klnb | 5901 STEVENS FOREST ROAD

COLUMBIA, MD 21045

NEARBY

LAmart

Little Caesars

COLUMBIA MONTESSORI SCHOOL

DUNKIN' DONUTS (Coming Soon)

PAD SITE AVAILABLE

- 1.7 acres for lease in Columbia, MD
- Zoned NT (New Town) - Accomodates a variety of commercial uses (retail, office, automotive, gas, medical, and more)
- Rare development opportunity 0.5 miles from Town Center
- Densely populated residential trade area in underserved retail market

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LOCATION

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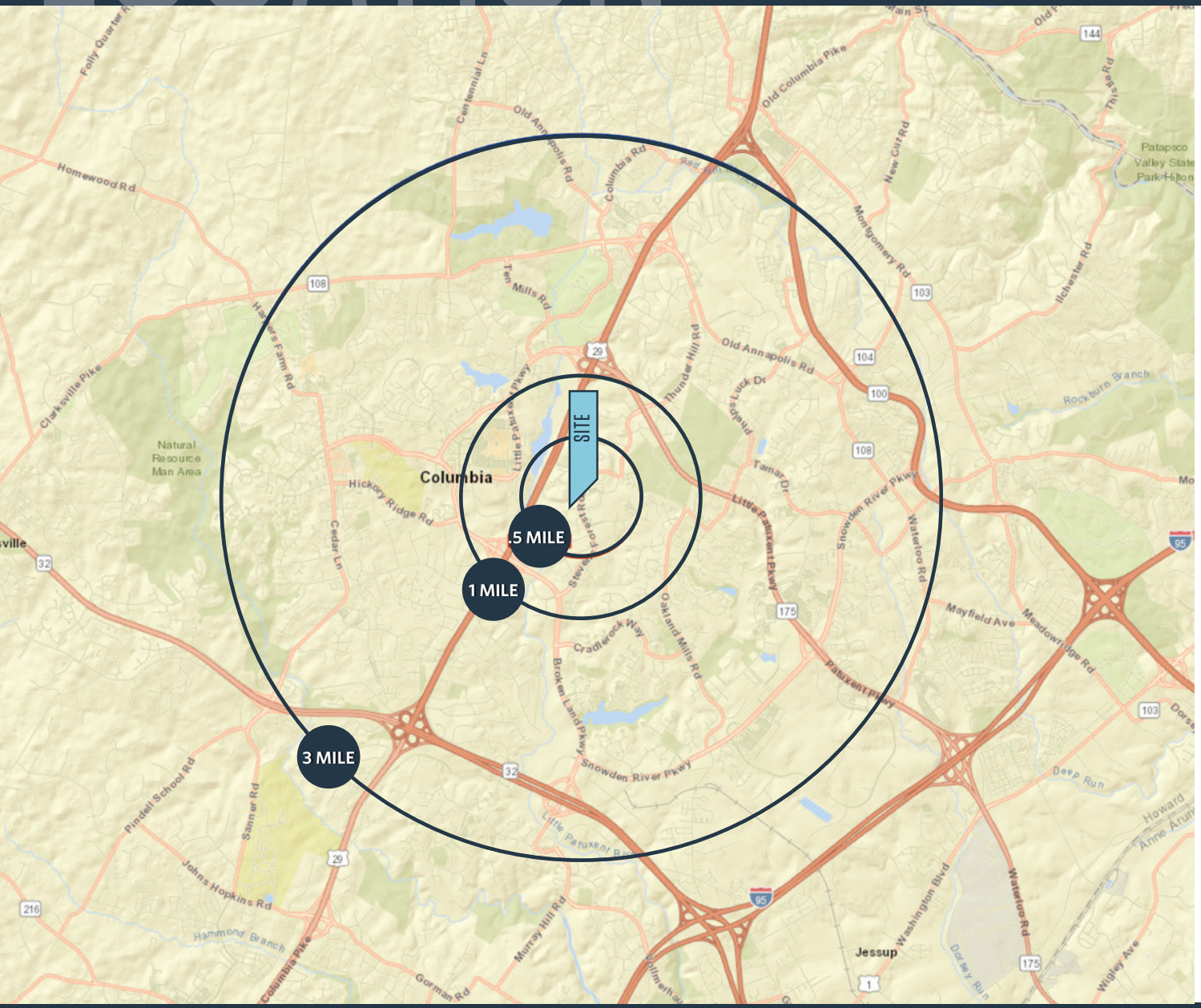

PROPERTY HIGHLIGHTS:

1.7 acre pad site located in densely populated Oakland Mills Community within Columbia

DEMOGRAPHICS | 2018:

	0.5-MILE	1-MILE	3-MILE
Population	4,898	12,279	98,403
Daytime Population	898	15,193	86,179
Households	1,872	5,222	39,894
Average HH Income	$97,515	$103,701	$124,505

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2017:

Stevens Forest Rd	12,900 ADT
Columbia Pike	93,070 ADT

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SITE PLAN

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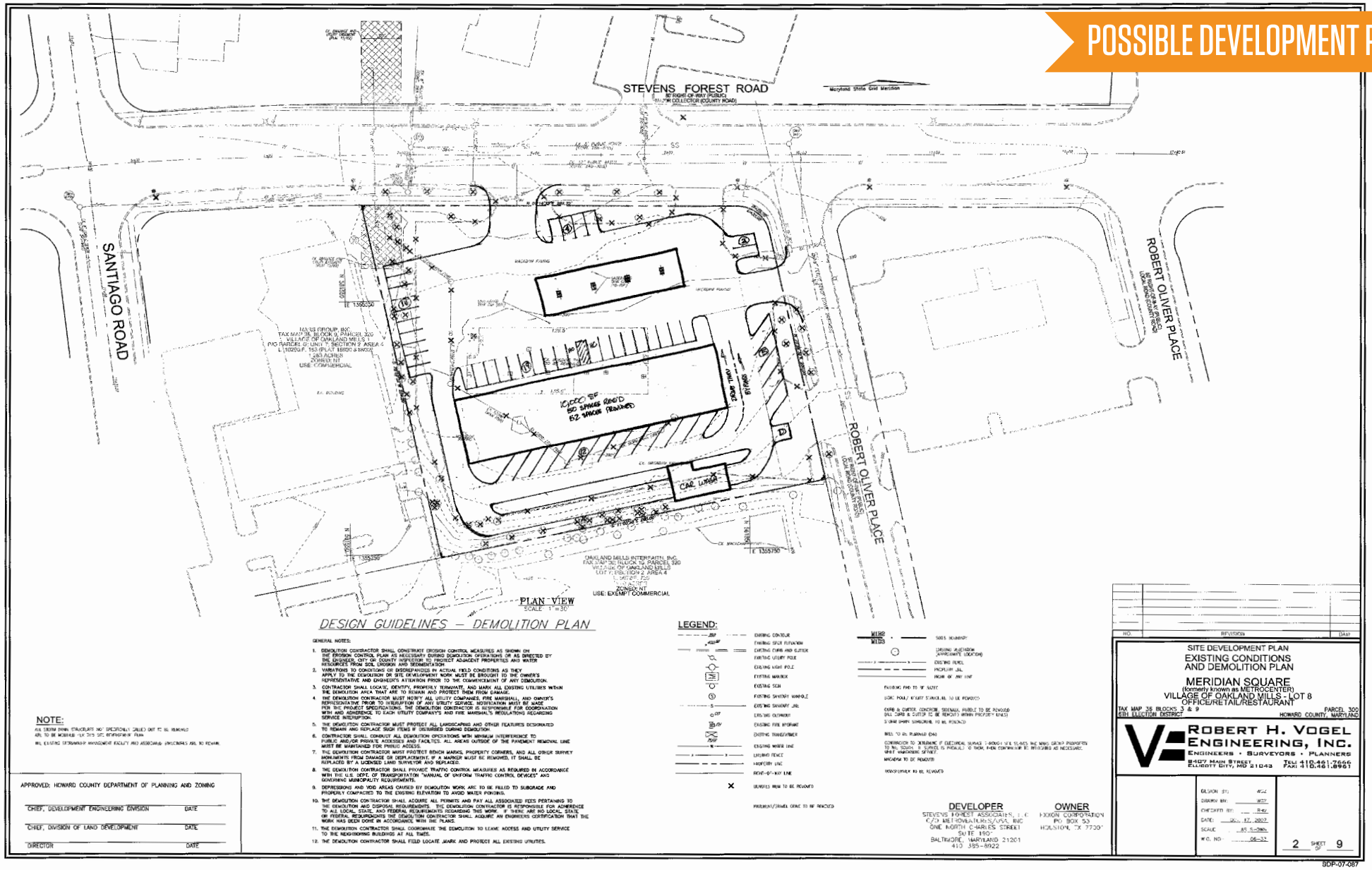
POSSIBLE DEVELOPMENT PLAN



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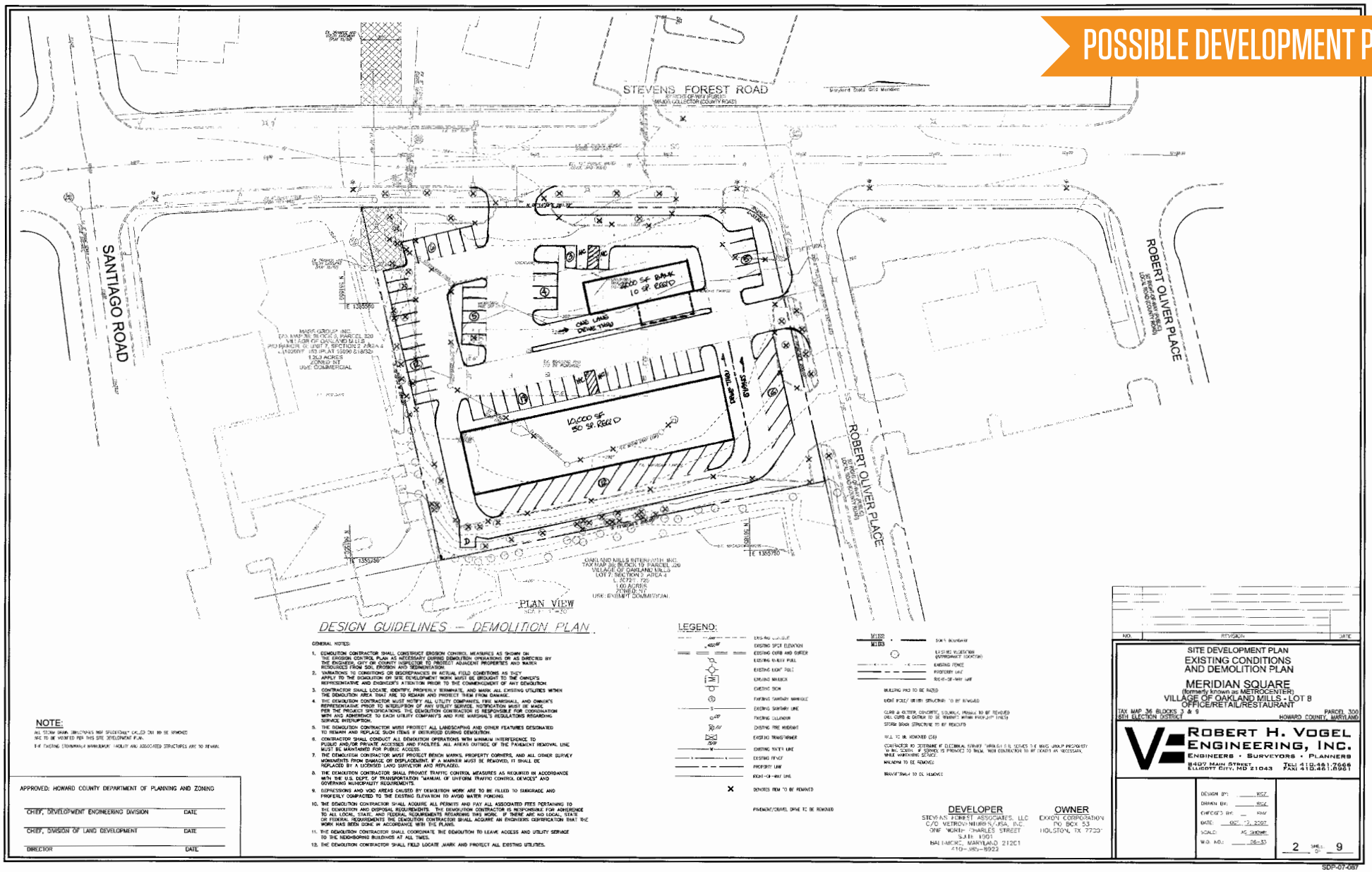

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POSSIBLE DEVELOPMENT PLAN

PLAN VIEW
SCALE: 1"=30'

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AERIAL

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