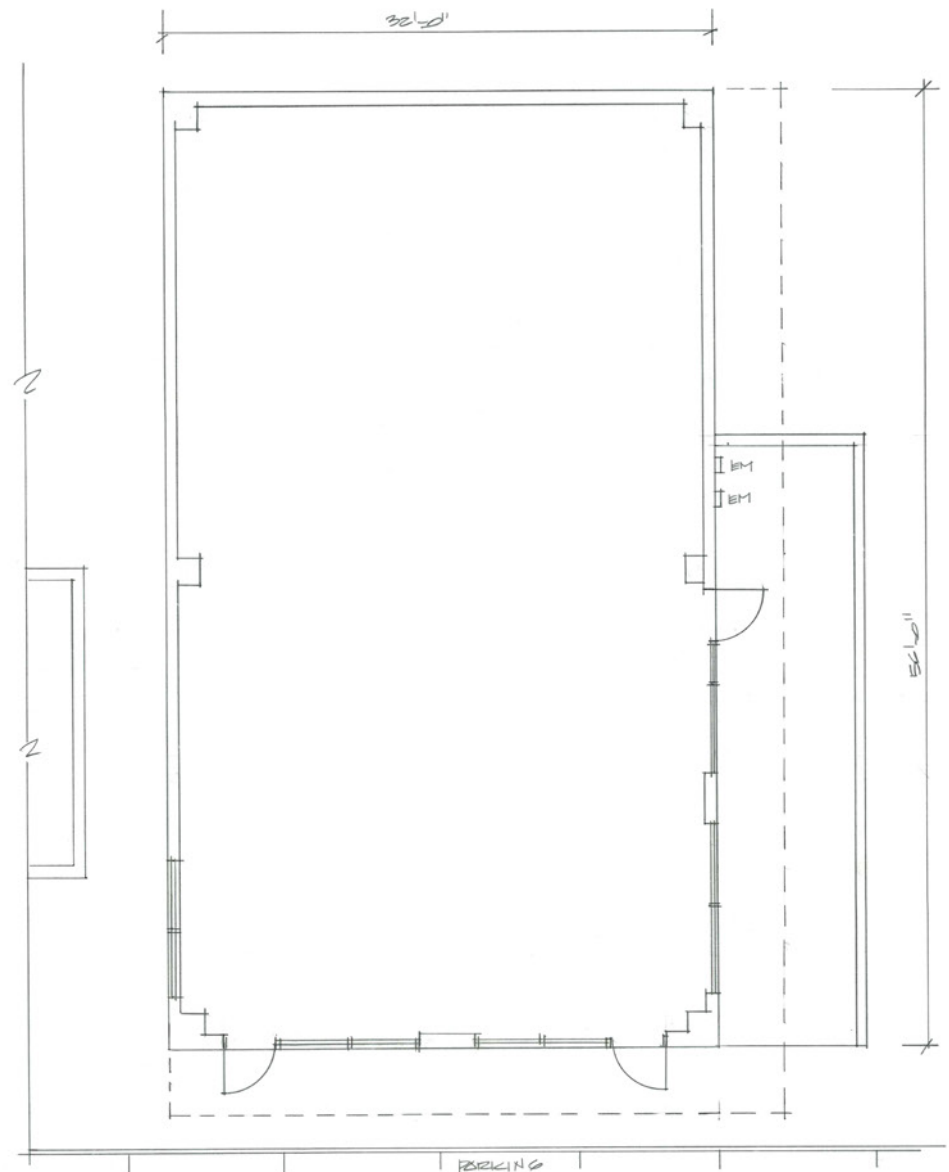
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FLOOR PLANS



AREA: 1920 S.F.

2nd FLOOR PLAN
SCALE: 1/4"=1'-0"



AREA: 1792 S.F.

1st FLOOR PLAN
SCALE: 1/4"=1'-0"

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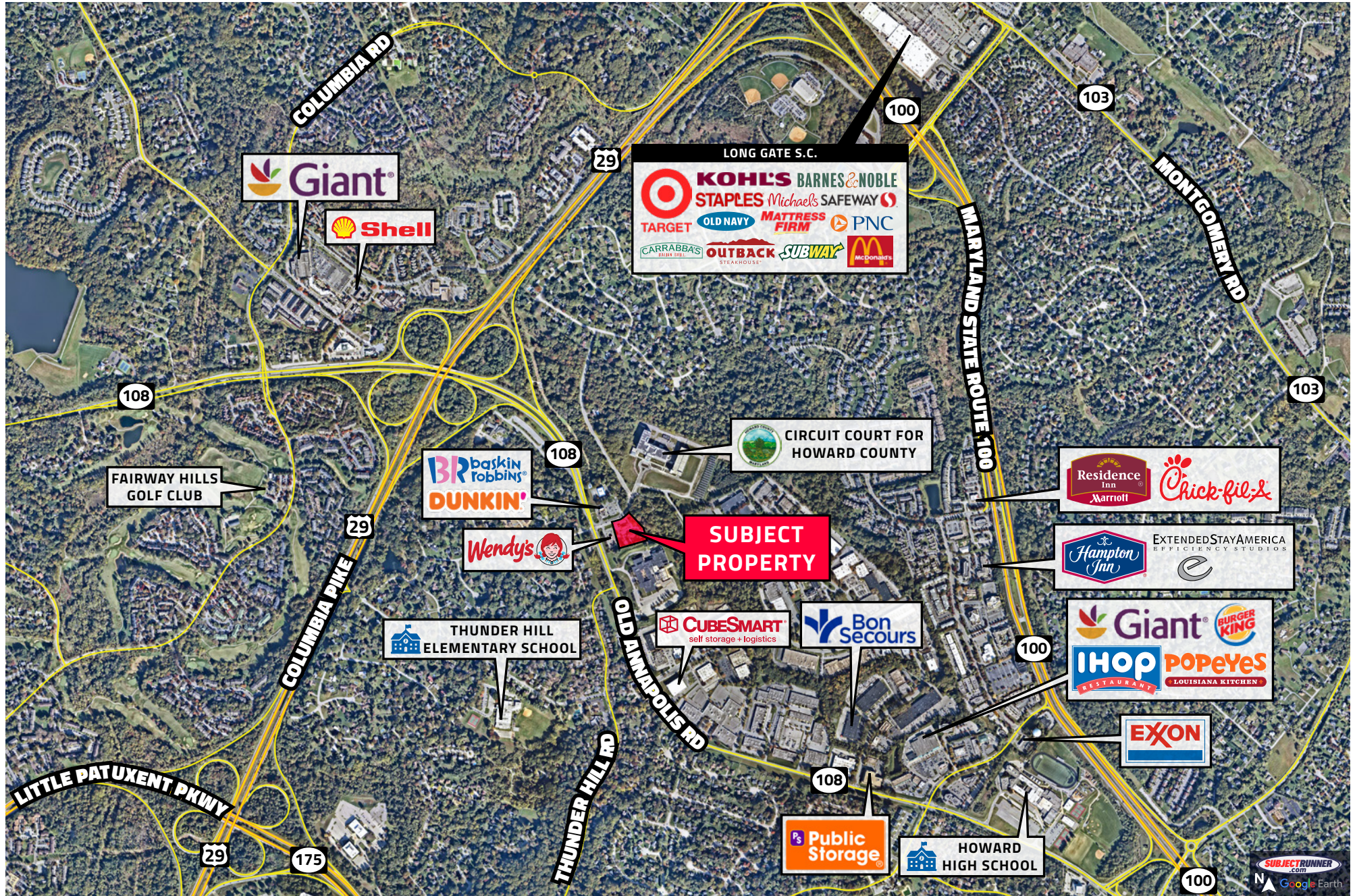
EXTERIOR PHOTOS



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MIDRANGE AERIAL



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