



## JOIN THESE RETAILERS



Bank of America



Party City

petco

**CAVA**

L A Z B O Y

## RETAIL FOR LEASE

- Fully Leased
- Intersection Dobbin Road & Old Dobbin Road
- Great area: mix of office, retail and residential
- Great visibility
- Extremely desirable retail market

**ANDY FELDMAN**

afeldman@klnb.com | 443-632-2053

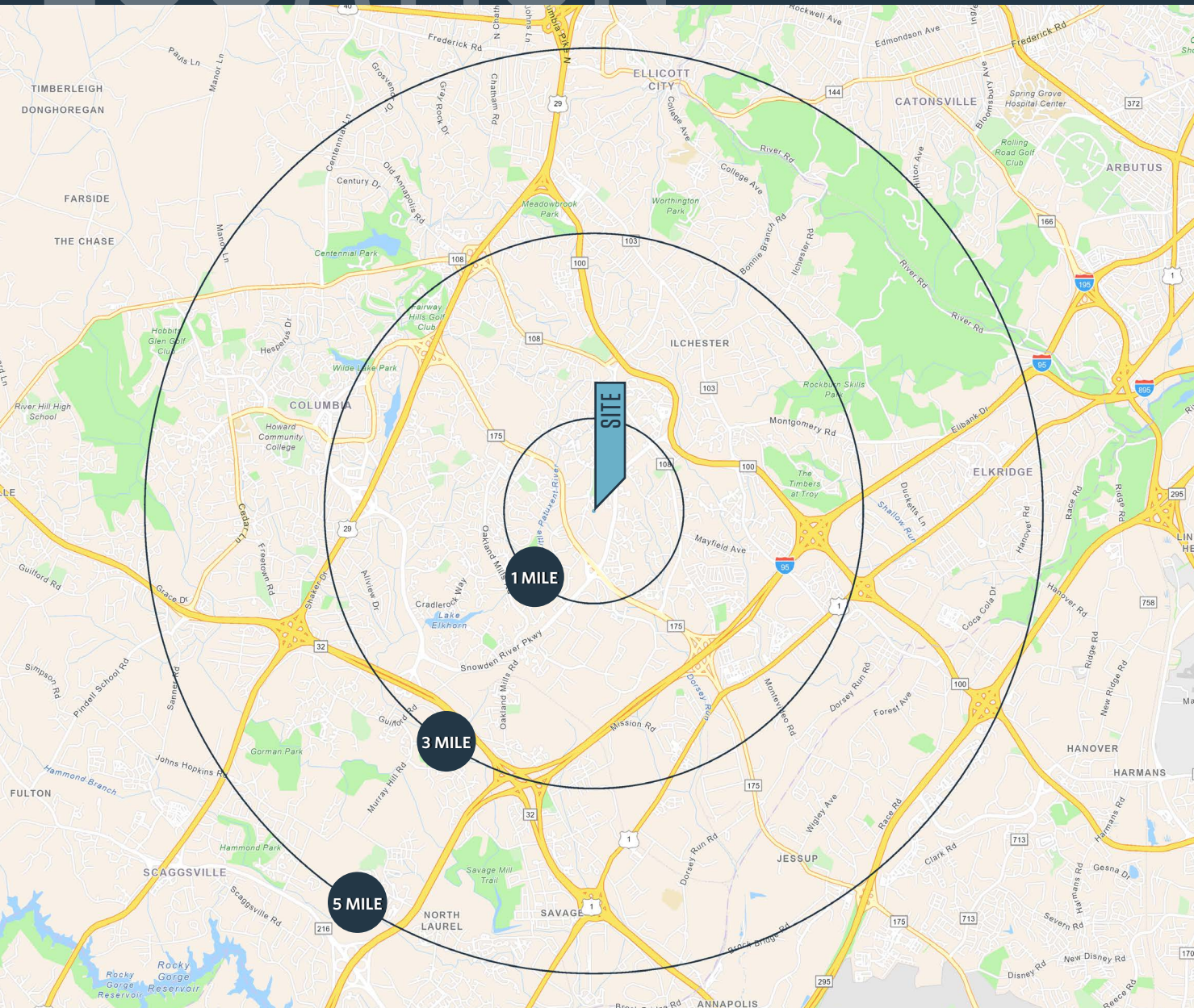
klnb.com



# LOCATION

## DOBBIN STATION

6181 DOBBIN ROAD, COLUMBIA, MD



### DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
13,126	95,554	213,492
Daytime Population		
14,440	105,716	233,059
Households		
5,144	36,656	79,222
Average HH Income		
\$148,287	\$158,217	\$166,093

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

Dobbin Road	17,843 ADT
Rt. 175	41,002 ADT
Snowden River Pkwy	31,284 ADT

ANDY FELDMAN

afeldman@klnb.com | 443-632-2053

klnb

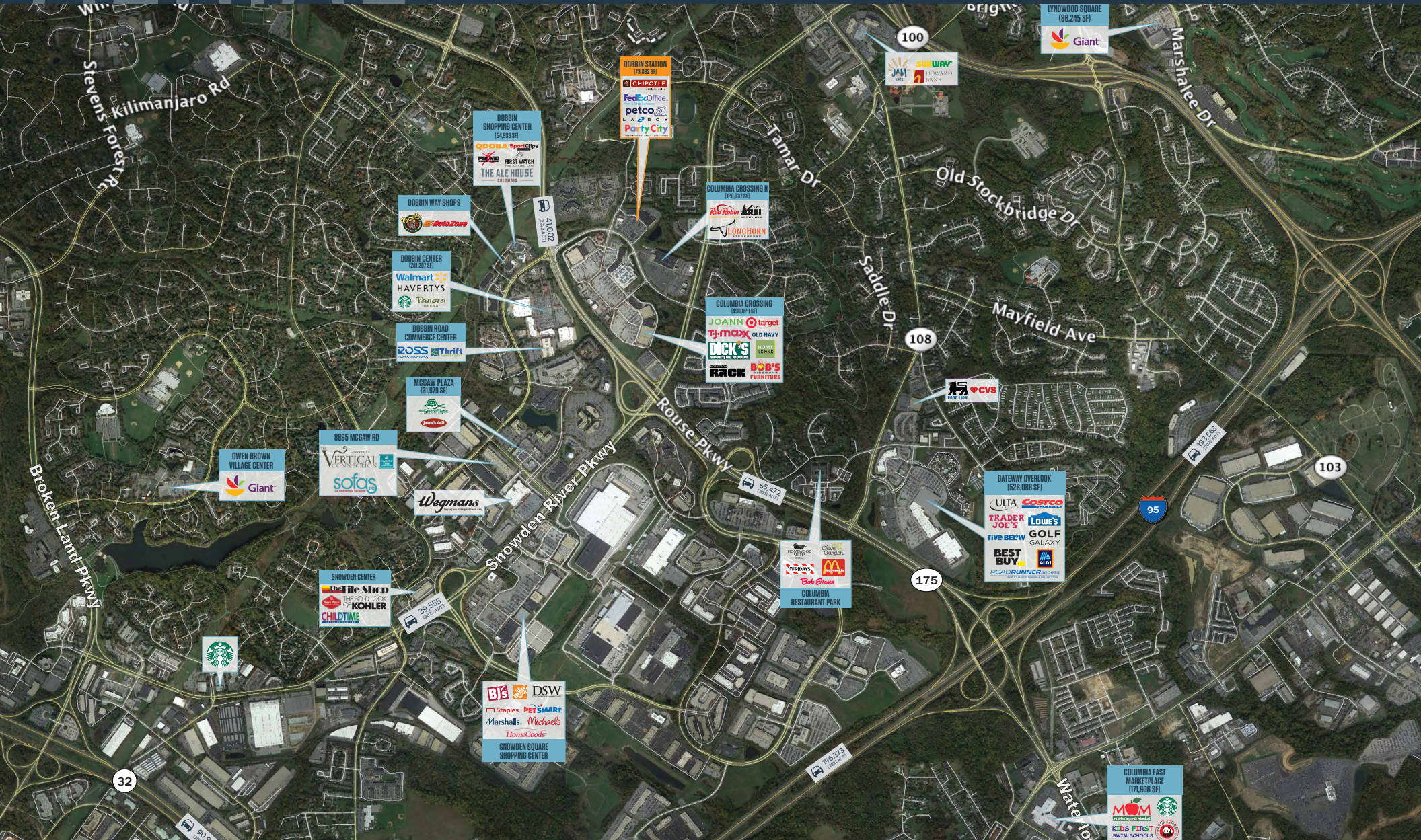






## DOBBIN STATION

6181 DOBBIN ROAD, COLUMBIA, MD



ANDY FELDMAN

afeldman@klnb.com | 443-632-2053





# DOBBIN STATION

6181 DOBBIN ROAD, COLUMBIA, MD

## FOR MORE INFORMATION, PLEASE CONTACT:

### ANDY FELDMAN

afeldman@klnb.com

443-632-2053

100 West Road, Suite 505, Towson, MD 21204

.....

## klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.