



THE CRESCENT

6345 WOODSIDE COURT | COLUMBIA, MARYLAND 21046

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located less than a mile from Downtown Columbia
- Near Merriweather District amenities
- Ample parking
- Immediate access to Route 29, leading to I-70, I-95, and Route 32
- Class A building
- Park setting
- Owner occupied

AVAILABLE:

SECOND FLOOR:
2,500-5,000 SF ±

BUILDING SIZE:

19,591 SF ±

STORIES:

2

ZONING:

NT (NEW TOWN)

RENTAL RATE:

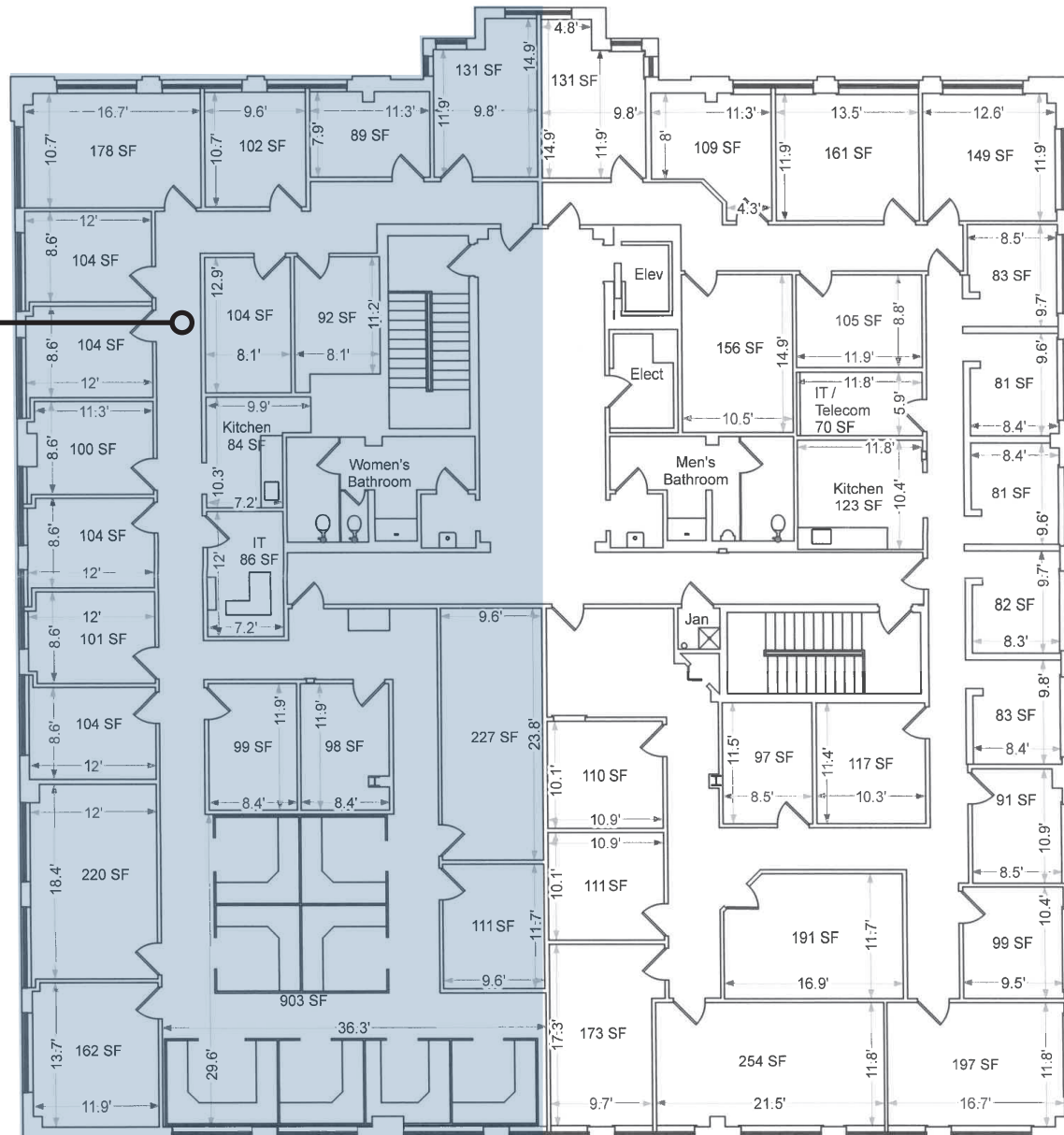
\$25.00 PSF, FS



GOOGLE STREET VIEW

FLOOR PLAN

Available



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



12,176

97,679

209,038

DAYTIME POPULATION



11,973

119,825

229,145

AVERAGE HOUSEHOLD INCOME



\$165,738

\$163,439

\$186,588

NUMBER OF HOUSEHOLDS



4,635

38,976

77,451

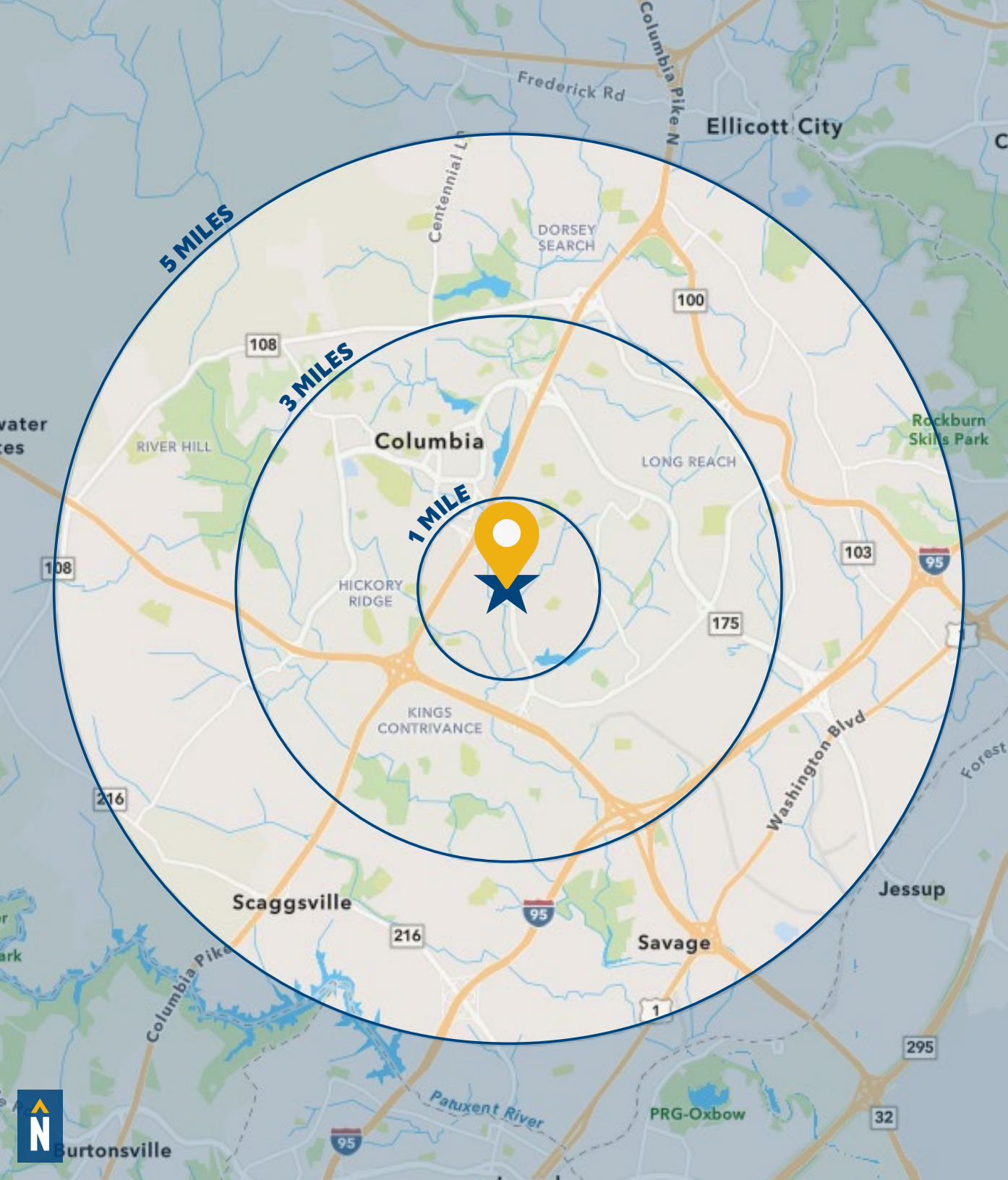
MEDIAN AGE



39.3

38.8

38.9



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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www.MACKENZIECOMMERCIAL.com

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