

The Langert Group

Signature Commercial Real Estate Services

EVAN LANGERT, ESQ.

Cell: 650-714-3826

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6520 Old Waterloo Road, Suites A -E, Columbia, MD 21705



FOR SALE OR LEASE

Howard County, MD

PRICE

\$2.4 Million

LEASE OPTION

\$28.50/SF

AVAILABLE SF

900—5,535

YEAR BUILT

2005

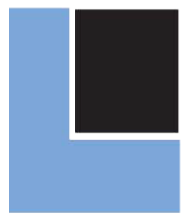
ZONING

B2

HIGHLIGHTS

- Great high traffic, high visibility location
- Heavy retail near Costco, Trader Joe's, Lowe's, CVS, Weiss Market, and more
- Close to Routes 175, 100, and 95
- Fully built out drycleaning space
- Low vacancy in area

This property consists of five contiguous units within a condominiumized strip shopping center located at 6520 Old Waterloo Road (Route 108) on the Columbia/ Elkrige border. It is presently occupied by Zip's Drycleaners and consists of a retail drycleaning operation as well as Zip's regional training headquarters for its other stores. Total GLA is 5,535 sq. ft. The Zip's lease ends in a few months, and the property will be delivered unoccupied. There is significant pylon signage available on Route 108 (22k vehicles per day).



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AERIAL

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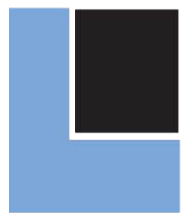
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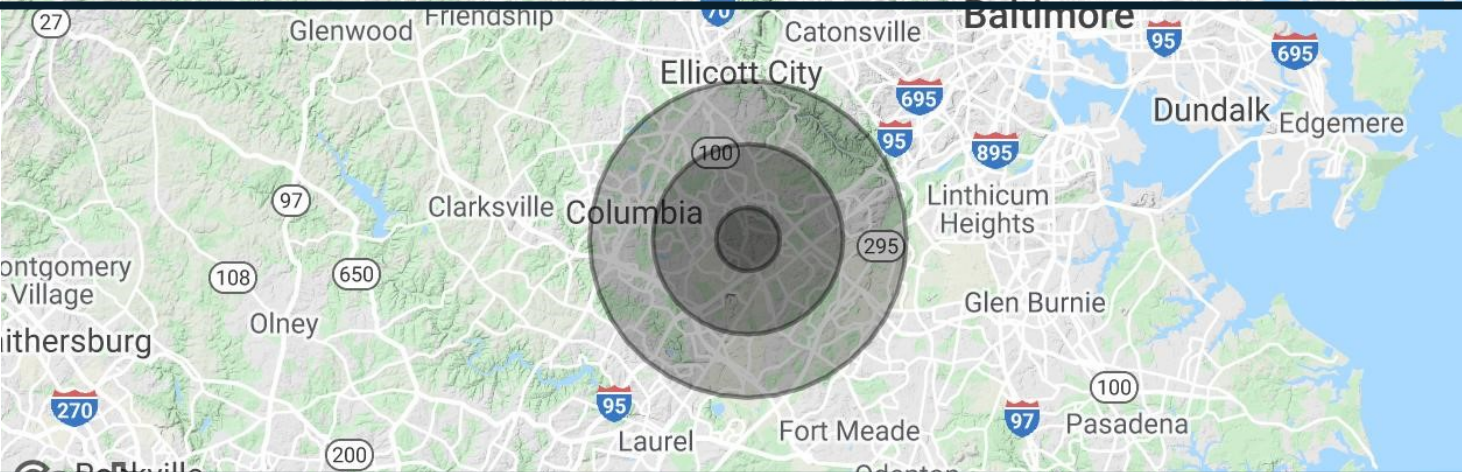
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DEMOGRAPHICS

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TOTAL POPULATION

MEDIAN AGE

MEDIAN AGE (MALE)

MEDIAN AGE (FEMALE)

1 Mile — **12,172**
5 Miles — **65,799**
10 Miles — **166,997**

1 Mile — **35.5**
5 Miles — **35.2**
10 Miles — **35.9**

1 Mile — **33.4**
5 Miles — **34.4**
10 Miles — **35.3**

1 Mile — **37.2**
5 Miles — **36.2**
10 Miles — **36.9**

TOTAL HOUSEHOLDS

OF PERSONS PER HH

AVERAGE HOUSEHOLD INCOME

AVERAGE HOUSE VALUE

1 Mile — **4,709**
5 Miles — **24,350**
10 Miles — **59,302**

1 Mile — **2.6**
5 Miles — **2.7**
10 Miles — **2.8**

1 Mile — **\$108,488**
5 Miles — **\$107,733**
10 Miles — **\$108,357**

1 Mile — **\$354,763**
5 Miles — **\$400,705**
10 Miles — **\$422,120**