

DAYCARE FACILITY

Abundance of Outside Play Area



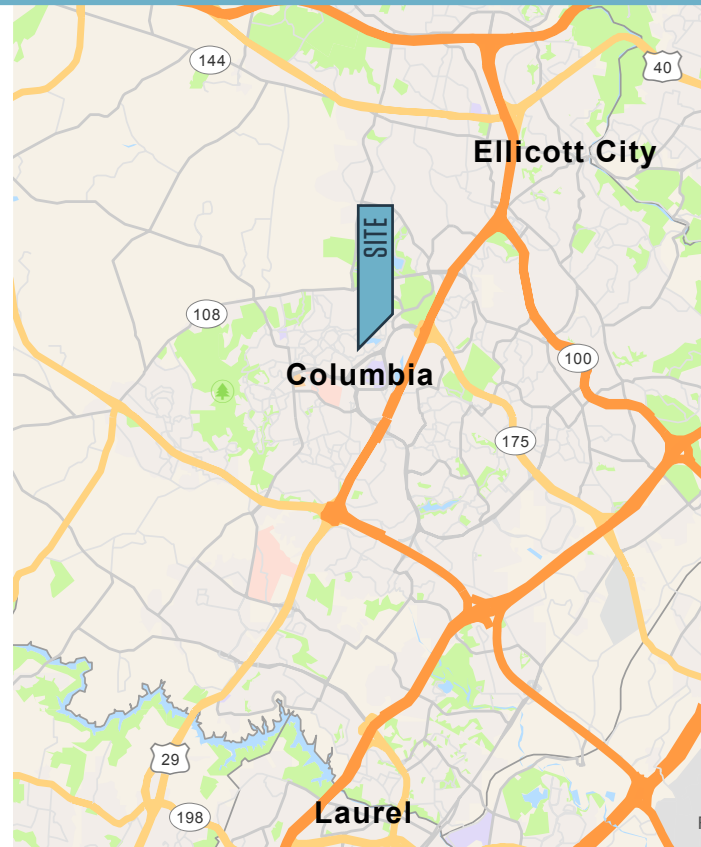
FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **Building Size:** 5,704 square feet
- **For Sale:** \$1,500,000
- **Lease Rate:** \$20.00 psf, NNN
- **Acreage:** .58 acre lot
- Fully built out as an existing Daycare
- Heart of Columbia, Maryland
- Real Estate Taxes & Columbia Association: \$13,787 annually
- Current Capacity: 76 children
- Minutes from Fort Meade/NSA, Columbia Town Center, and BWI Airport

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,260	85,941	179,962
Households	7,582	34,539	68,101
Avg HH Income	\$118,065	\$141,529	\$158,816



10453 GREEN MOUNTAIN CIRCLE

Columbia, MD 21044 | Howard County

PHOTOS



FRONT VIEW



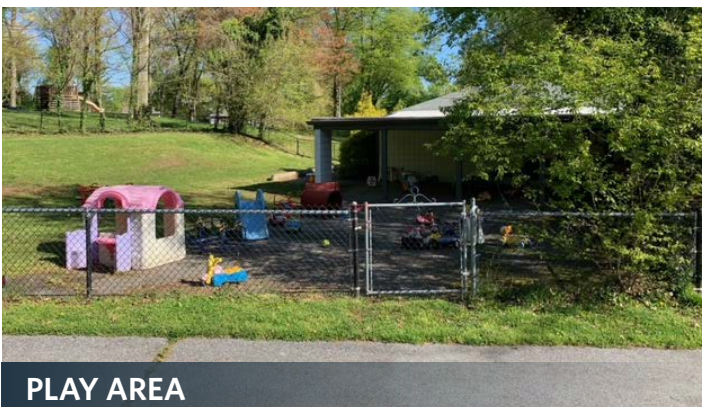
PLAY AREA



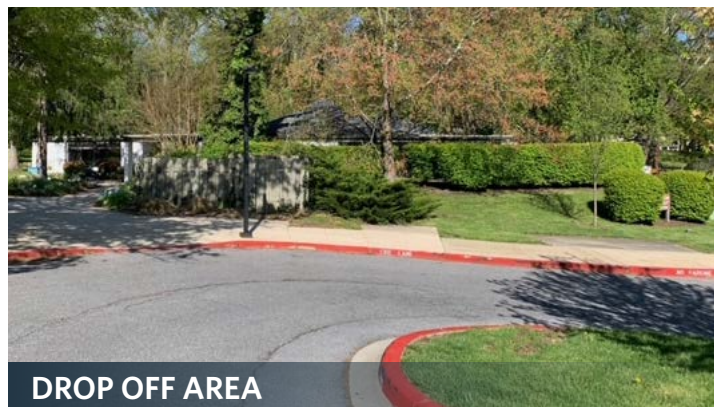
PLAY AREA



PLAY AREA



PLAY AREA



DROP OFF AREA

Austin Eber
aeber@klnb.com
443-574-1414

Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

CLOSE-UP AERIAL VIEW

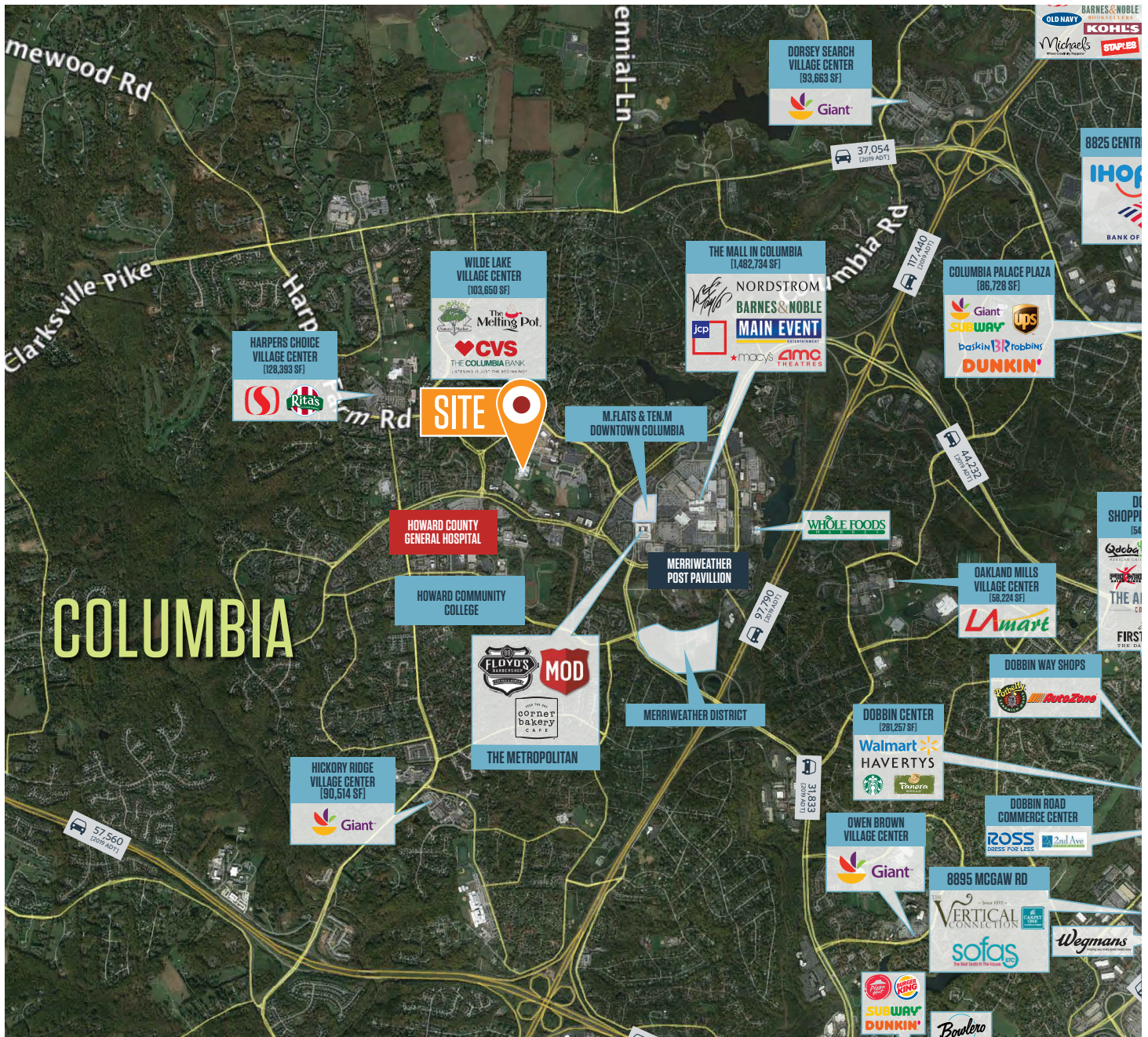


10453 GREEN MOUNTAIN CIRCLE

Columbia, MD 21044 | Howard County



MARKET AERIAL



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.

Austin Eber
 aeber@klnb.com
 443-574-1414

Chuck Breitenother
 cbreitenother@klnb.com
 443-574-1422