

**FOR LEASE** Available Immediately

# 8300 Benson Drive

Columbia, MD 21045

## Overview

Redevelopment opportunity located in Columbia Restaurant Park, just off Route 175 and adjacent to regionally traded Gateway Overlook. Landlord is seeking a ground lease.

## Quick Facts

|                |                          |
|----------------|--------------------------|
| Availability   | Immediate                |
| Size           | 1.25 Acres (54,510 SF)   |
| Rental Rate    | Negotiable               |
| Net Charges    | 2022 RE Tax: \$24,514.88 |
| Zoning         | NT - New Town            |
| Nearby Tenants |                          |



| 2022 Demographics  | 1 mile                         | 3 miles                        | 5 miles   |
|--------------------|--------------------------------|--------------------------------|-----------|
| POPULATION         | 10,275                         | 85,615                         | 200,212   |
| HOUSEHOLDS         | 3,948                          | 31,588                         | 74,259    |
| AVG. HH INCOME     | \$121,236                      | \$133,026                      | \$139,550 |
| DAYTIME POPULATION | 8,331                          | 114,727                        | 282,148   |
| TRAFFIC COUNT      | 65,081 AADT<br>(Rouse Parkway) | 23,083 AADT<br>(Waterloo Road) |           |

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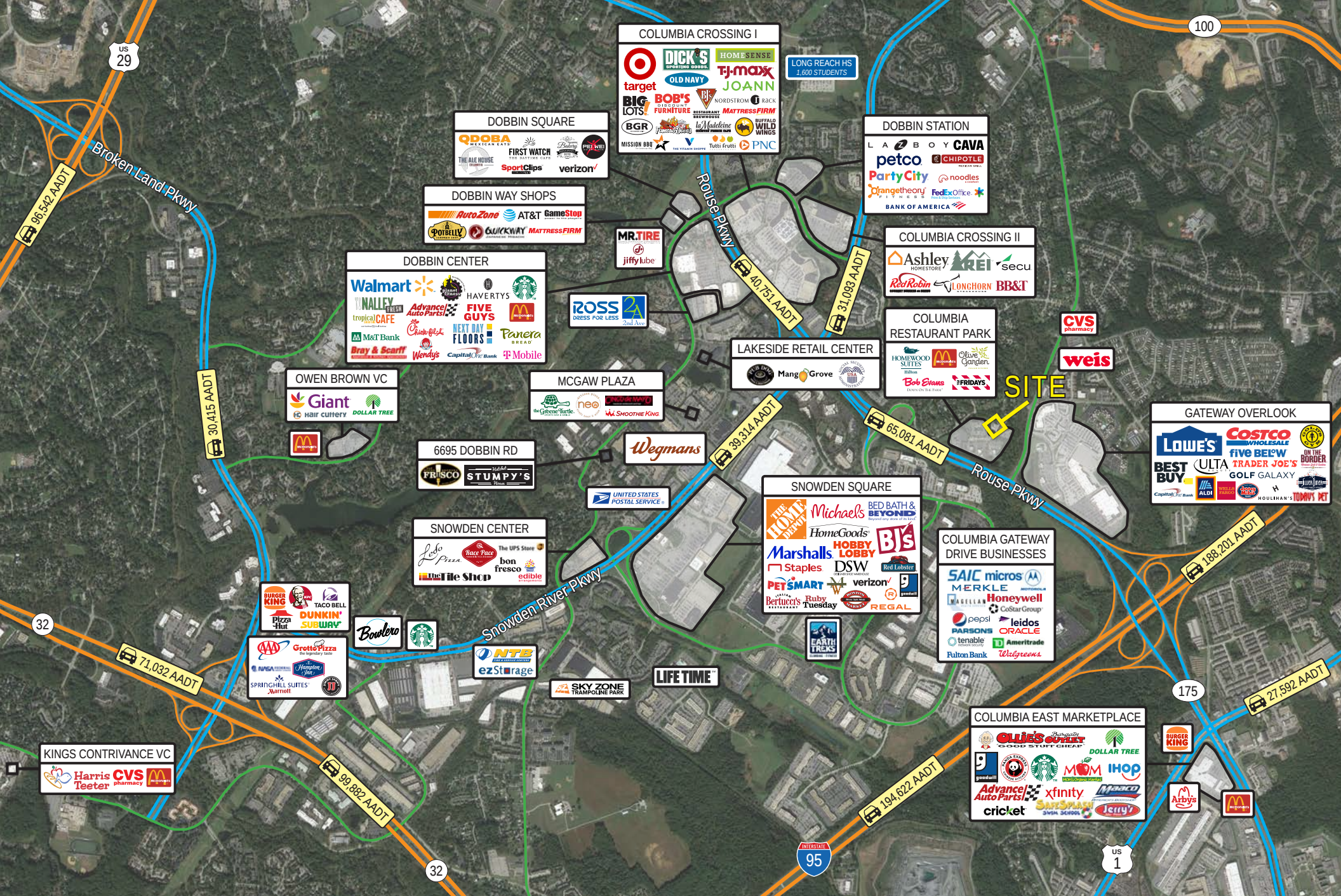














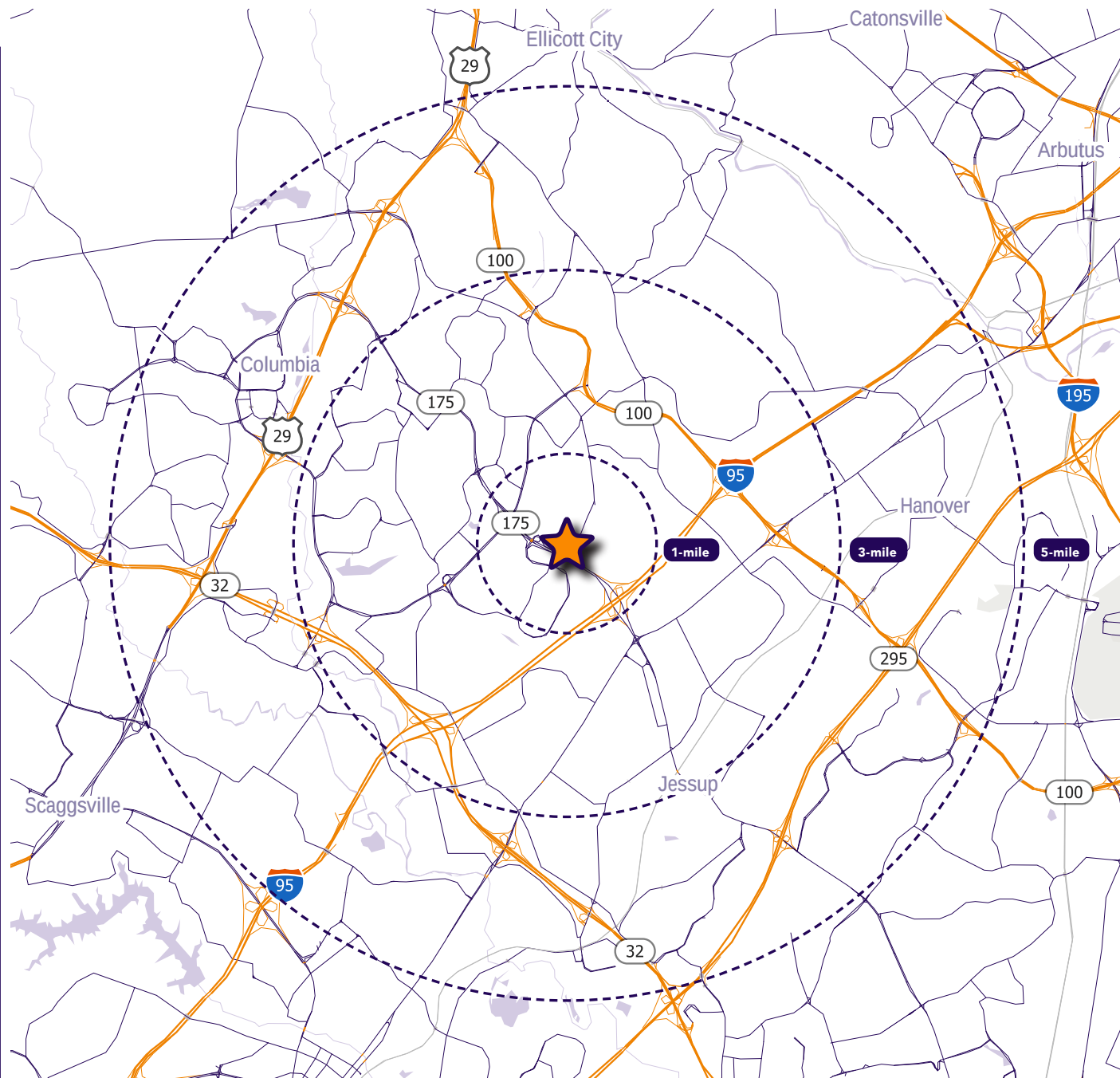
# Interested? Contact:

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