

EXCLUSIVE LISTING DOWNTOWN COLUMBIA

INVESTMENT HIGHLIGHTS

- + RECENTLY RENOVATED BUILDING WITH NEW ROOF AND ALL NEW SYSTEMS
- + ACCESSIBLE LOCATION ADJACENT TO GROCERY ANCHORED SHOPPING CENTER

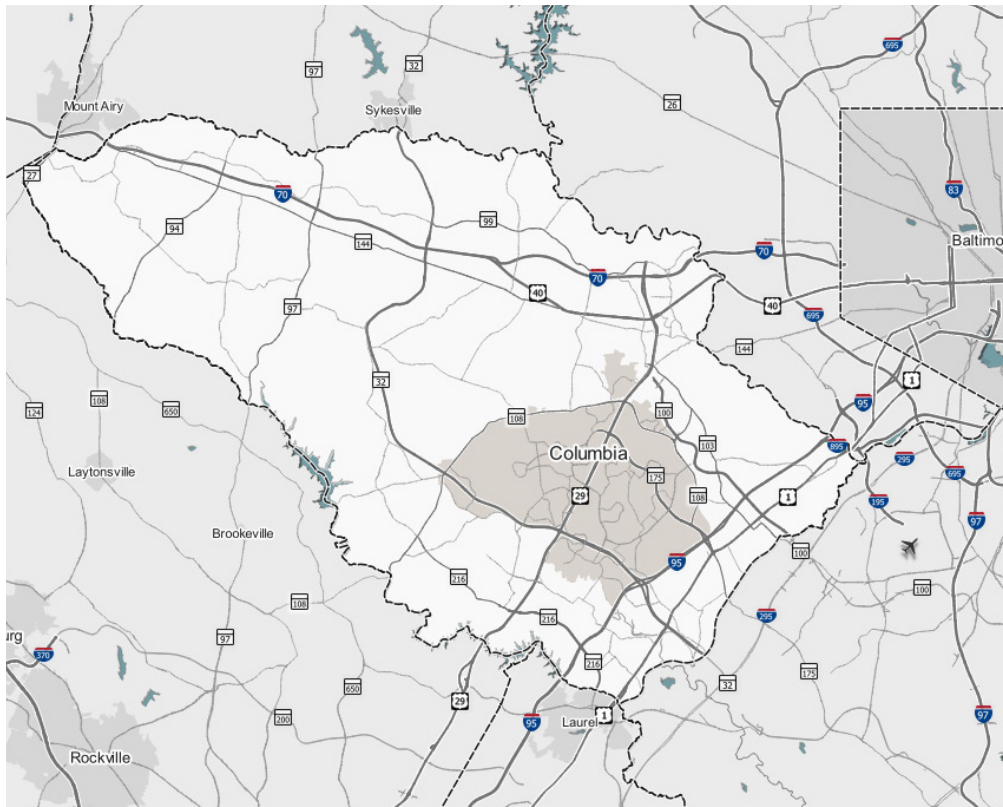


OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Columbia's rapid growth is attributed to its strategic location, situated just southwest of Baltimore, offering a eat, play, live lifestyle. Howard County is frequently cited for its affluence, quality of life, and excellent schools. The main population center of Columbia is regularly ranked in Money magazine's Top 10 "Best Places to Live".

The county's commitment to infrastructure and amenities, including residential developments, schools, and recreational facilities, has created an appealing environment for residents and businesses alike. Coupled with a robust local economy, Columbia's blend of accessibility, opportunities, and quality of life has fueled its impressive expansion in recent years.



HIGHLIGHTS



TOTAL SPACE
5,468 SF



RENT PER MONTH
\$19,000 - Year One
\$25,000 - Year Two
\$30,000 - Year Three
3% increases thereafter



POPULATION
506,839
(10 mile radius)



IDEAL LOCATION
**30 MIN AVERAGE
COMMUTE**



IMMEDIATE ACCESS TO
MD-32 & I-95

EXCELLENT INVESTOR OPPORTUNITY

ASKING PRICE \$



PROPERTY INFORMATION

BUILDING	5455 HARPERS FARM ROAD
ZONING	NT - New Town
STORE OPEN/RENOVATED	1979/2023
RENTABLE SQUARE FEET	5,468
NET OPERATING INCOME (NOI)	\$228,000
RENT/MONTH	\$19,000 - Year One \$25,000 - Year Two \$30,000 - Year Three
INCREASES	3% every year beginning in year 4
PARKING RATIO	3.66/1,000 SF
TENANT NAME	ALL ABOARD EARLY LEARNING
SITE ACREAGE	0.67 Acres
TYPE	Sale
LEASE TERM	10+ years
LEASE EXPIRATION	6/30/2036
OPTIONS	Two (2), Five (5) year options
OWNERSHIP TYPE	Fee Simple



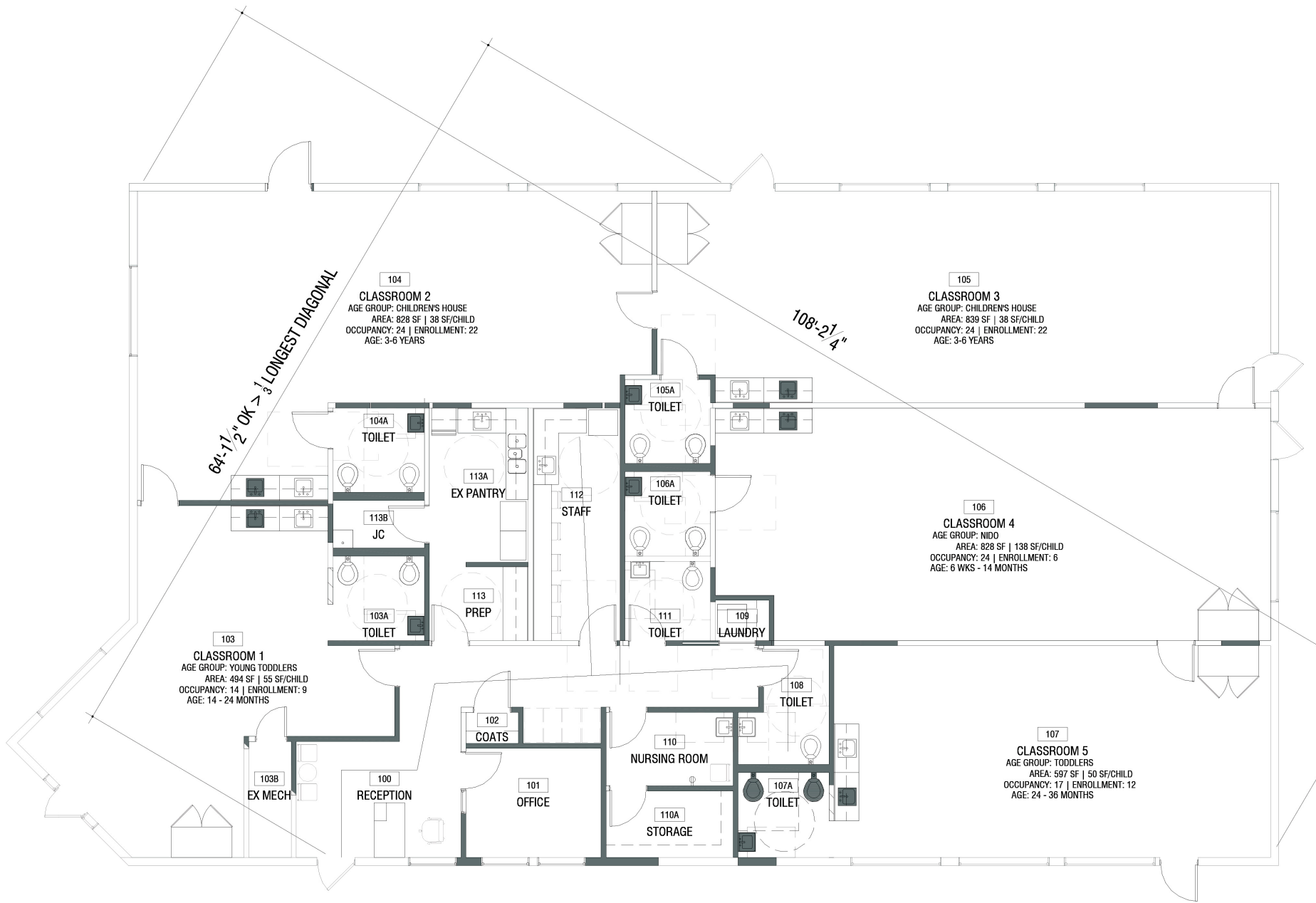
Howard County consistently ranks in the top 10 wealthiest localities in the USA with a median household income of \$146,982, and is currently the 1st wealthiest county in Maryland (U.S. Census Bureau).

- **Population Growth:** Annual growth rate roughly 0.7%
- **Highly Educated:** 63.6% of population has bachelor’s degree or higher (or military equivalent).
- **Home Ownership:** The median listing home price in Columbia, MD is \$495,000k. Trending up 1.8% from the previous year.
- **Nearby Retailers include:** Safeway, McDonald’s, Papa Johns, Smoothie King, Starbucks, CVS, UPS Store and The Mall in Columbia



	1 MILE	2 MILE	3 MILE
POPULATION	14,596	36,389	65,412
DAYTIME WORKERS	18,507	31,915	42,660
HOUSEHOLDS	5,886	15,174	25,629
AVERAGE HOUSEHOLD INCOME	\$119,987	\$134,189	\$148,650

PROPERTY FLOOR PLAN





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RETAIL INFORMATION

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