



## NEARBY RETAILERS

## RETAIL FOR LEASE

- Available: 1,849 [2<sup>nd</sup> Gen Restaurant] & 2,360 SF [w/ Triple Drive-Thru]
- 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

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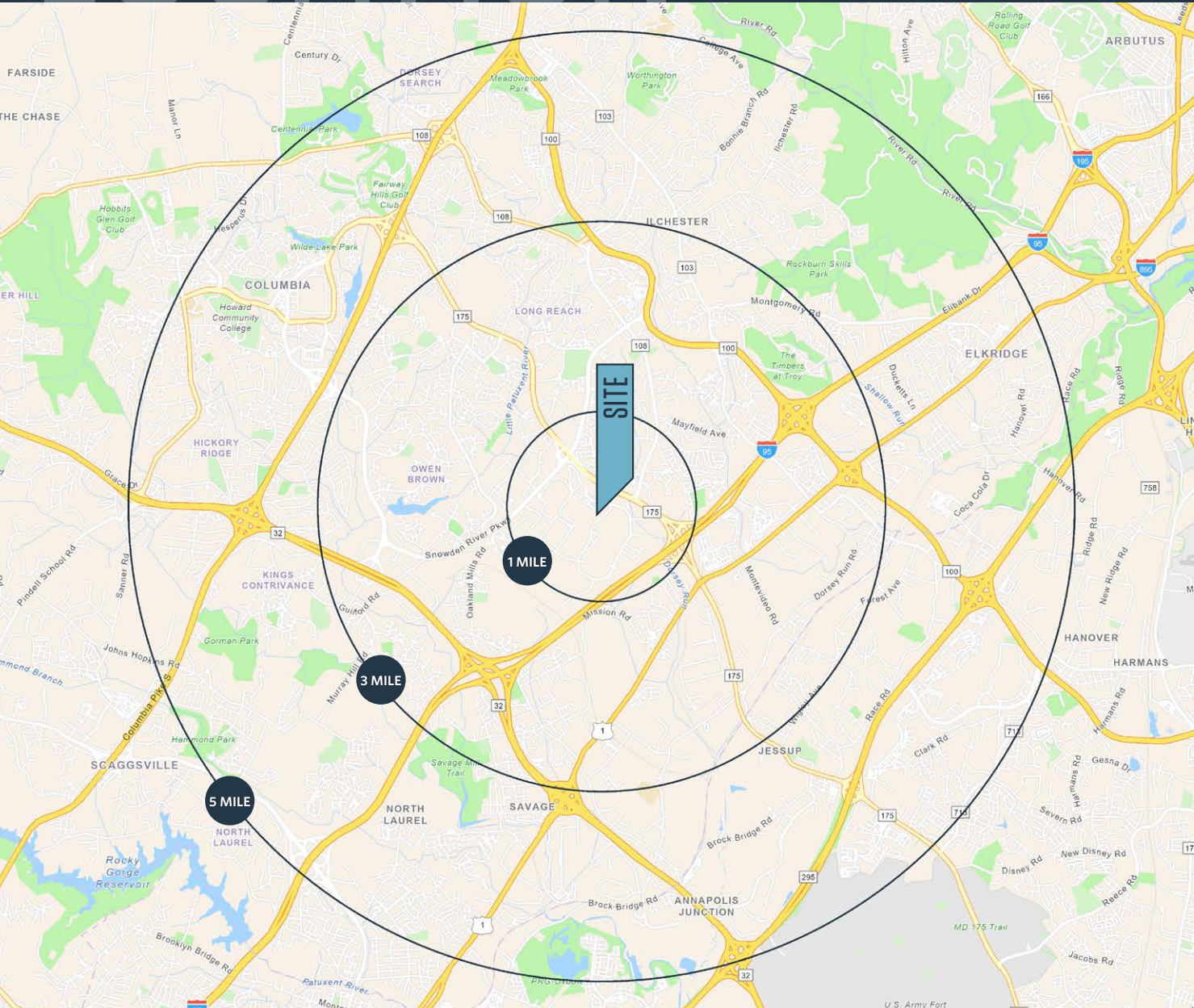
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# LOCATION

# COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046



## AVAILABLE SPACE:

- 1,849 SF [2nd Generation Restaurant]
- 2,360 SF [w/ Triple Drive-Thru]

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
5,604	82,867	218,659
Daytime Population		
22,846	103,336	249,685
Households		
2,244	30,542	81,323
Average HH Income		
\$183,047	\$162,525	\$170,084

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Patuxent Pkwy (US-175) 63,430 ADT

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# SITE PLAN

# COLUMBIA GATEWAY PLAZA

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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	NAIL SALON	1,226 SF	
I, J & K	BACKSTAGE DANCE STUDIO	6,890 SF	
L & M	AT LEASE	1,849 SF	
N	SOUTHERN VETERINARY PARTNERS	1,838 SF	
O	AVAILABLE [W/ TRIPLE DRIVE-THRU]	2,360 SF	



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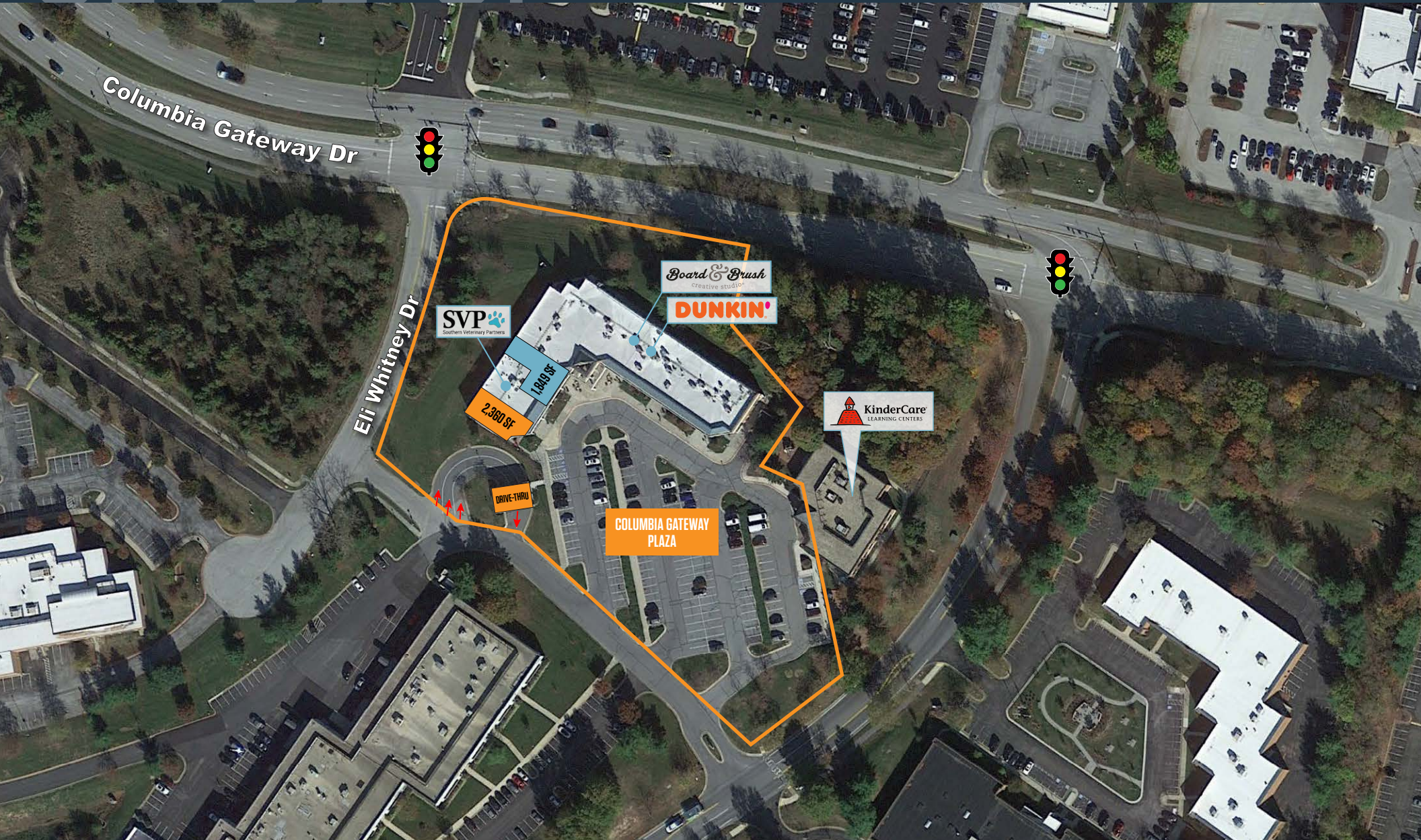




# CLOSE-UP

# COLUMBIA GATEWAY PLAZA

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# DRIVE-THRU

# COLUMBIA GATEWAY PLAZA

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**FORMER BANK** with 3 Lane Drive-Thru



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