



FOR **LEASE**

BROKEN LAND BUSINESS CENTER

9691 GERWIG LANE | COLUMBIA, MARYLAND 21046



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

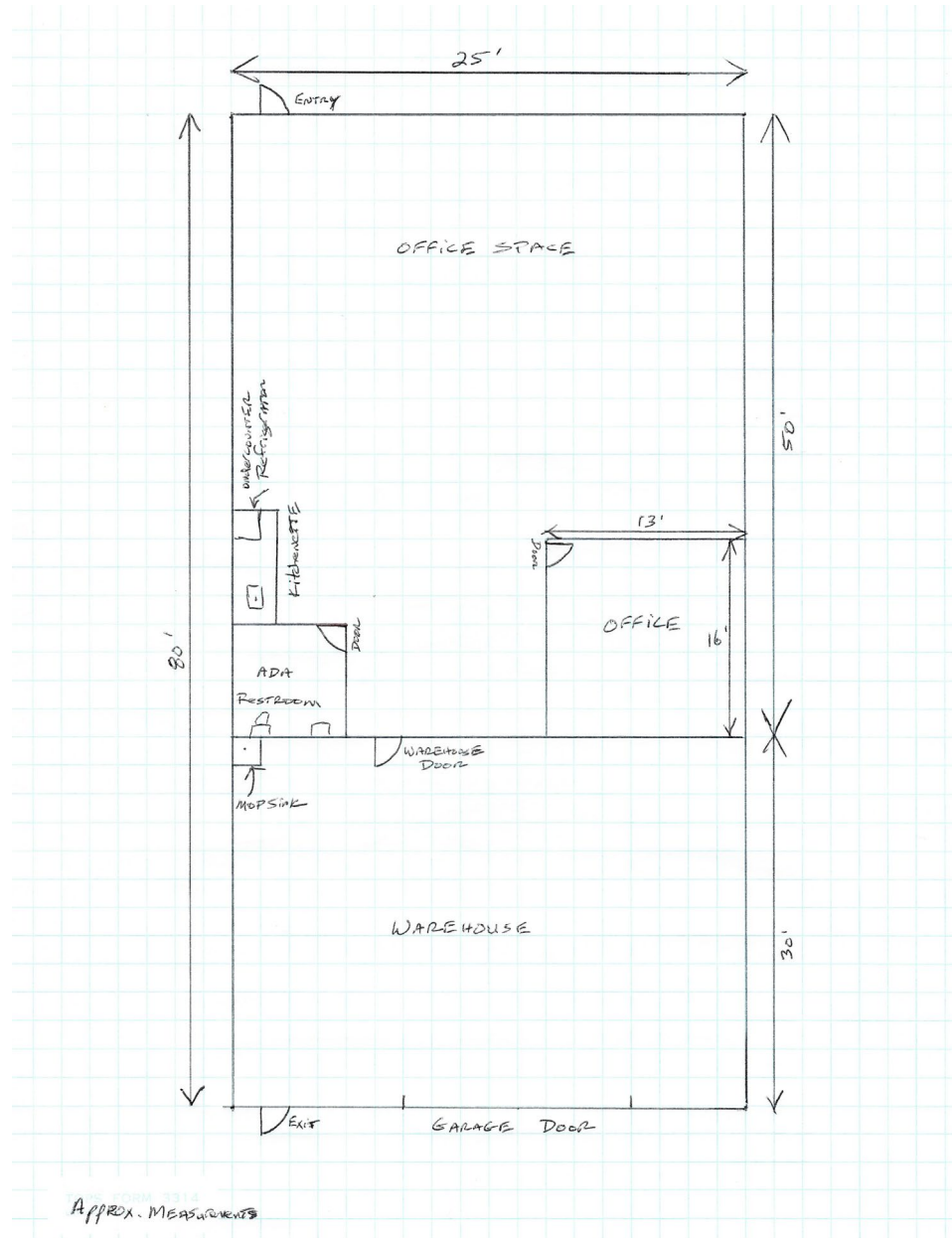
- Drive-in loading - 15' clearance
- Situated near the intersection of Broken Land Parkway and Route 32, with proximity to Route 29 and I-95
- Ideally located near Columbia's Park and Ride locations



| | |
|----------------|--|
| AVAILABLE: | SUITE K: 2,000 SF ± |
| BUILDING SIZE: | 42,000 SF ± |
| YEAR BUILT: | 1988 |
| STORIES: | 1 |
| PARKING: | 2.00/1,000 SF |
| ZONING: | M-1 |
| RENTAL RATE: | \$3,000/MO, NET OF UTILITIES AND JANITORIAL |



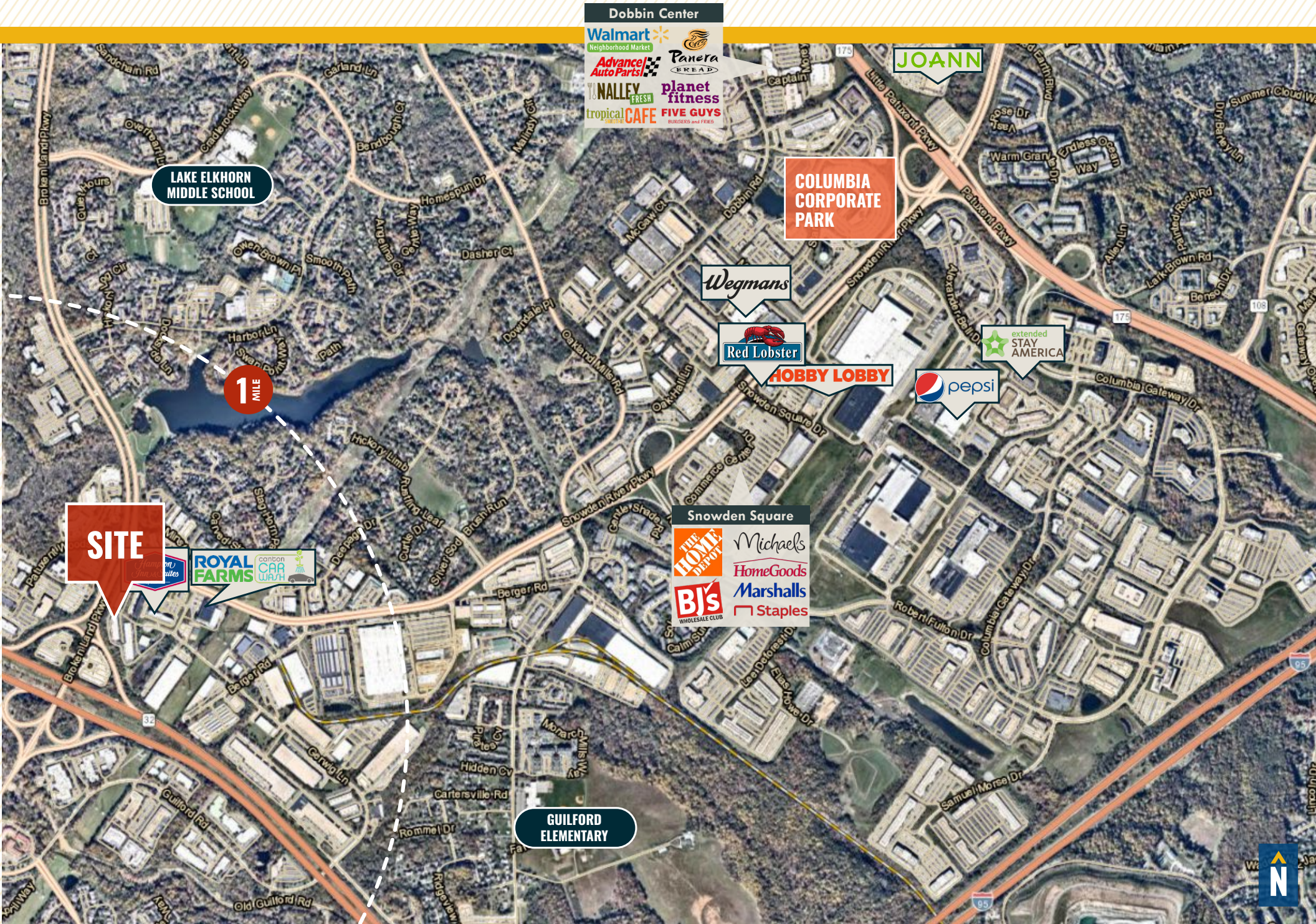
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,820

79,052

218,195

DAYTIME POPULATION



17,005

104,488

240,932

AVERAGE HOUSEHOLD INCOME



\$149,480

\$167,829

\$167,471

NUMBER OF HOUSEHOLDS



4,687

30,295

80,298

MEDIAN AGE

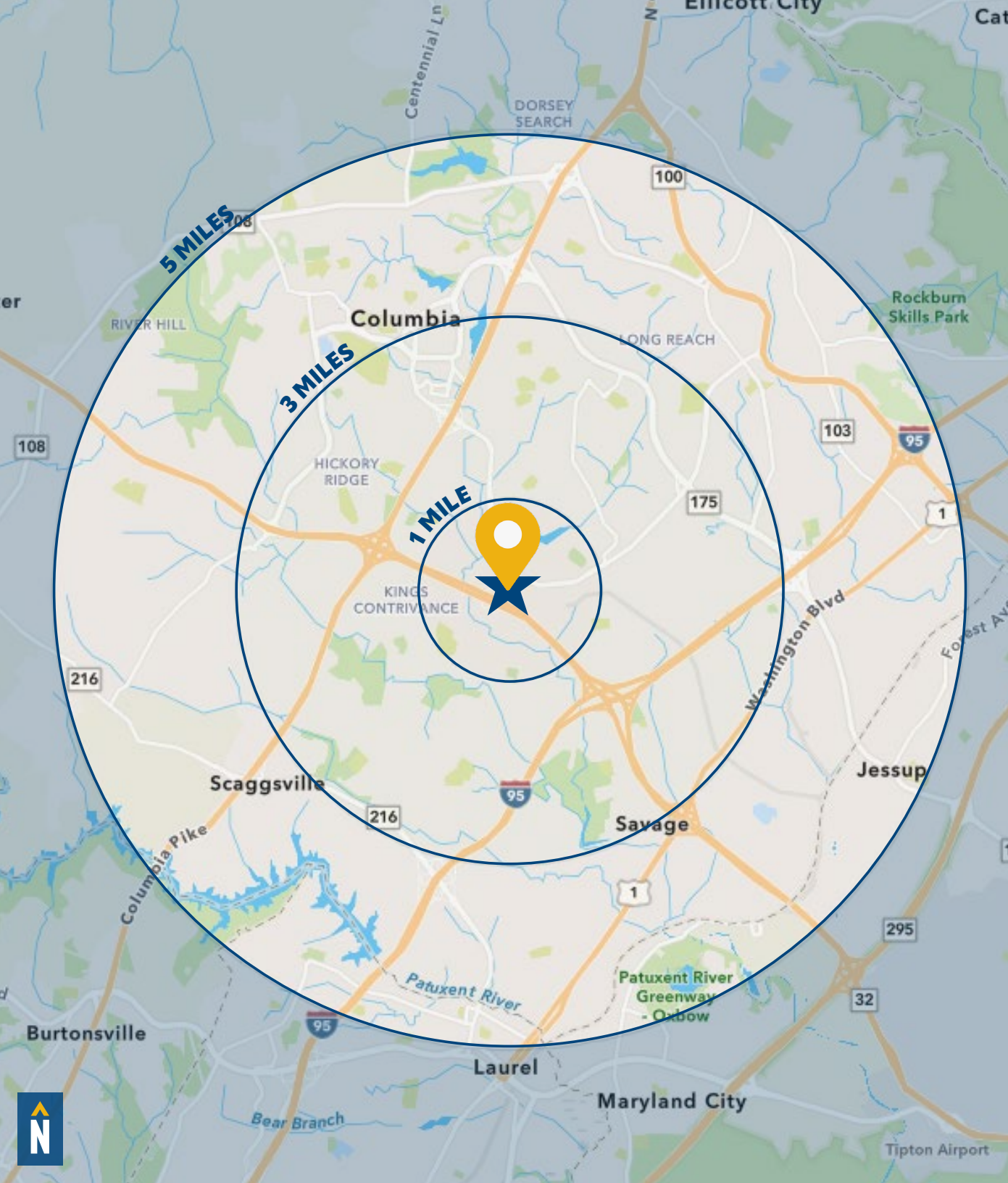


38.3

39.0

38.3

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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