

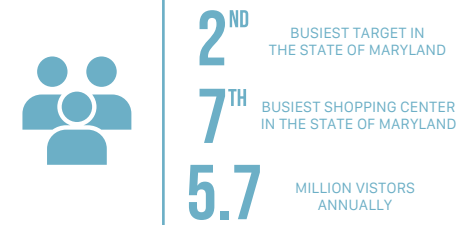
JOIN THESE RETAILERS



28,450 SF FOR LEASE

- Rare 'Big Box' opportunity
- Columbia is home to many retailers - most successful stores in the DMV
- End cap with exposure to Rt. 175 (Rouse Pkwy)
- Columbia Crossing is located in the heart of the Columbia trade area

PLACER A.I.:

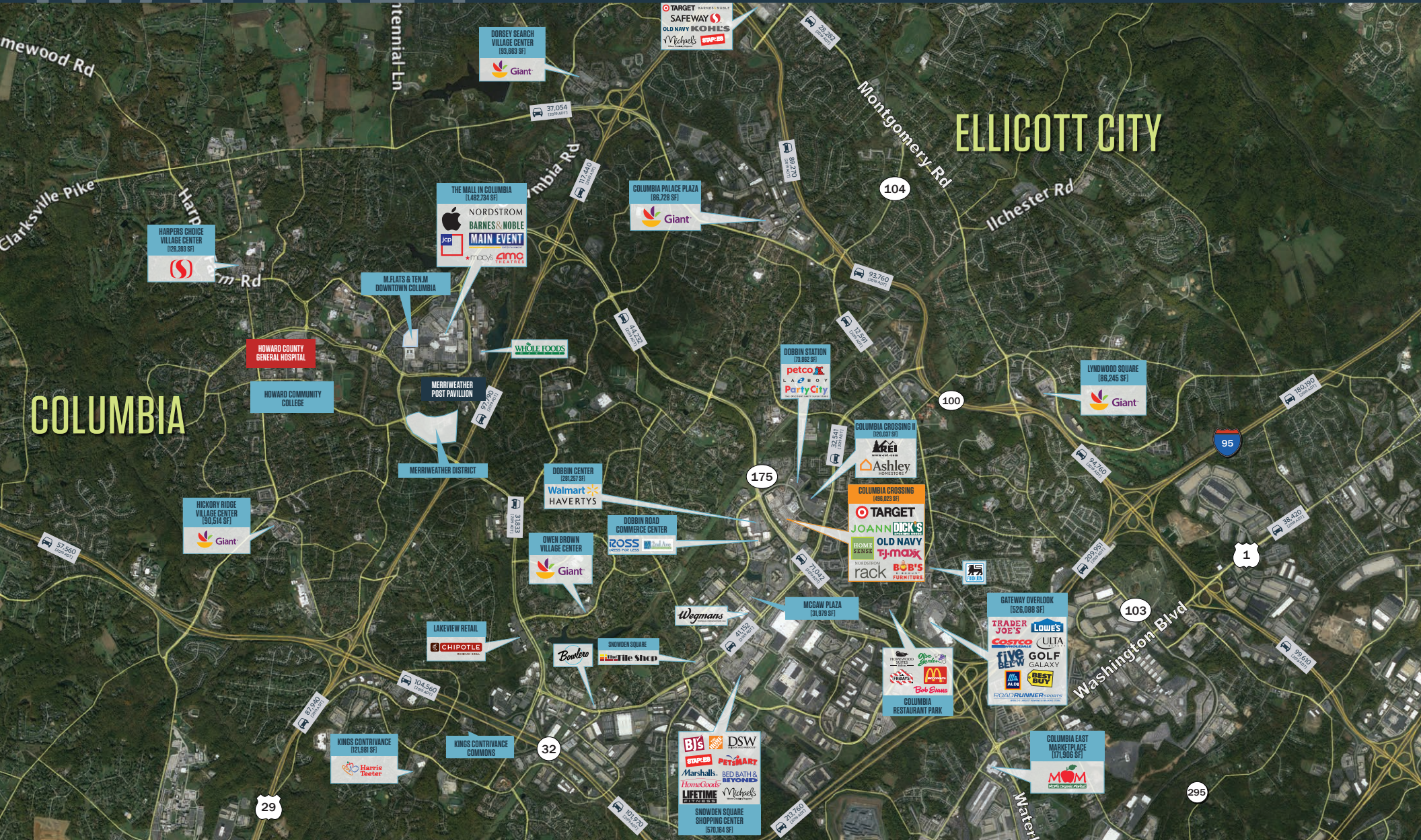


MICHAEL PATZ

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CLOSE-UP

617 I COLUMBIA CROSSING CIRCLE

DOBBIN RD. & MARYLAND RTE. 175, COLUMBIA, MD 21045



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SITE PLAN

617 I COLUMBIA CROSSING CIRCLE

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TENANT	SQFT
1 Dick's Sporting Goods	60,480
2 Homesense	25,070
3 TJ Maxx	30,600
6 Old Navy	16,000
7 Jos A. Bank	5,029
8 Salon Lofts	4,584
9 Sally Beauty	1,863
10 California Tortilla	2,390
11 BGR The Burger Joint	1,500
12 THB Neighborhood Bagelry	2,799
13 Tutti Frutti Frozen Yogurt	1,077
14 Taichi	2,404
15 Carter's	3,497
16 Doctor's Visionworks	3,516
17 Bob's Discount Furniture	28,000
18 Vitamin Shoppe	4,500
21 AVAILABLE	9,786
22 Johnson Fitness & Wellness	3,894
23 Maiwand Kabob of Afganistan	2,950
24 Le's Nails & Spa	2,090
25 Mattress Firm	5,164
26 Nordstrom Rack	40,750
27 Joann	45,218

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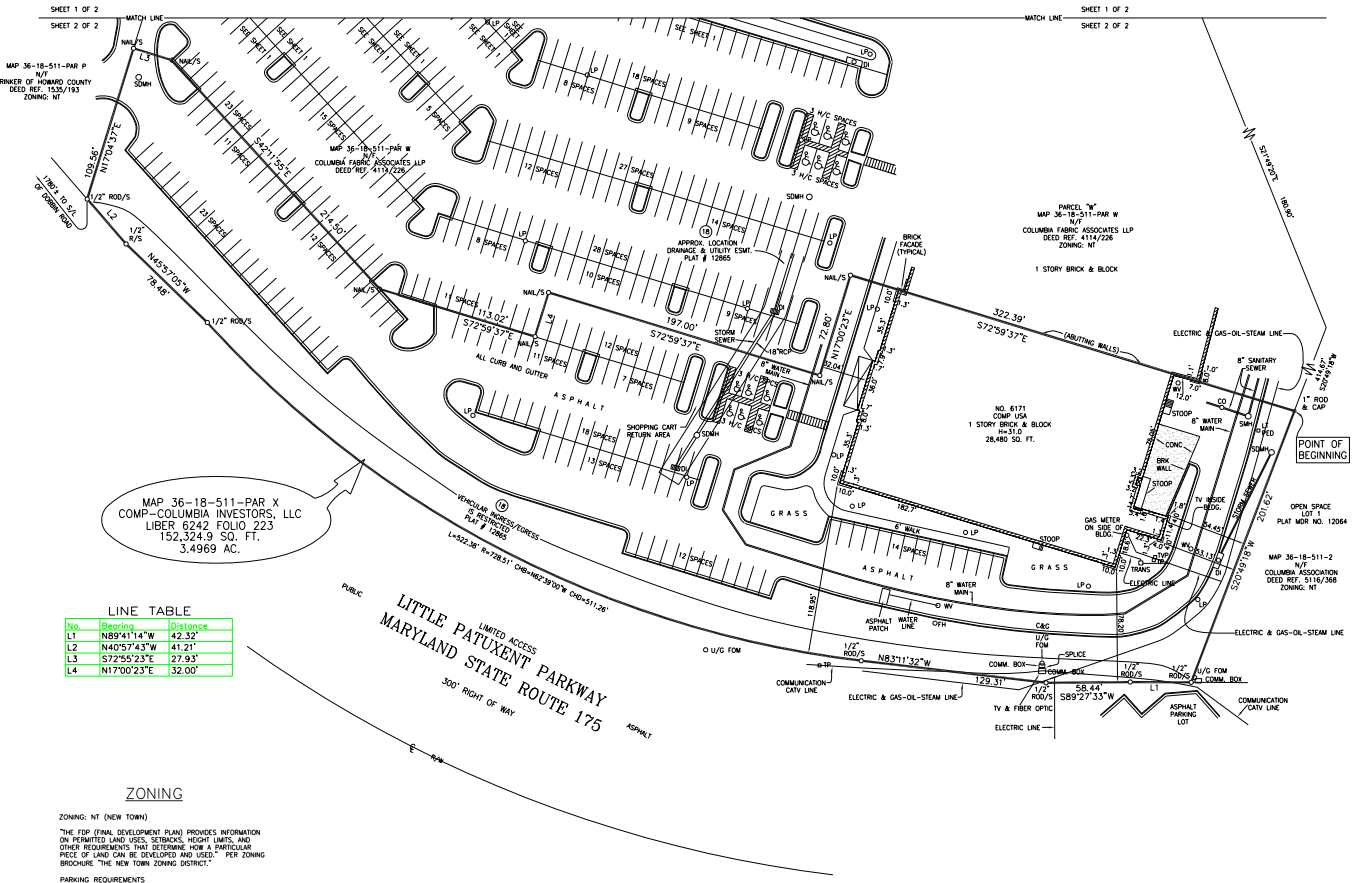
DOBBIN RD. & MARYLAND RTE. 175, COLUMBIA, MD 21045

SCHEDULE B-2

- RIGHT OF WAY GRANTED TO CONOVERS GAS AND ELECTRIC LIGHT AND POWER COMPANY BY AN AGREEMENT DATED JUNE 14, 1937 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 197, FOLIO 278. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- RIGHT OF WAY GRANTED TO BALTIMORE GAS AND ELECTRIC COMPANY BY AN AGREEMENT DATED DECEMBER 16, 1960 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 363, FOLIO 330. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- DEED, AGREEMENT AND DECLARATION OF COVENANTS, EASEMENT, CHARGES AND LIENS DATED DECEMBER 15, 1988 BETWEEN THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. AND C. ALLEN ARES AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 463, FOLIO 158. (NOT A PLOTTABLE EASEMENT)
- RIGHT OF WAY GRANTED TO BALTIMORE GAS AND ELECTRIC COMPANY BY AN AGREEMENT DATED APRIL 25, 1960 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 468, FOLIO 239. (NOT PLOTTED, EASEMENT LOCATIONS UNDERGROUND OR TO MAKE TO PLOT)
- RIGHTS AND EASEMENTS ESTABLISHED BY DEED DATED OCTOBER 9, 1973 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 656, FOLIO 465 FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION (UNITED STATES HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, AND AS SHOWN ON STATE ROADS COMPARISON PLATS 4145, 4157, 4158, 4159, 4160, 4161 AND 4162. (AFFECTS SUBJECT PROPERTY, INCLUDED IN EXISTING RIGHT OF WAY FOR MARYLAND STATE ROUTE NO. 175). NOTE: NONE OF THE EASEMENTS CREATED BY THE ABOVE REFERENCED PLATS APPEAR TO AFFECT SUBJECT PROPERTY
- DEED OF EASEMENT DATED MARCH 8, 1996 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 528, FOLIO 363 BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION FOR THE BENEFIT OF SUTTON-HUGHSON CORPORATION. (AFFECTS BUT DOES NOT ENCUMBER SUBJECT PROPERTY, NOT PLOTTED)
- CONSTRUCTION OPERATION AND RECREATIONAL EASEMENT AGREEMENT DATED MARCH 8, 1996 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 528, FOLIO 376 BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND TAYLOR MEDICIN CORPORATION, AS AMENDED BY:
 - AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECREATIONAL EASEMENT AGREEMENT DATED JULY 31, 1996 AND RECORDED IN LIBER 578, FOLIO 147
 - FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECREATIONAL EASEMENT AGREEMENT DATED JULY 7, 1997 AND RECORDED IN LIBER 603, FOLIO 362
 (AFORE SAID DEEDS GRANT EGRESS AND EGRESS RIGHTS AND UTILITIES RIGHTS, WHICH ARE BLANKET IN NATURE, AND AFFECTS THIS AND ALL PARCELS OF ORIGINAL TRACT.)
- MAINTENANCE AGREEMENT FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY, MARYLAND DATED FEBRUARY 29, 1996 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 3716, FOLIO 578. (AFFECTS, BUT DOES NOT ENCUMBER SUBJECT PARCEL, NOT PLOTTED)
- TERMS AND PROVISIONS CONTAINED IN DEED BY AND BETWEEN THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND CONW USA, INC. DATED JANUARY 9, 1998 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS IN LIBER 4172, FOLIO 852. (AFFECTS SUBJECT PROPERTY, NO PLOTTED LOCATION OR MAKE, PLATS RETAINED WITH SUPPORTIVE DOCUMENTS NOT PROVIDED)
- TERMS, CONDITIONS, RESTRICTIONS AND OTHER CRITERIA CONTAINED IN A PLAT ENTITLED COLUMBIA ROUTE 175 COMMERCIAL SECTION 1, AREA 1, PARCELS 1 THRU 9 AND RECORDED AMONG THE FORECLOSURE LAND RECORDS AS PLAT NO. 12865. (ITEMS THAT AFFECT SUBJECT PARCEL PLOTTED HEREON)

POTENTIAL ENCROACHMENTS

NONE NOTED AT TIME OF SURVEY



MAP 36-18-511-PAR X
COMP-COLUMBIA INVESTORS, LLC
LIBER 6242 FOLIO 223
152,324.93 SQ. FT.
3.9689 AC.

LINE TABLE

No.	Bearing	Distance
L1	N89°41'14"W	42.32'
L2	N40°57'43"W	41.21'
L3	S72°55'23"E	27.93'
L4	N17°00'23"E	32.00'

ZONING

ZONING: NT (NEW TOWN)

THE FDP (FINAL DEVELOPMENT PLAN) PROVIDES INFORMATION ON PERMITTED LAND USES, SETBACKS, HEIGHT LIMITS, AND OTHER REQUIREMENTS THAT DETERMINE HOW A PARTICULAR PIECE OF LAND CAN BE DEVELOPED AND USED. FOR ZONING BROCHURE "THE NEW TOWN ZONING DISTRICT."

PARKING REQUIREMENTS
5 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES, INCLUDING RESTAURANTS.

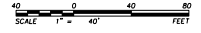
HOWARD COUNTY ZONING DEPARTMENT
CONTACT: ZAN CALDWAY (410) 313-2393

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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FLOOD NOTE: By graphic plotting only, this property is in Zone 1 of the Flood Insurance Rate Map/Community Profile No. 24004 0031 B dated 03/09, and is not in a Special Flood Hazard Area. By telephone call dated 02/22/11 to the National Flood Insurance Program (800-638-6629) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and no elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



Bruce C. Landes, Surveyor
CONSULTING LAND SURVEYORS - PLANNERS
8014 Middleton Turnpike Suite 103 P.O. Box 35957
Baltimore, Maryland 21228
Phone (804)330-5676 Fax (804)330-5558
JUN 21 2016 (REF JUN 16386) DRAWN BY: LCH/LAH SHEET 2 OF 2



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STOREFRONT

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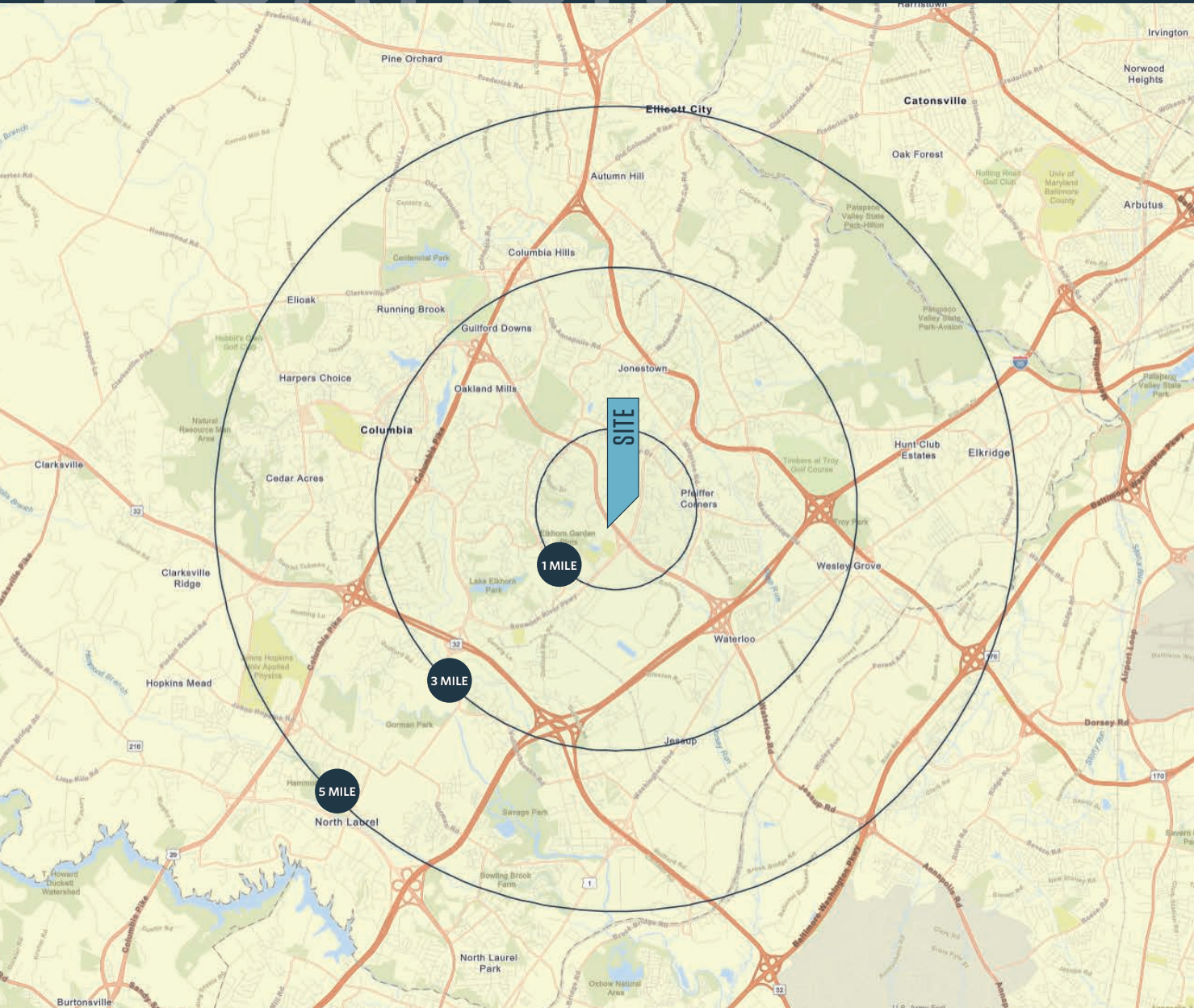
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LOCATION

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DEMOGRAPHICS | 2021:

	1-MILE	3-MILE	5-MILE
Population	12,195	90,772	202,608
Daytime Population	15,808	87,259	163,254
Households	4,918	34,685	76,043
Average HH Income	\$128,757	\$134,769	\$142,881

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Rouse Pkwy	44,232 ADT
Dobbin Rd	18,560 ADT
Snowden River Pkwy	32,541 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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