



JUST SIGNED!
SVP
Southern Veterinary Partners
Nail Salon

NEARBY RETAILERS



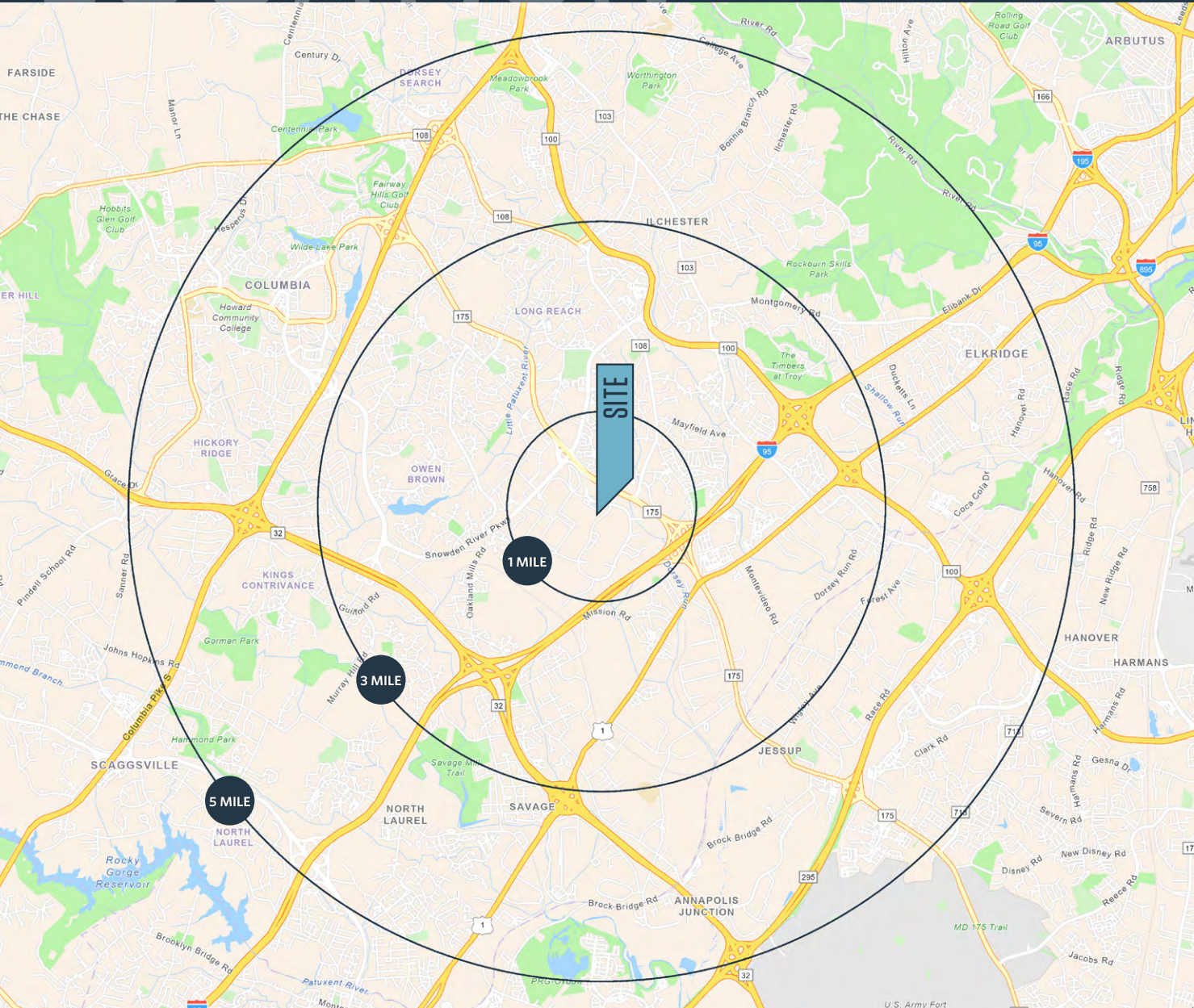
RETAIL FOR LEASE

- 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

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

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	AVAILABLE [2ND GEN. RESTAURANT]	1,849 SF
N	SOUTHERN VETERINARY PARTNERS	1,838 SF
O	AVAILABLE [W/ TRIPLE DRIVE-THRU]	2,360 SF



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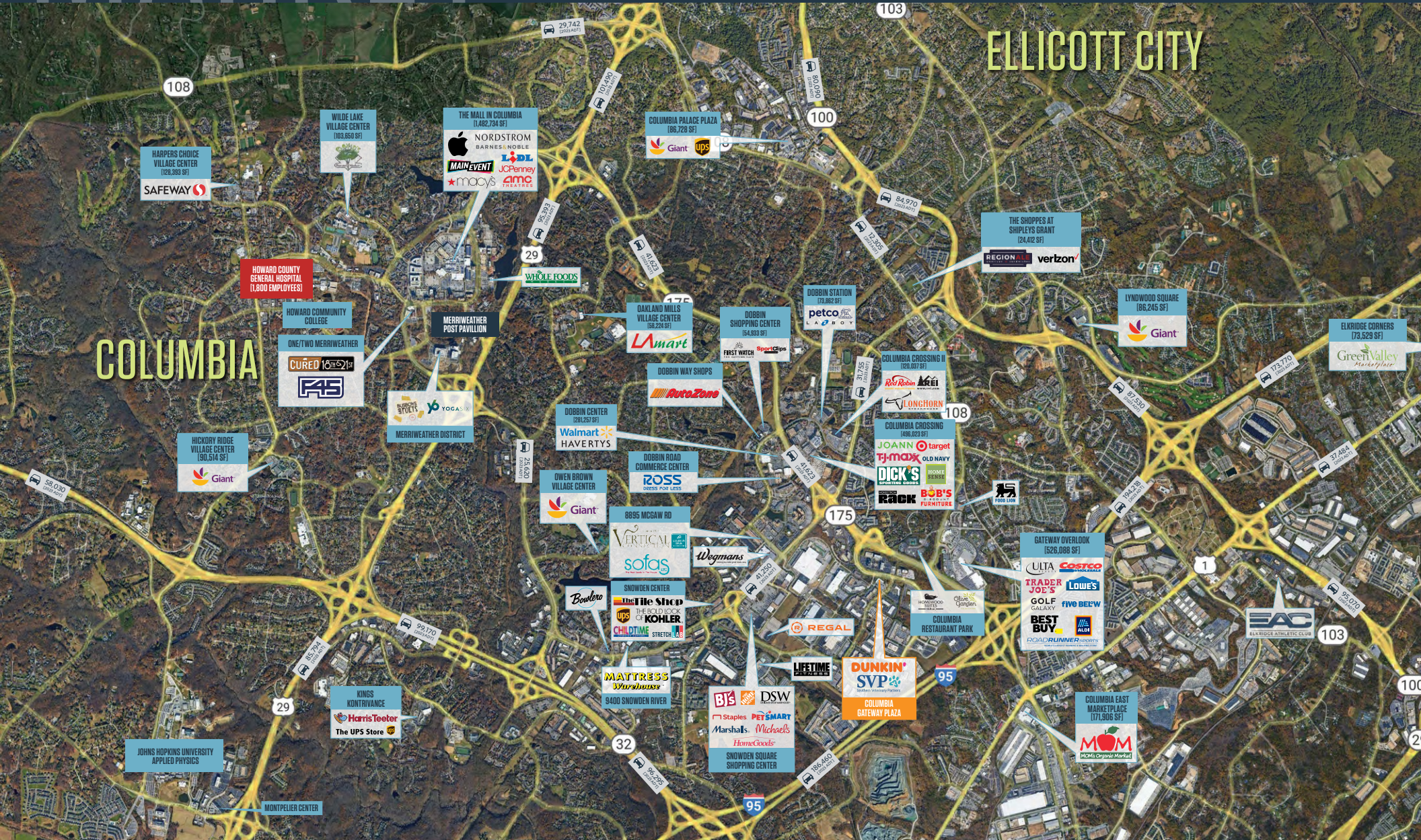
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MARKET

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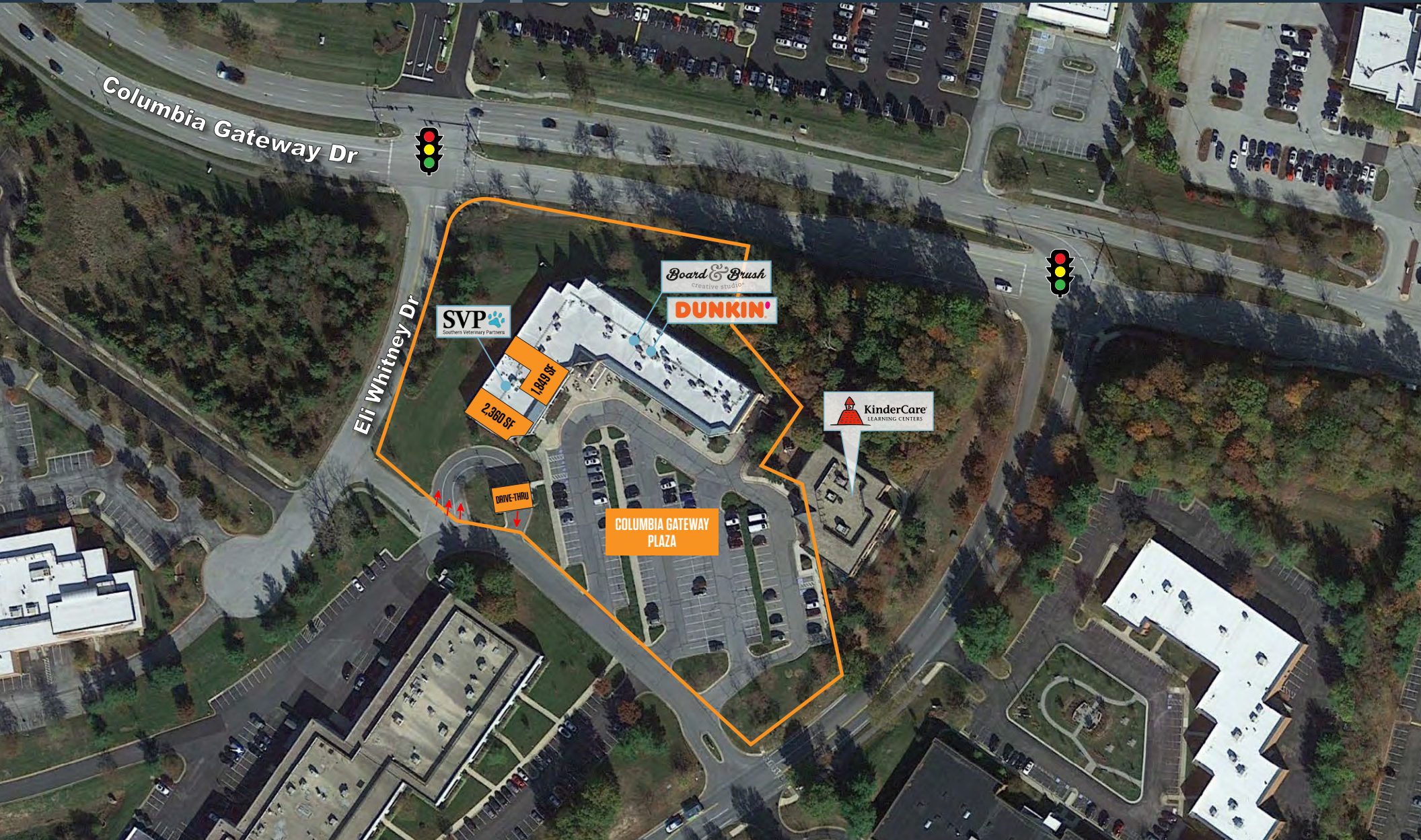
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CLOSE-UP

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DRIVE-THRU

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FORMER BANK with 3 Lane Drive-Thru



Google

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