

SUBLEASE

Howard County, Maryland

INLINE RETAIL @



LITTLE PATUXENT SQUARE

10175 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

YOUR SIGN HERE

10175

10175



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SUBLEASE

Howard County, Maryland

INLINE RETAIL SPACE

LITTLE PATUXENT SQUARE | 10175 LITTLE PATUXENT PARKWAY | COLUMBIA, MARYLAND 21044

AVAILABLE

1,380 sf

TRAFFIC COUNT

18,703 AADT (Little Patuxent Pkwy)

RENTAL RATE

\$40.00 psf, NNN

LEASE EXPIRATION

January 31, 2028

HIGHLIGHTS

- ▶ 1,380 sf inline retail space (former bank branch)
- ▶ Front-facing tenant at Little Patuxent Square, Columbia's newest mixed-use project
- ▶ Floor plan includes main open floor, one (1) ADA restroom, one (1) private office/meeting room, and one (1) divided room (previously used for ATM access)
- ▶ Across from The Mall in Columbia and a short walk to Bailey Park, Lake Kittamaqundi and numerous dining options
- ▶ Join Grillmarx Steakhouse & Raw Bar and Fusion Academy



LITTLE PATUXENT SQUARE FEATURES 158,000 SF OF CLASS A OFFICE SPACE, 10,000 SF OF RETAIL, 5-1/2 LEVELS OF PARKING AND A 6,000 SF OPEN-AIR COURTYARD

fusion
PRIVATE SCHOOL W/
1-TO-1 CLASSROOMS

1,380 SF
AVAILABLE

GrillMarx
STEAKHOUSE & RAW BAR
CASUAL, UPSCALE
RESTAURANT



LAKEHOUSE

160 LUXURY APARTMENTS

STUDIO / 1BR / 2BR / 3BR



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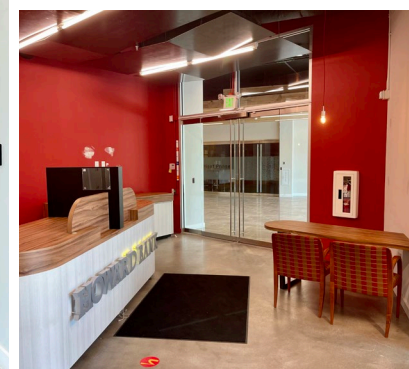
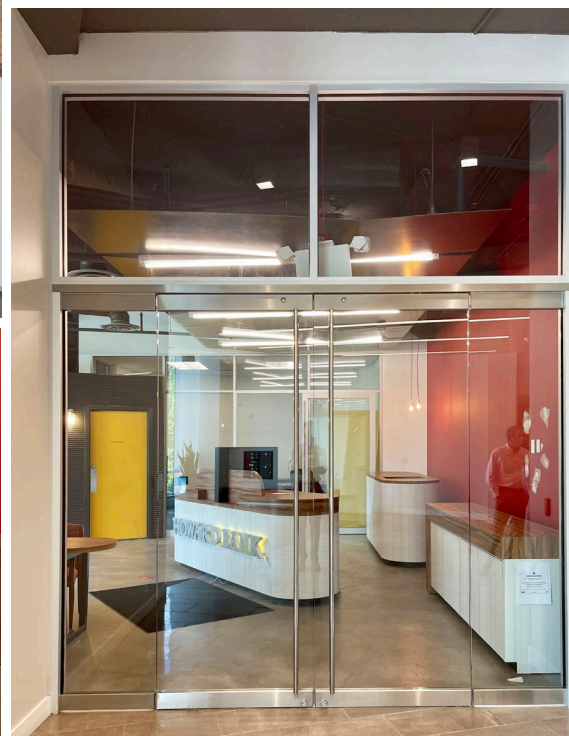
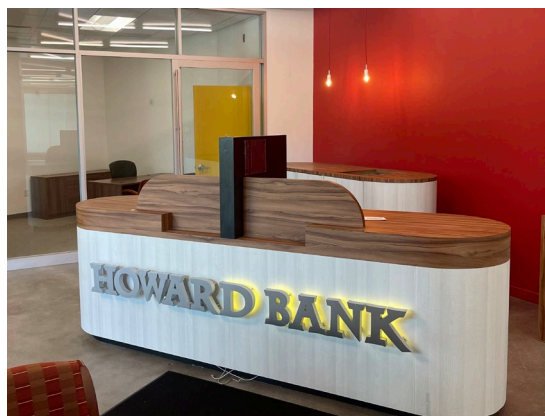
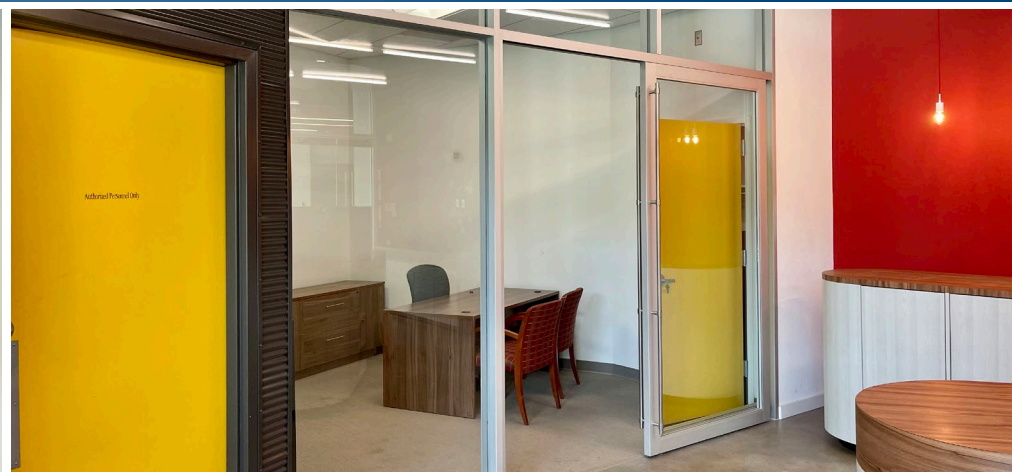
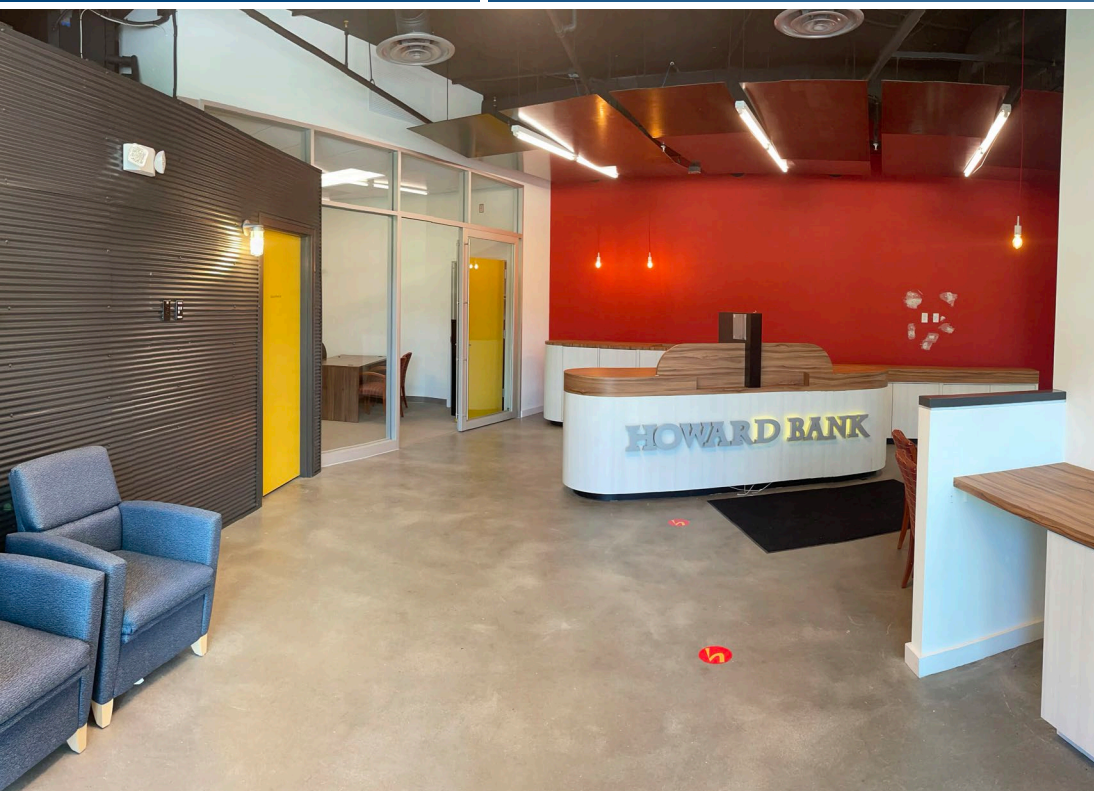
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INTERIOR PHOTOS

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SUBLEASE

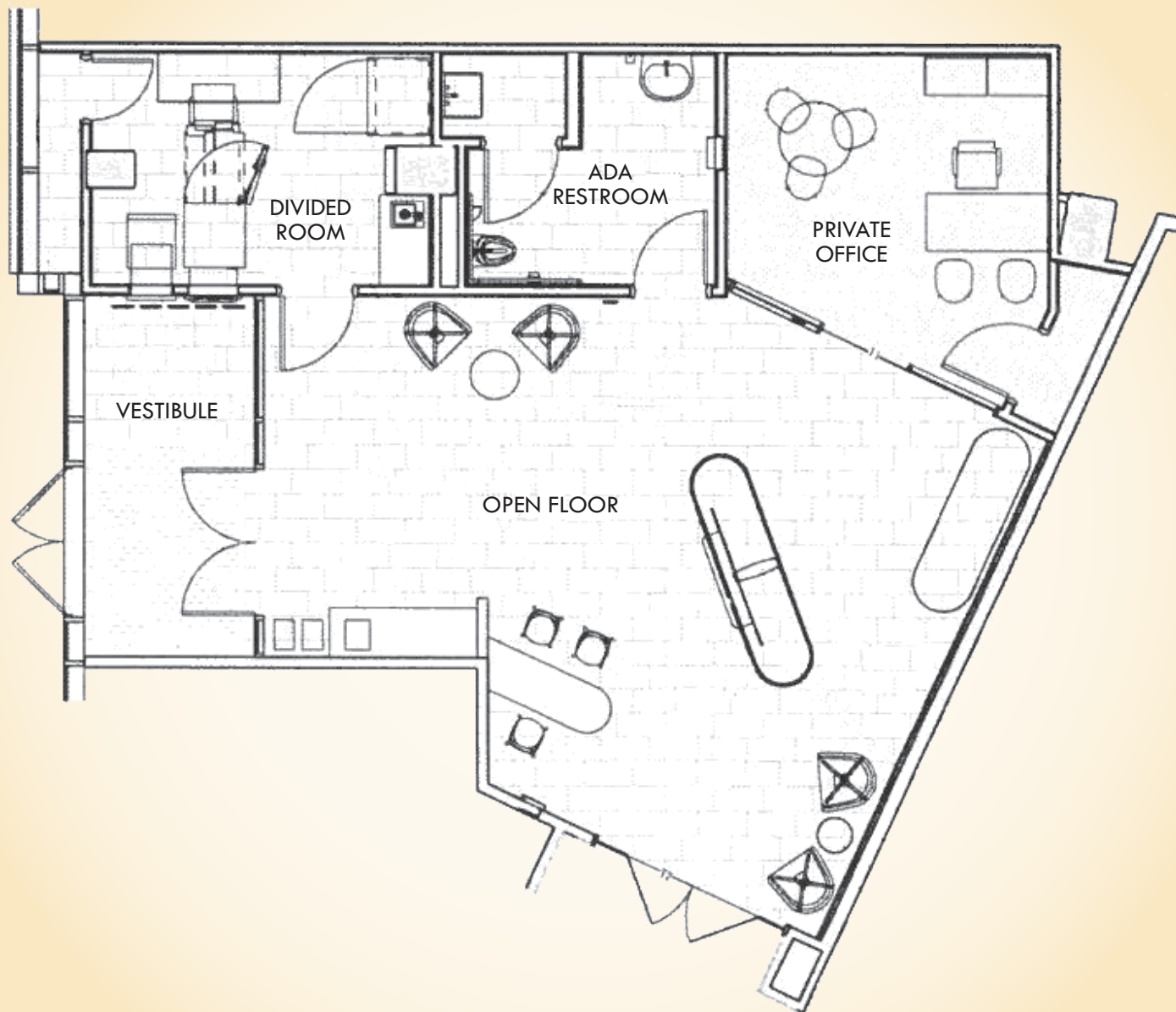
Howard County, Maryland

EXISTING FLOOR PLAN

LITTLE PATUXENT SQUARE | 10175 LITTLE PATUXENT PARKWAY | COLUMBIA, MARYLAND 21044

INCLUDED:

- ▶ Open floor for general services (with vestibule)
- ▶ One (1) ADA restroom
- ▶ One (1) private office/meeting room
- ▶ One (1) divided room (previously used for ATM access)



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BIRDSEYE

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THE MALL
IN COLUMBIA

LITTLE
PATUXENT
SQUARE

LAKE
KITTAMAQUINDI

BAILEY PARK



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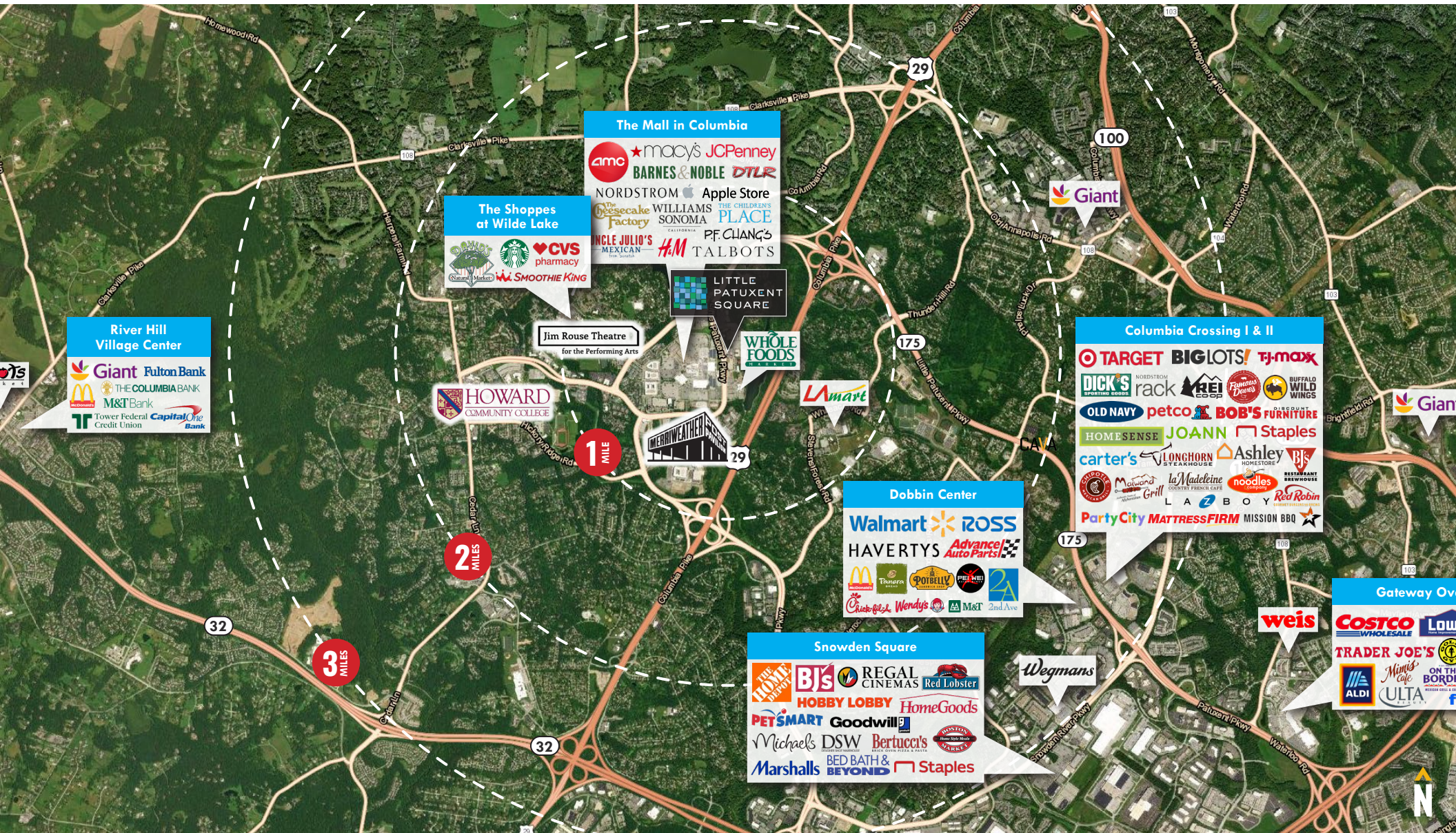
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TRADE AREA

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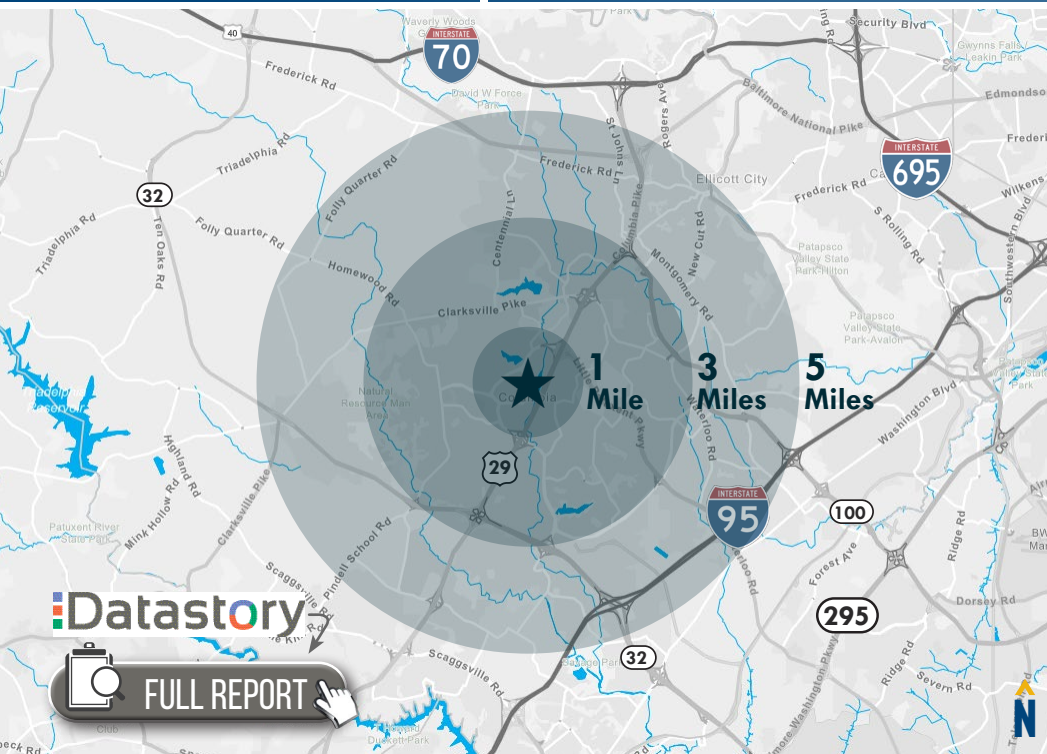


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LOCATION / DEMOGRAPHICS (2020)

LITTLE PATUXENT SQUARE | 10175 LITTLE PATUXENT PARKWAY | COLUMBIA, MARYLAND 21044



Datastory

[FULL REPORT](#)

RESIDENTIAL POPULATION

15,869
1 MILE
90,457
3 MILES
193,802
5 MILES

NUMBER OF HOUSEHOLDS

7,492
1 MILE
36,874
3 MILES
72,846
5 MILES

AVERAGE HH SIZE

2.11
1 MILE
2.44
3 MILES
2.65
5 MILES

MEDIAN AGE

37.8
1 MILE
39.8
3 MILES
39.8
5 MILES

AVERAGE HH INCOME

\$115,690
1 MILE
\$136,050
3 MILES
\$155,805
5 MILES

EDUCATION (COLLEGE+)

87.6%
1 MILE
83.7%
3 MILES
84.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.5%
1 MILE
90.7%
3 MILES
91.2%
5 MILES

DAYTIME POPULATION

17,850
1 MILE
96,320
3 MILES
199,722
5 MILES

27%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

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12%
EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

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12%
CITY LIGHTS
2 MILES

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

2.59
AVERAGE HH SIZE
39.3
MEDIAN AGE
\$69,200
MEDIAN HH INCOME

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11%
SAVVY SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

MACKENZIE
RETAIL

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