



GOLD AND COMPANY, LLC



6345 Dobbin Rd., Columbia MD 21045

Gold And Company, LLC

**5601 Newbury St.
Baltimore, MD 21209**

**Jim Chivers / Mitch Gold
Gary Glover
Office: 410.578.1300
www.goldcommercial.net**

- **Tenant: BJ's Gas**
- **Corporate Guarantee: BJ's Wholesale Club Inc.**
- **Use: Club Member Fueling Facility**
- **Term: Lease Expires September 20, 2031**
- **Lease Type: Fueling Facility Ground Lease**
- **Operating Expenses: Triple Net**
- **Year Built: All New in 2018**
- **Adjacent To: Walmart, Capital One Bank, McDonald's**
- **Design: Six Pumps Underneath Canopy**
- **Where: Howard County, Maryland**

This property offering is subject to change without notice. All information is deemed reliable but not guaranteed.



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Commercial Real Estate in the Baltimore Metropolitan Area

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AERIAL



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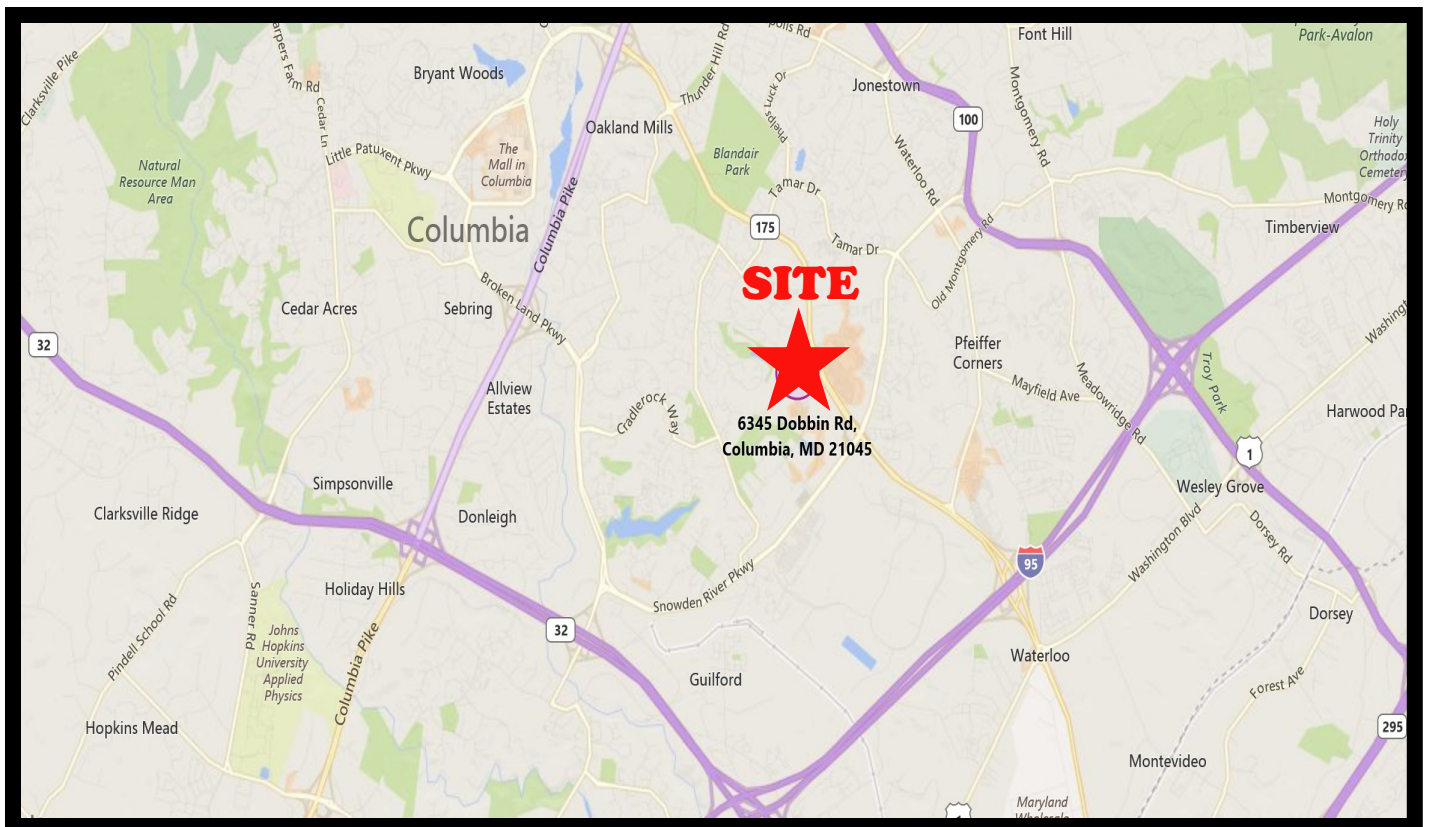


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Location Map



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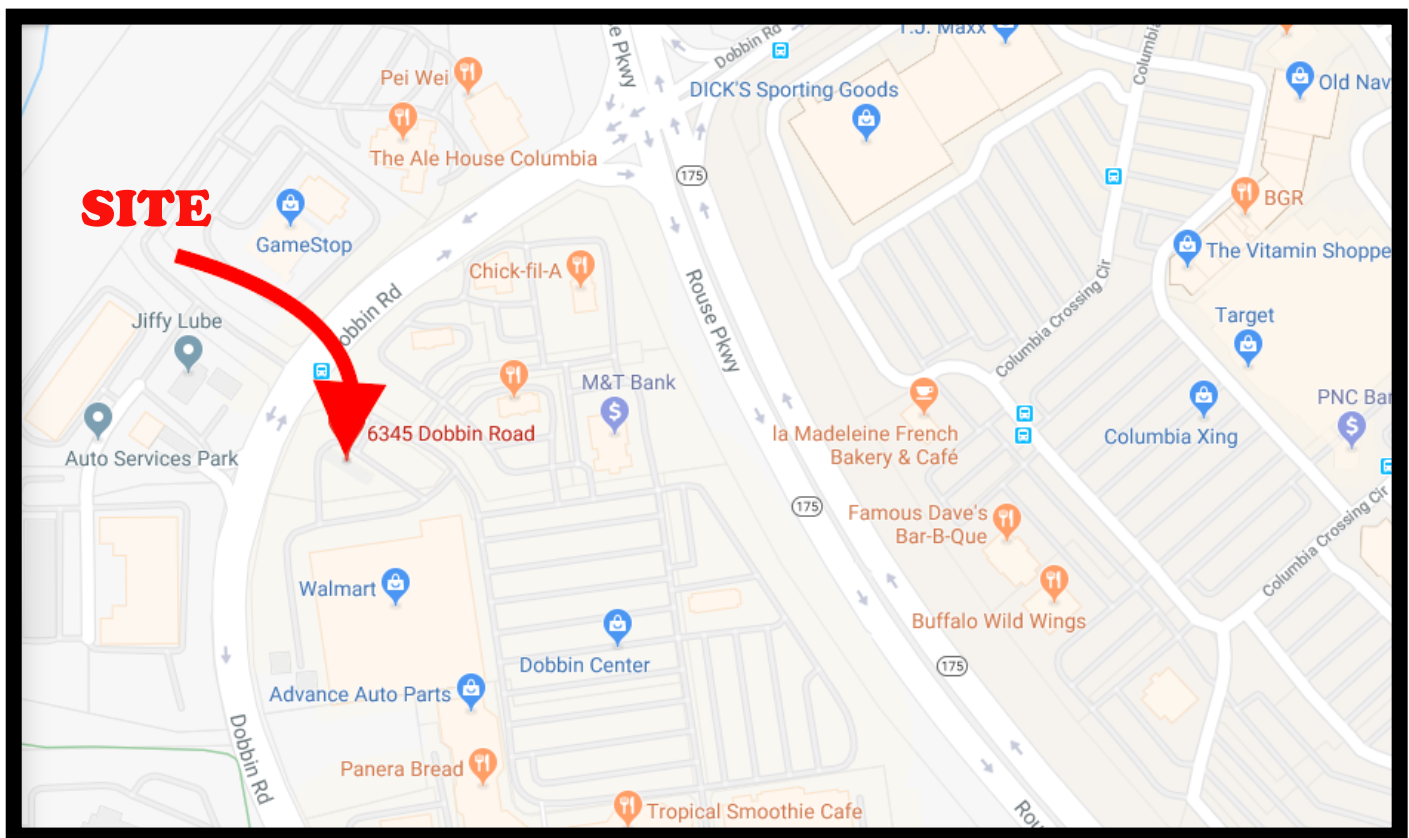


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Nearby Tenants



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Traffic Count

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Dobbin Rd	Dobbin Center Way	0.05 SW	27,421	2016	0.06	MPSI...
Dobbin Rd	Dobbin Center Way	0.19 N	16,083	2016	0.16	MPSI...
Little Patuxent Pky	Dobbin Rd	0.19 NW	43,224	2012	0.19	MPSI...
Little Patuxent Pkwy	Dobbin Rd	0.19 NW	35,606	2016	0.19	MPSI...
Dobbin Rd	Little Patuxent Pkwy	0.04 SW	16,581	2016	0.21	MPSI...
Little Patuxent Pky	Old Montgomery Rd	0.00 SW	46,999	2011	0.26	MPSI...
Little Patuxent Pky	Old Montgomery Rd	0.00 N	47,553	2012	0.26	MPSI...
Little Patuxent Pkwy	Dobbin Rd	0.12 S	45,251	2016	0.26	MPSI...
Dobbin Rd	Dobbin Center Way	0.44 N	16,398	2016	0.41	MPSI...
Snowden River Pkwy	Little Patuxent Pkwy	0.10 NE	3,133	2016	0.59	MPSI...

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Demographics

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	11,820	96,279	197,462
2022 Population:	12,495	103,121	210,855
Pop Growth 2017-2022:	5.71%	7.11%	6.78%
Average Age:	37.80	36.90	37.60
Households			
2017 Total Households:	4,732	37,816	73,835
HH Growth 2017-2022:	5.77%	7.09%	6.92%
Median Household Inc:	\$98,361	\$102,282	\$106,578
Avg Household Size:	2.50	2.50	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$337,998	\$351,118	\$380,271
Median Year Built:	1982	1987	1986

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