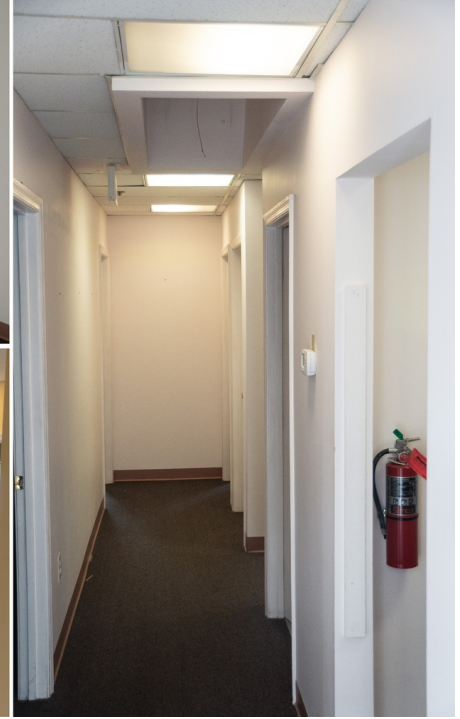


OFFICE FOR LEASE

2 STORY COLUMBIA MEDICAL OFFICE

10450 Shaker Drive, Columbia, MD 21046



OFFERING SUMMARY

AVAILABLE SF:	2,000 SF
LEASE RATE:	\$21.00 SF/yr (MG)
TRAFFIC (SENECA DR):	87,386 VPD (2018)
ZONING:	B1

PROPERTY OVERVIEW

2 story medical office suite for LEASE.

PROPERTY HIGHLIGHTS

- Ideal for Medical use
- New paint and carpet
- Great Columbia location without the Columbia traffic
- Within 3 miles of the Mall in Columbia
- Located just off Route 29 with quick access to Route 32 and I-95



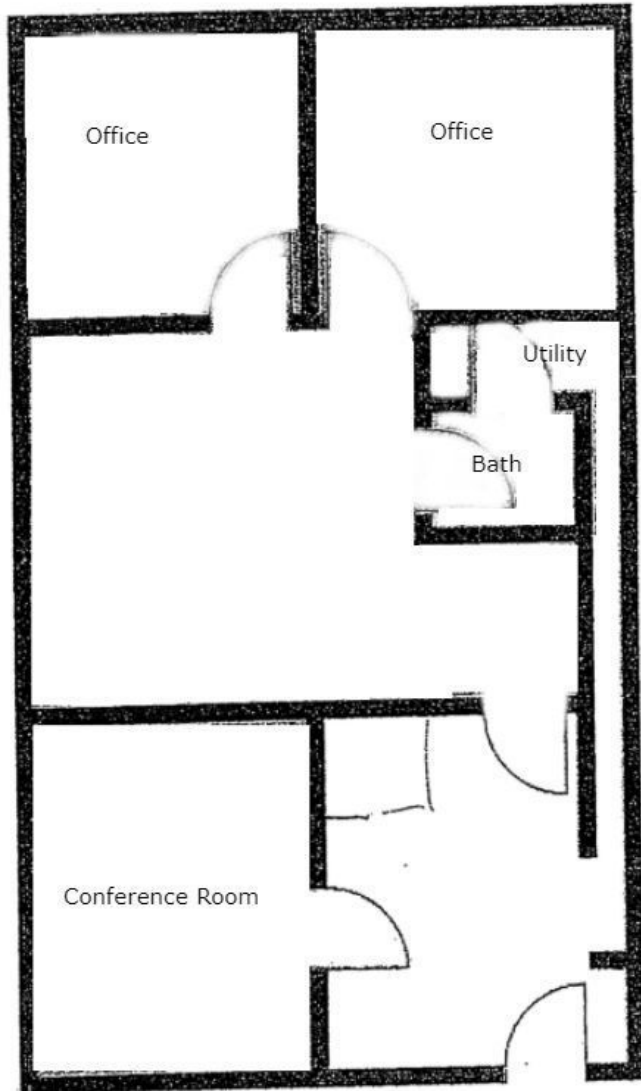
KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

HELEN DELLHEIM, ESQ.
Managing Director, Win Commercial Group
O: 410.312.0000
C: 410.258.4136
Helen@WinCommercial.com
MD #579141

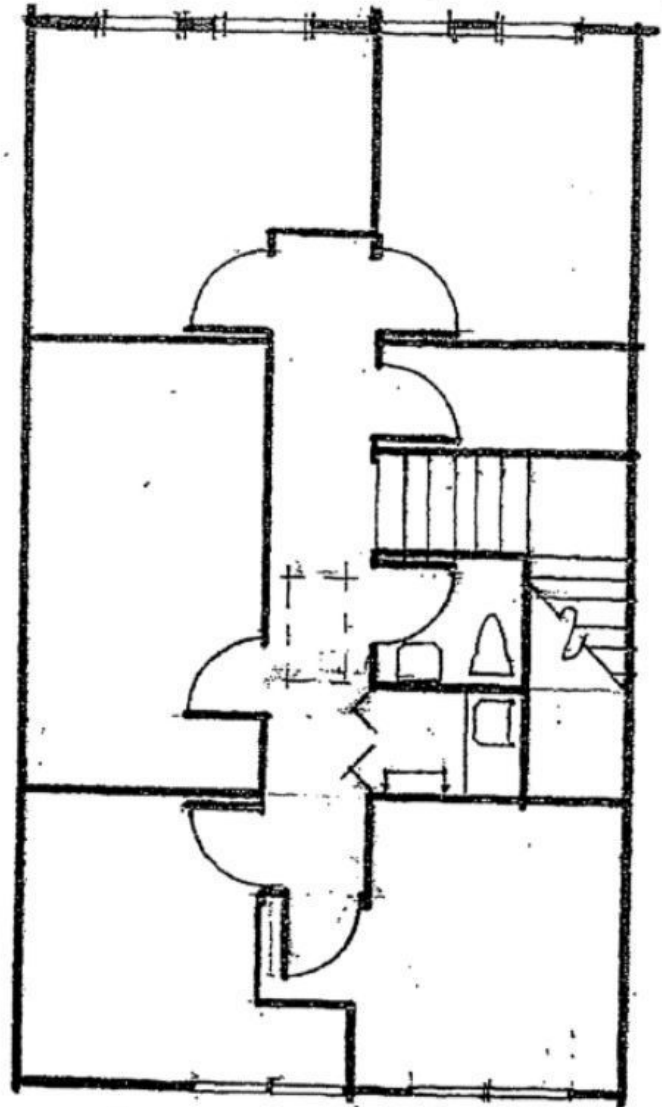
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OFFICE FOR LEASE

10440-10450 Shaker Drive, Columbia, MD 21046



First Floor



Second Floor

10450 Shaker Drive #110

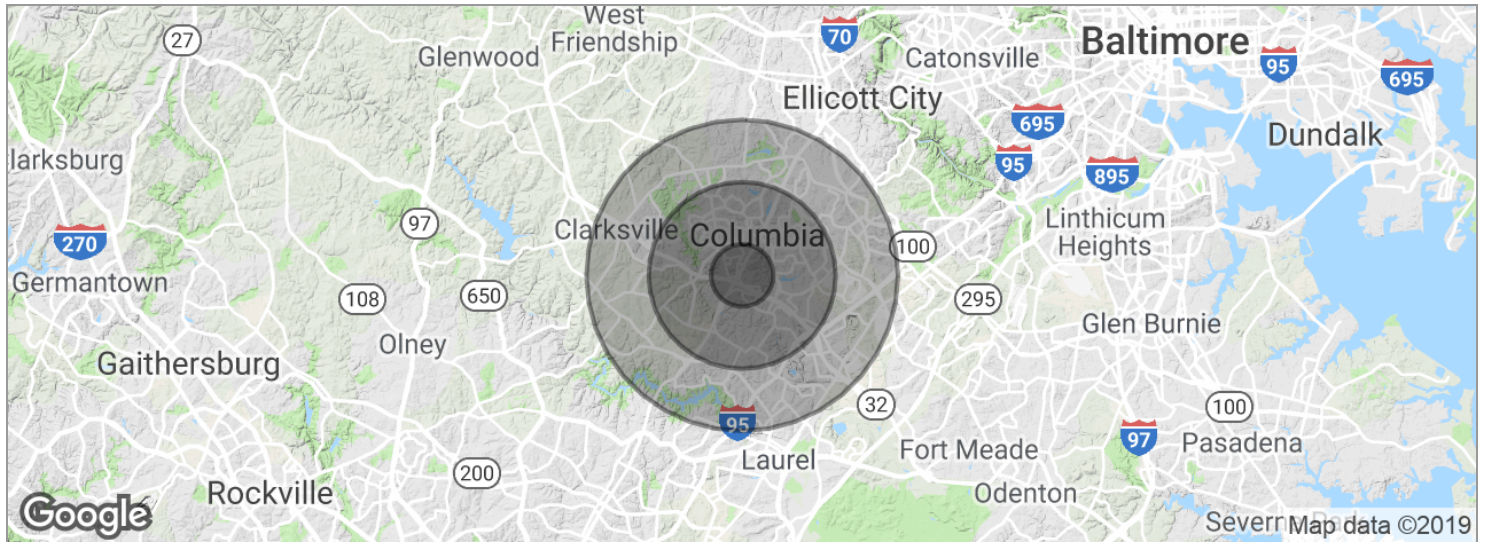
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OFFICE FOR LEASE

\$125K AVG HH INCOME

10450 Shaker Drive, Columbia, MD 21046



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,238	78,463	172,268
Median age	40.1	38.4	37.7
Median age (male)	38.6	37.6	36.8
Median age (Female)	41.9	39.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,755	31,459	66,398
# of persons per HH	2.6	2.5	2.6
Average HH income	\$125,939	\$110,835	\$116,822
Average house value	\$449,551	\$433,292	\$443,661

* Demographic data derived from 2010 US Census

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