



JOIN THESE RETAILERS

DUNKIN' *Board & Brush*
creative studio®

Fulton Bank

RETAIL FOR LEASE

- Available: 1,226 SF [2nd Gen Nail Salon]; 1,849 [2nd Gen Restaurant] & 1,838 SF
- Open air shopping center with easy access to I-95
- Located near 5.4 million SF of office space with over 15,000 employees
- Ample parking

MATT COPELAND

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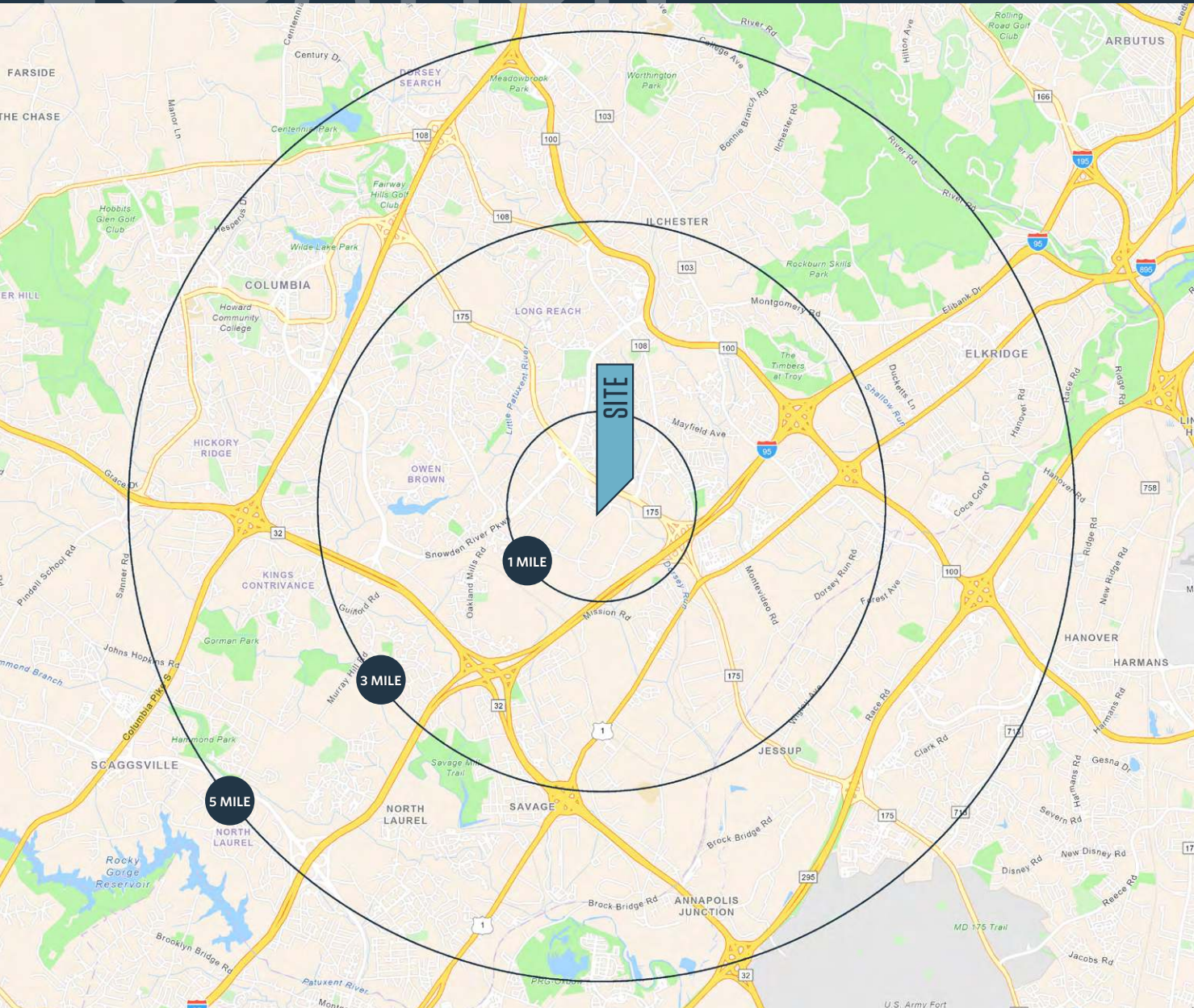
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LOCATION

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046



AVAILABLE SPACE:

- 1,226 SF [2nd Generation Nail Salon]
Available Within 30 Days
- 1,849 SF [2nd Generation Restaurant]
- 1,838 SF

DEMOGRAPHICS | 2023:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 5,618 | 85,031 | 218,247 |
| Daytime Population | | |
| 20,220 | 103,638 | 248,421 |
| Households | | |
| 2,251 | 31,416 | 81,188 |
| Average HH Income | | |
| \$173,058 | \$154,225 | \$160,825 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Patuxent Pkwy (US-175) 65,472 ADT

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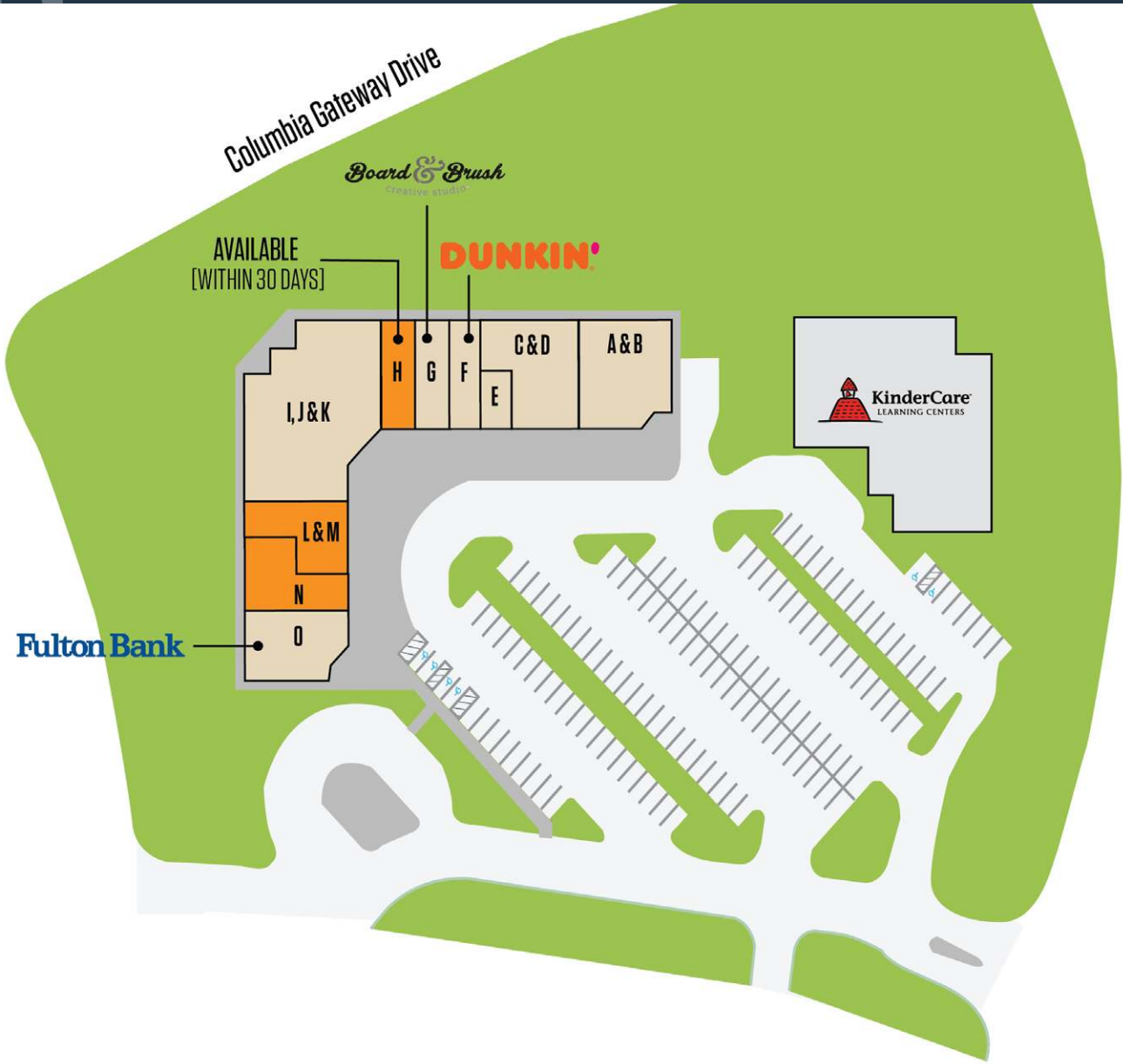
SITE PLAN

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046

| KEY | |
|--|-----------|
|  | AVAILABLE |
|  | AT LEASE |
|  | LEASED |
|  | NOT OWNED |

| TENANTS | | | |
|----------|--|----------|--|
| A & B | FLAVORS OF INDIA | 3,400 SF | |
| C & D | RUDY'S MEDITERRANEAN GRILL | 3,059 SF | |
| E | CUTTING ZONE | 620 SF | |
| F | DUNKIN' | 1,229 SF | |
| G | BOARD & BRUSH | 1,229 SF | |
| H | AVAILABLE [2 ND GEN NAIL SALON] | 1,226 SF | |
| I, J & K | BACKSTAGE DANCE STUDIO | 6,890 SF | |
| L & M | AVAILABLE [2 ND GEN RESTAURANT] | 1,849 SF | |
| N | AVAILABLE | 1,838 SF | |
| O | FULTON BANK | 2,360 SF | |



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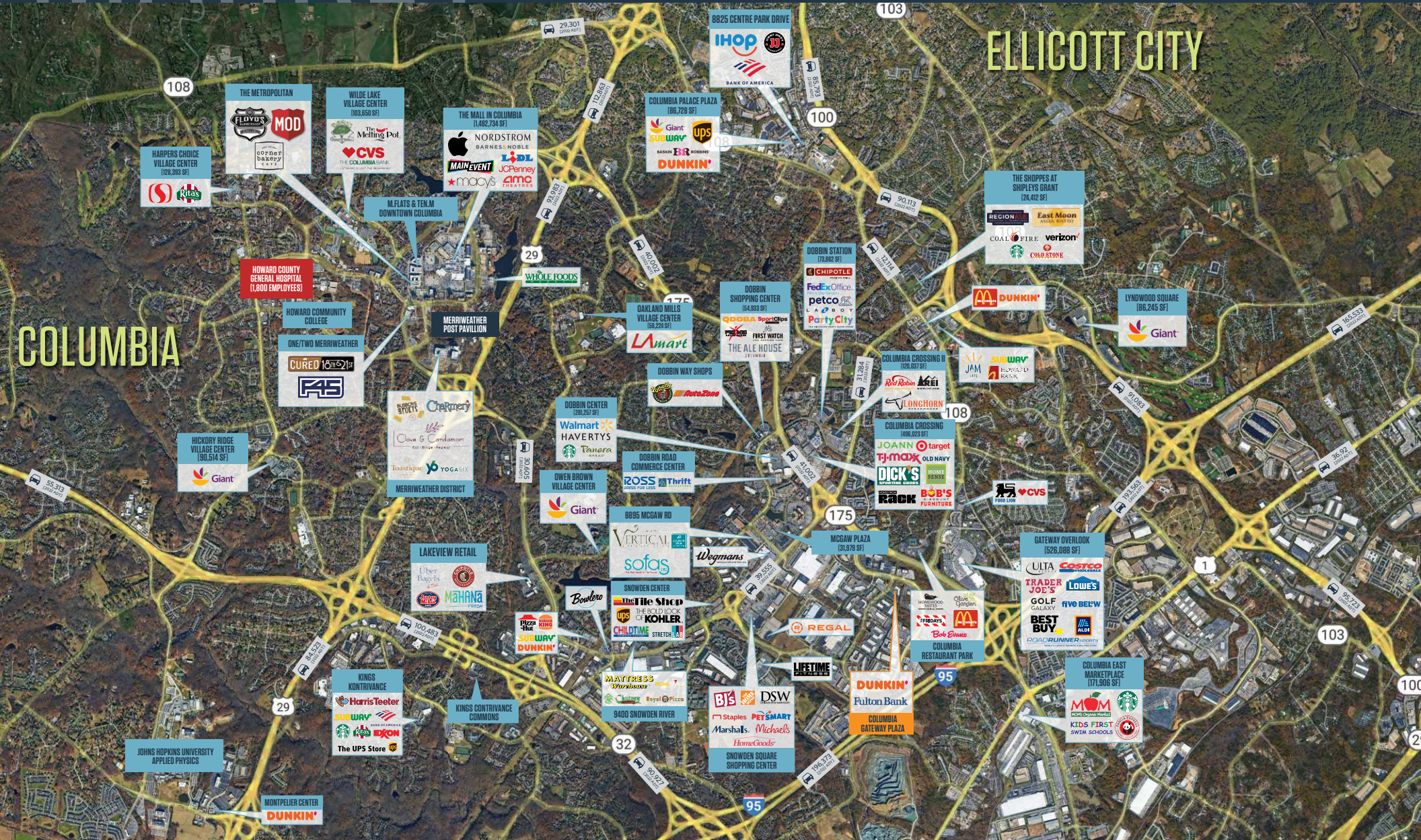
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MARKET

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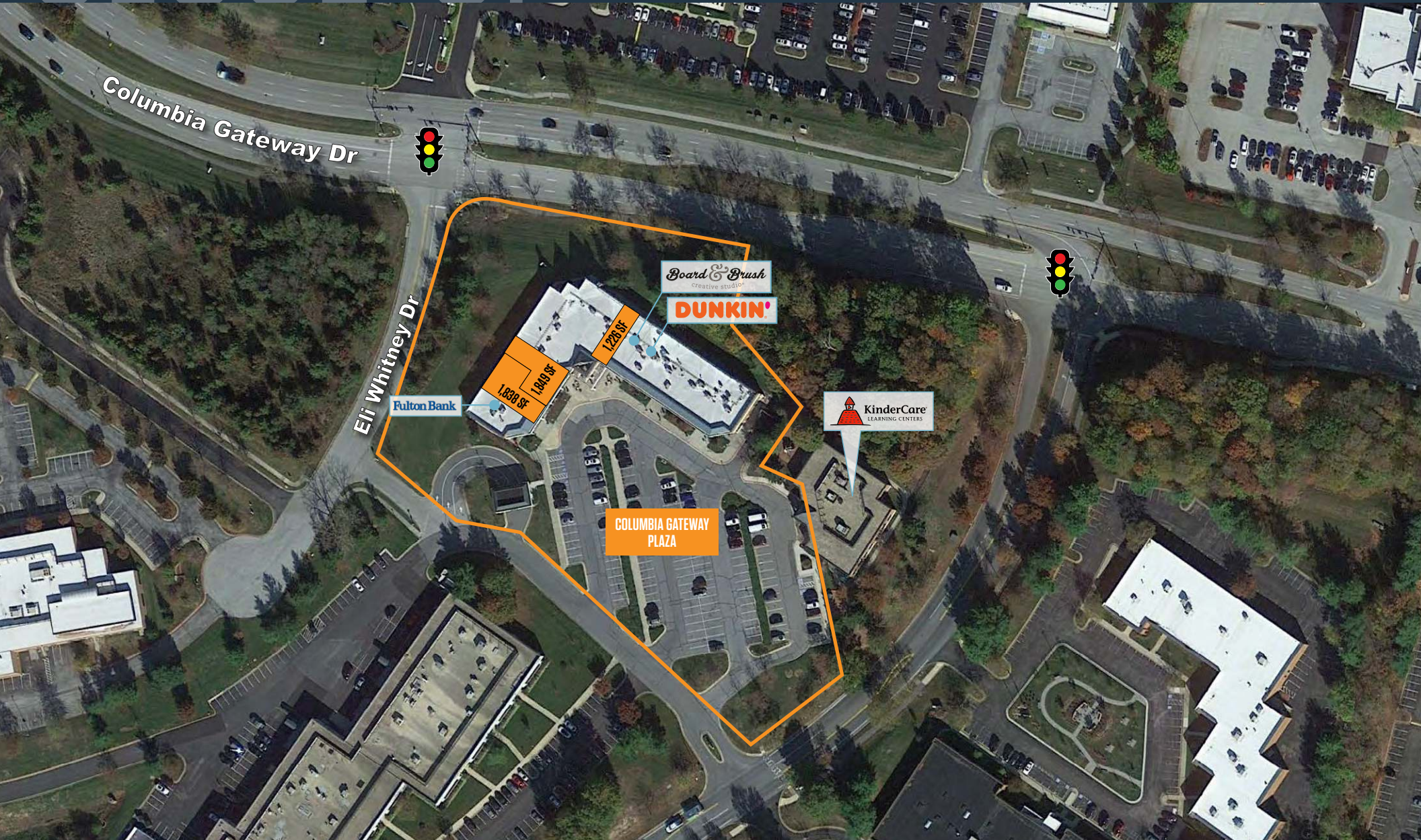
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CLOSE-UP

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