



NEARBY RETAILERS



RETAIL FOR LEASE

- Available: 1,849 [2nd 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

MATT COPELAND

mcopeland@klnb.com | 443-632-2051

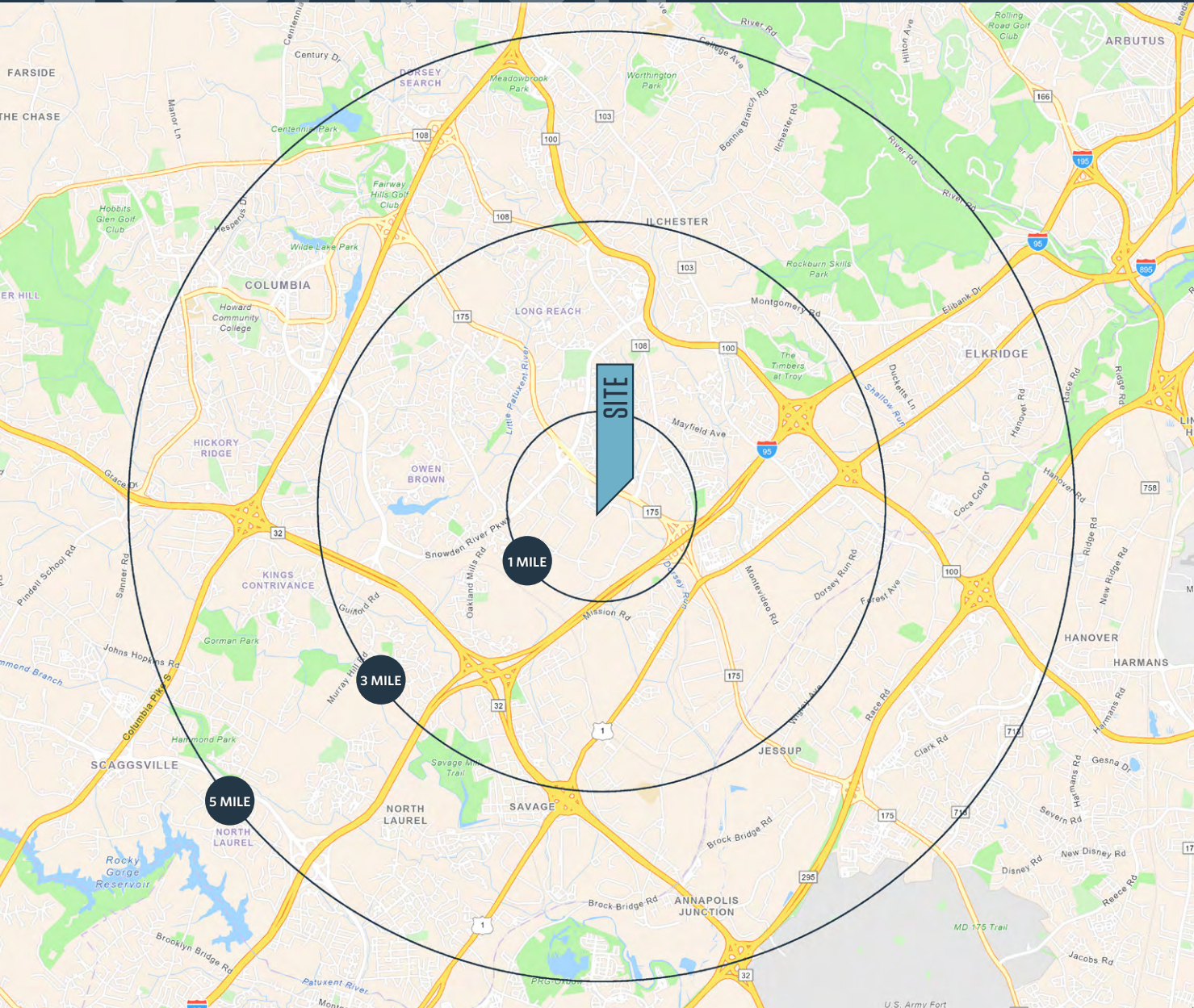
MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

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

MATT COPELAND

mcopeland@klnb.com | 443-632-2051

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041



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



MATT COPELAND

mcopeland@klnb.com | 443-632-2051

MICHAEL GINSBURG

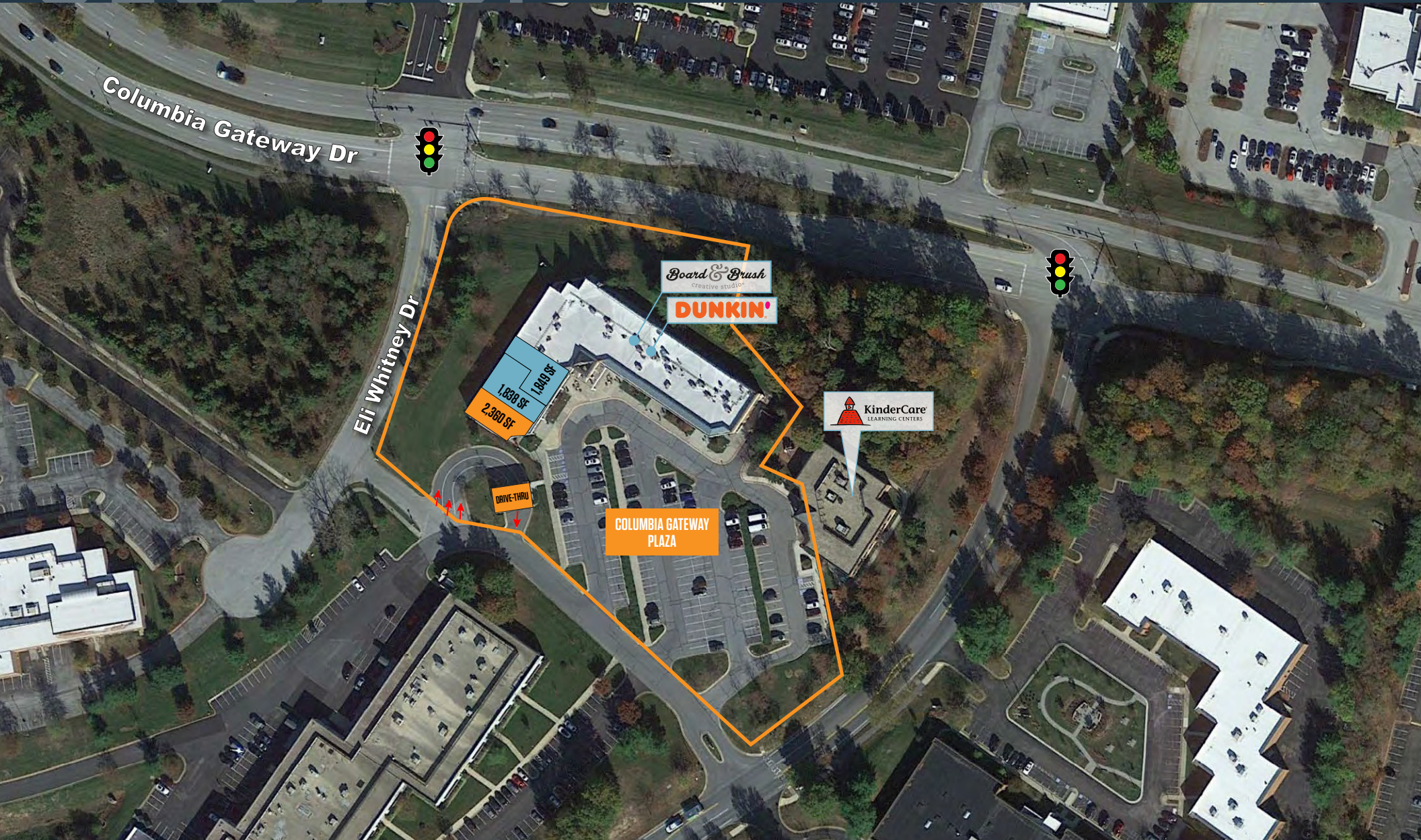
mginsburg@klnb.com | 443-632-2041



CLOSE-UP

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046



MATT COPELAND

mcopeland@klnb.com | 443-632-2051

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041



DRIVE-THRU

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046

FORMER BANK with 3 Lane Drive-Thru



Google

MATT COPELAND

mcopeland@klnb.com | 443-632-2051

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

klnb



COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046

FOR MORE INFORMATION, PLEASE CONTACT:

MATT COPELAND

mcopeland@klnb.com
443-632-2051

MICHAEL GINSBURG

mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505, Towson, MD 21204

.....
klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.