



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Fully Leased
- Located at the highly desirable intersection of Dobbin Road & Old Dobbin Road.
- Located in the heart of Columbia's historically robust retail corridor.
- Surrounded by a plethora of daytime, high-income residential and both regional and local traffic drivers.
- Diverse, nationally branded co-tenant mix.

**MASON BERNSTEIN**

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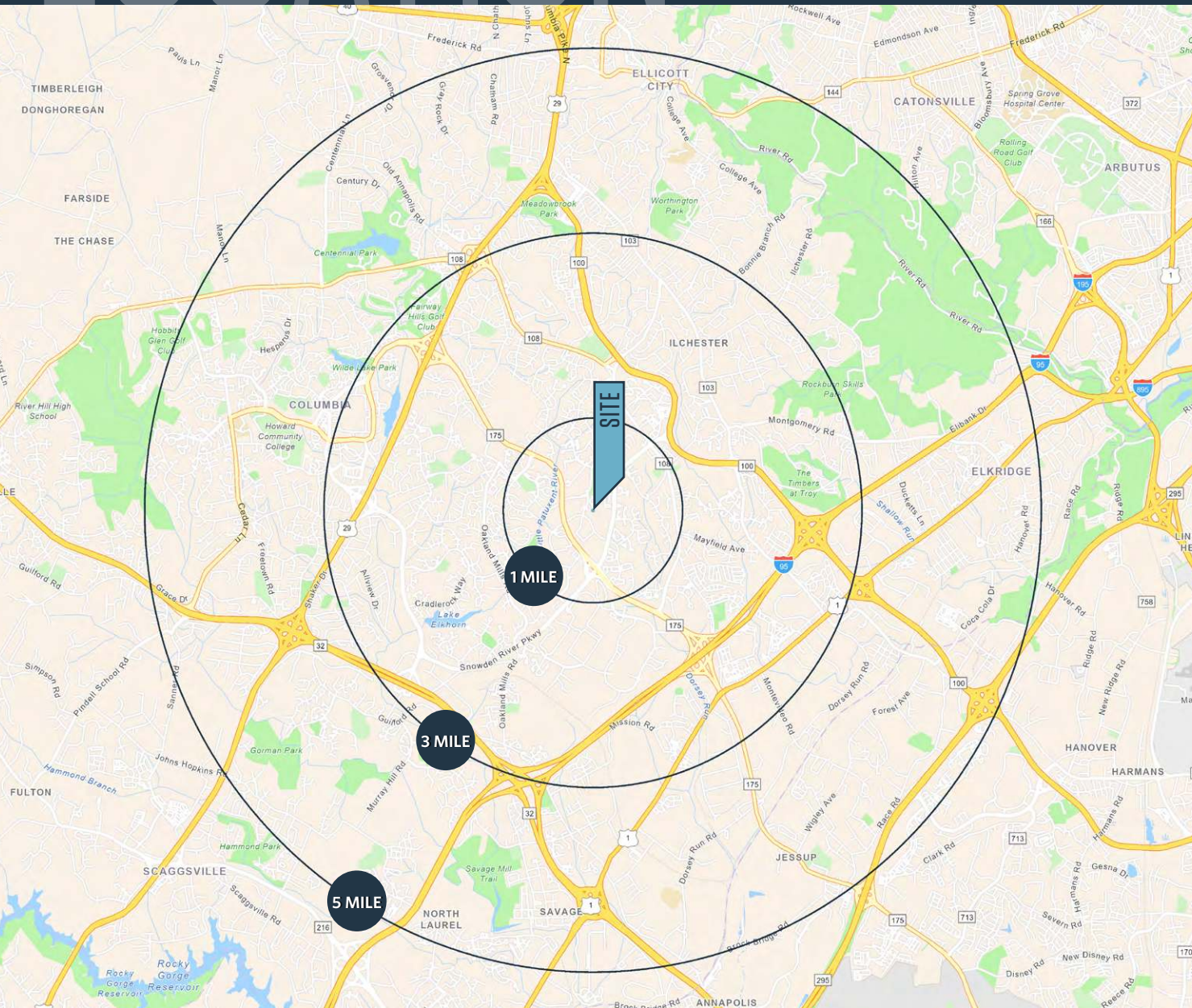
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# LOCATION

# 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 | 2023:

Dobbin Road	18,114 ADT
Rt. 175	63,430 ADT
Snowden River Pkwy	41,250 ADT

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# SITE PLAN

# DOBBIN STATION

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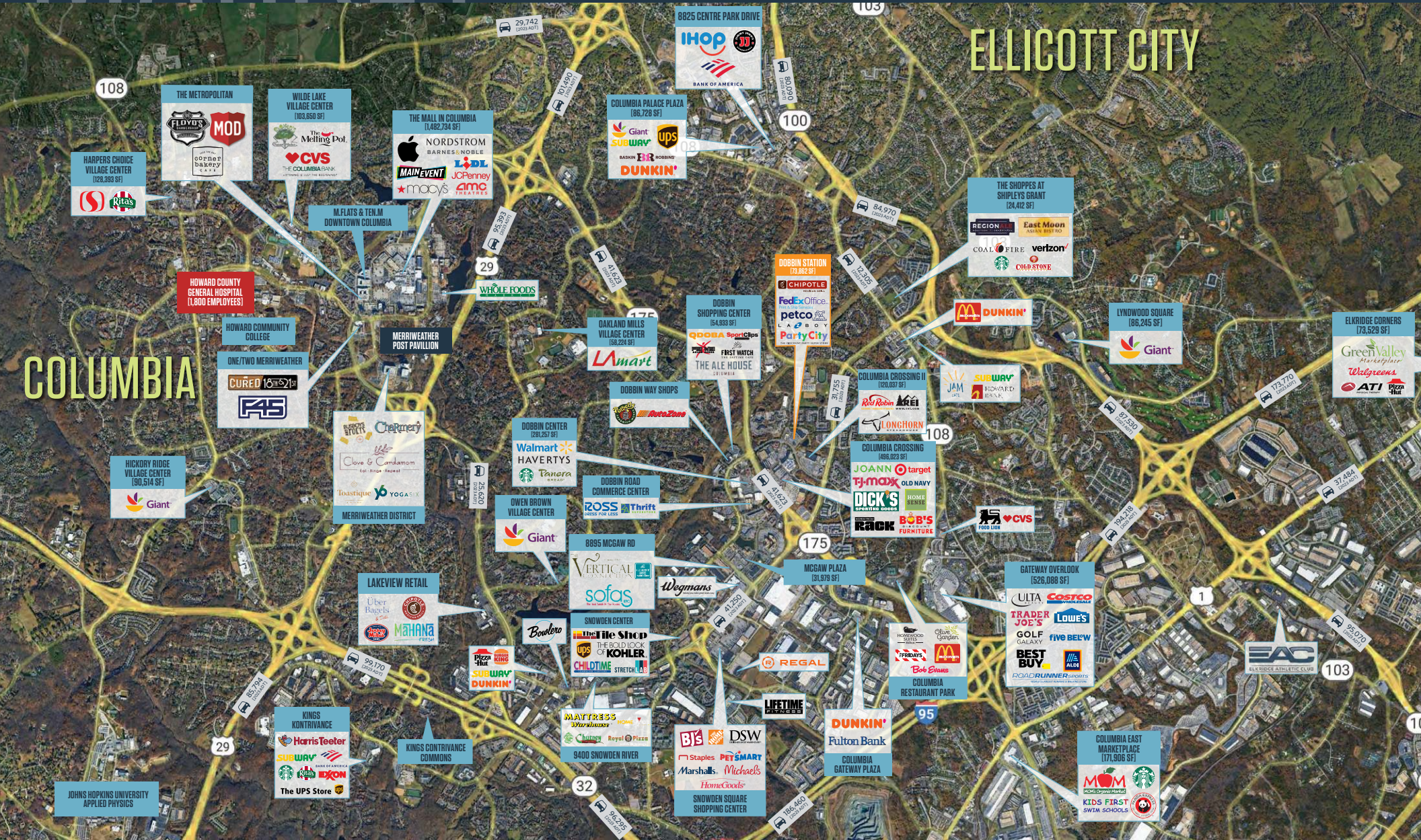
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# MARKET

# DOBBIN STATION

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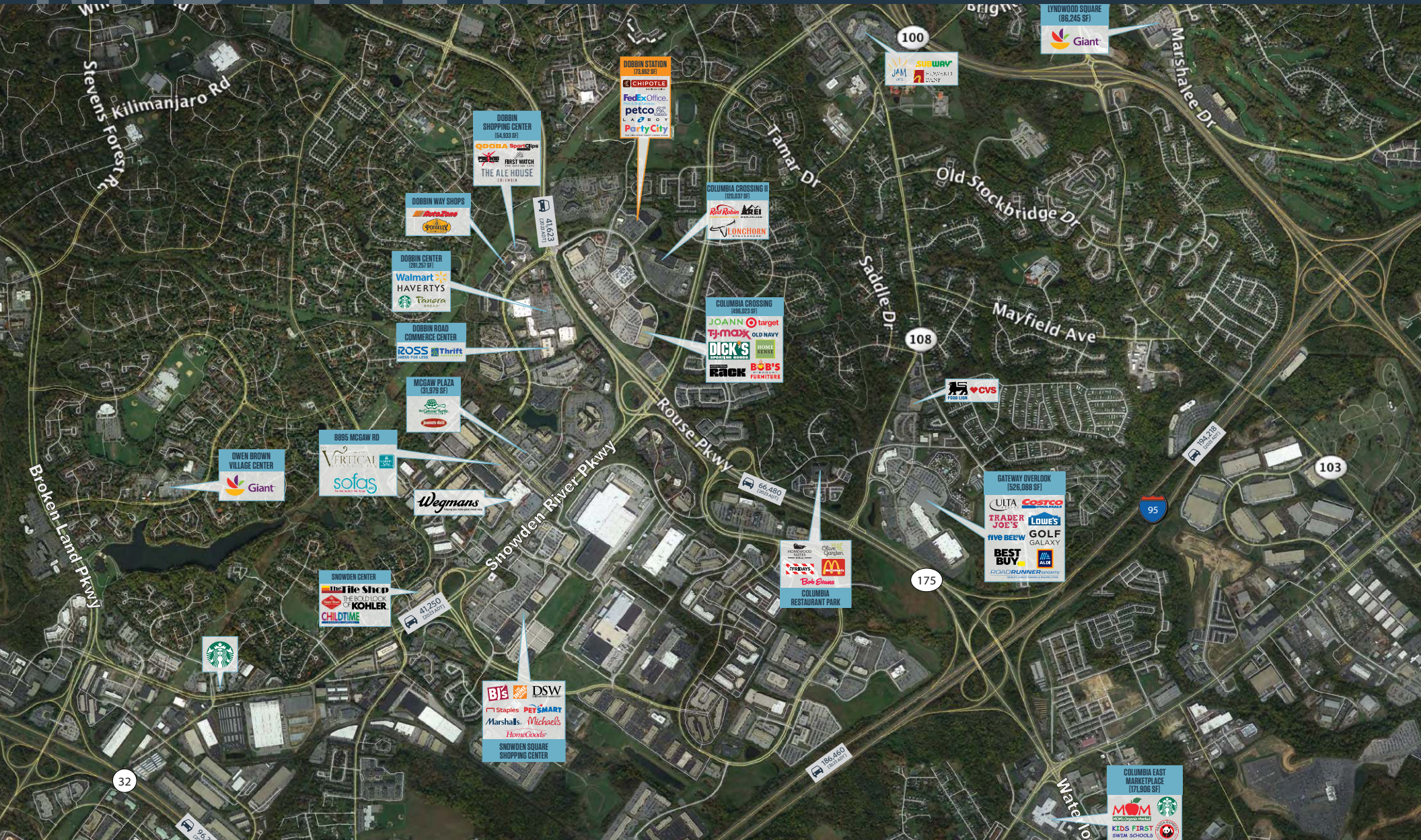
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# MID-VIEW

# DOBBIN STATION

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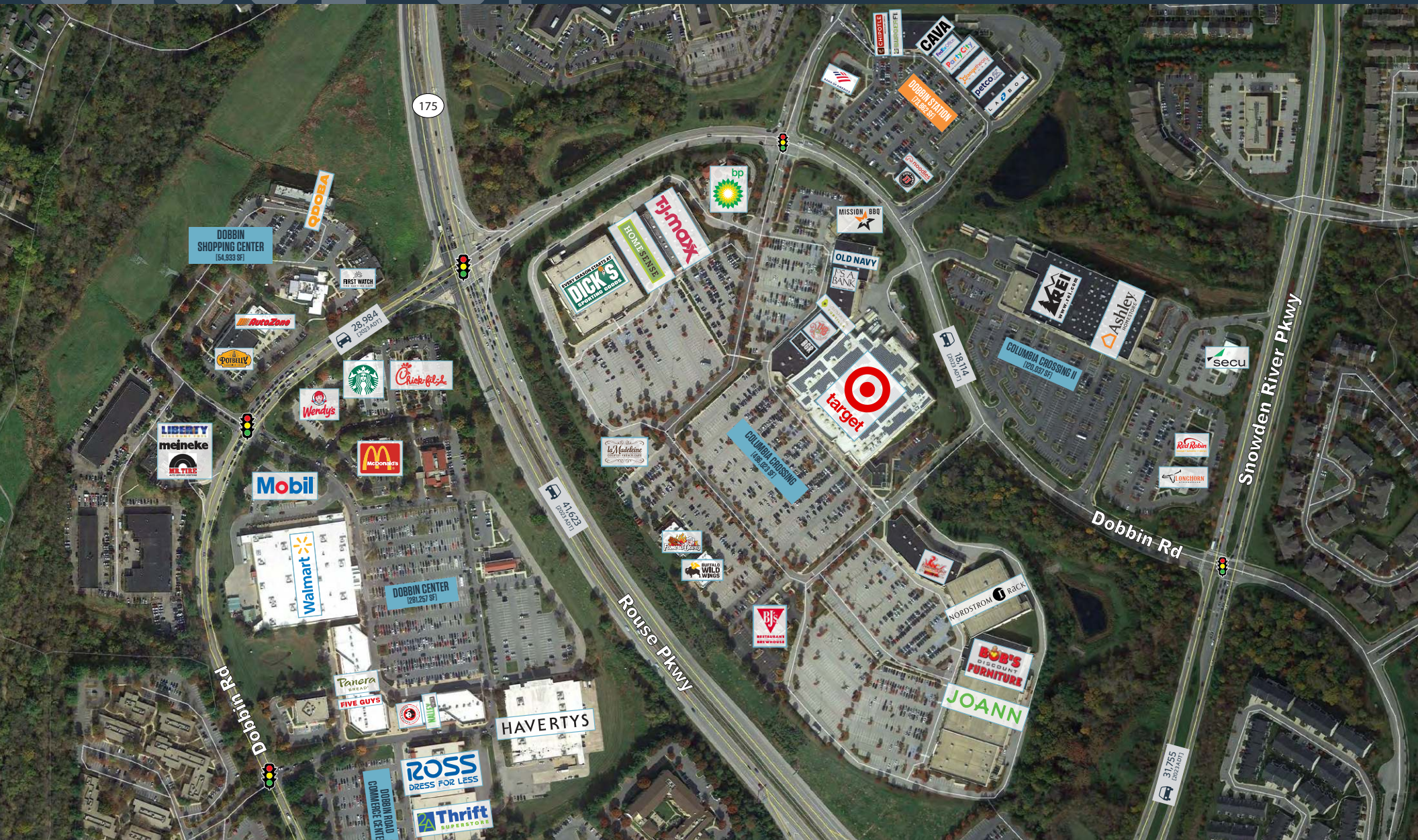
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# CLOSE-UP

# DOBBIN STATION

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# DOBBIN STATION

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## FOR MORE INFORMATION, PLEASE CONTACT:

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