



JUST SIGNED!

SVP
Southern Veterinary Partners



NEARBY RETAILERS

DUNKIN'

**BEST
BUY**

TRADER JOE'S

COSTCO
WHOLESALE

LOWE'S



RETAIL FOR LEASE

- Available: 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

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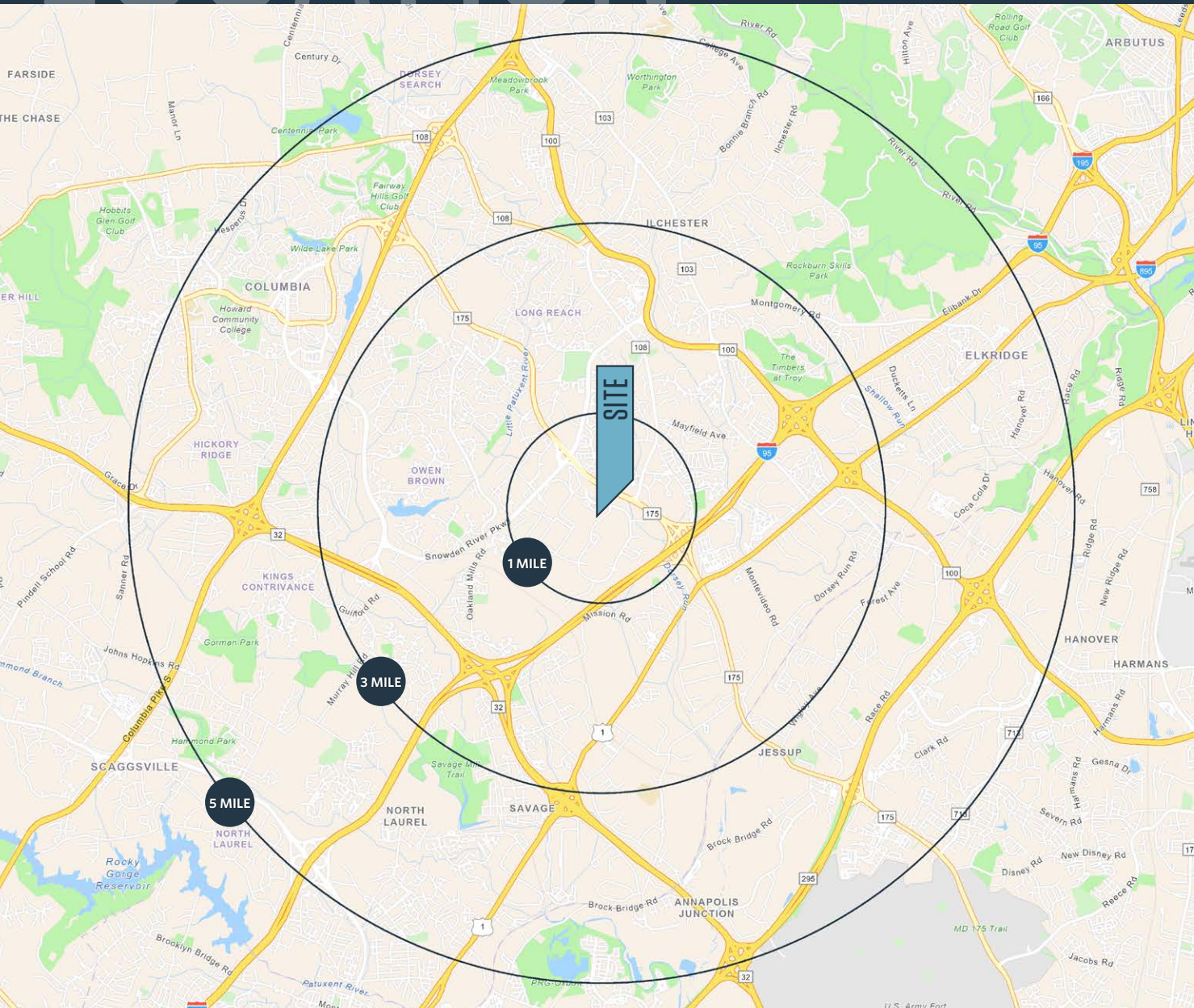
MICHAEL GINSBURG

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LOCATION

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046



AVAILABLE SPACE:

- 2,360 SF [w/ Triple Drive-Thru]

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
5,583	83,070	219,861
Daytime Population		
20,343	101,423	246,877
Households		
2,234	30,598	81,721
Average HH Income		
\$167,745	\$158,390	\$164,482

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Patuxent Pkwy (US-175)	63,241 ADT
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SITE PLAN

COLUMBIA GATEWAY PLAZA

7185 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046

Columbia Gateway Drive

Board & Brush
creative studio

DUNKIN'



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	CHICK N' FRIENDS	1,849 SF
N	SOUTHERN VETERINARY PARTNERS	1,838 SF
O	AVAILABLE [W/ TRIPLE DRIVE-THRU]	2,360 SF



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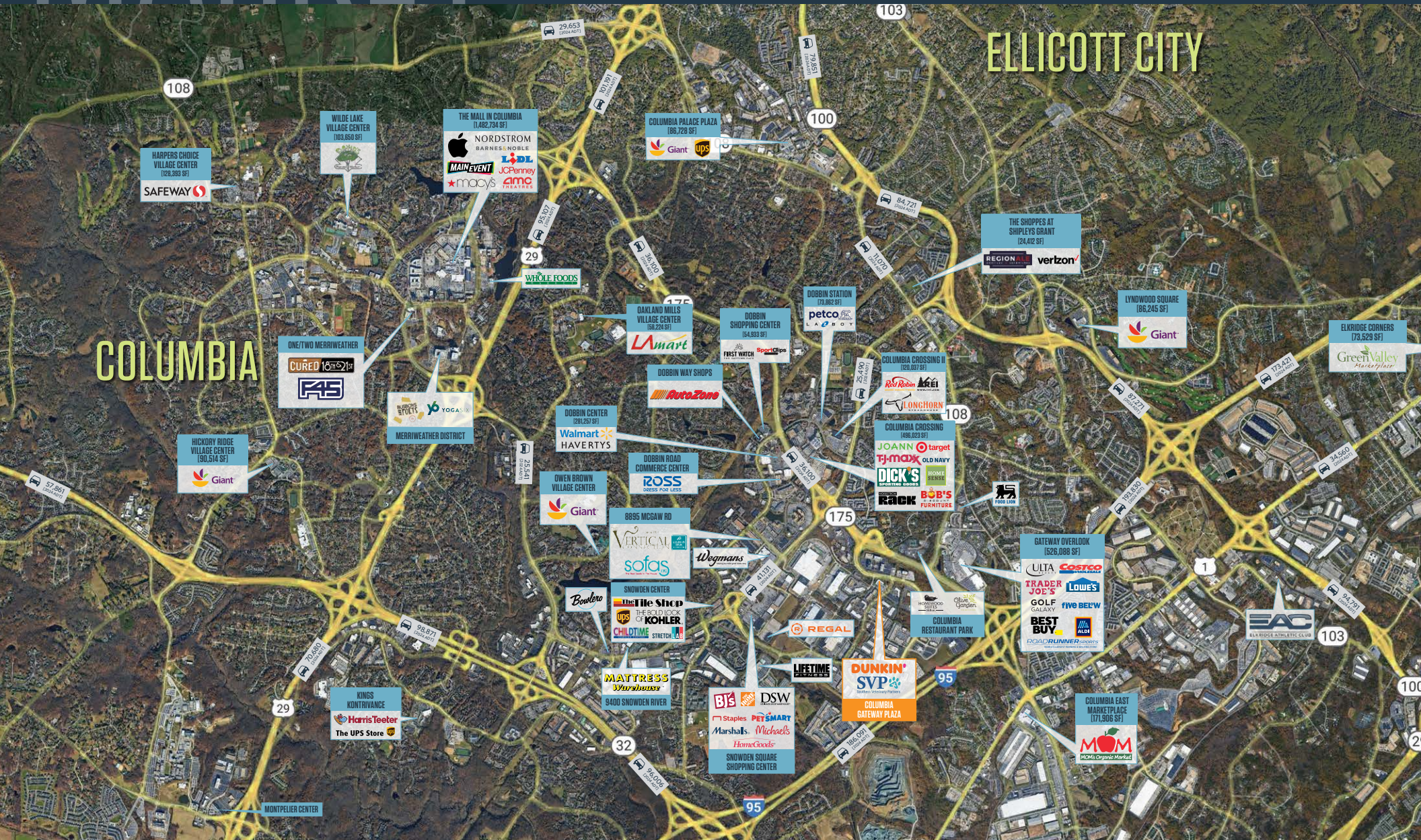
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MARKET

COLUMBIA GATEWAY PLAZA

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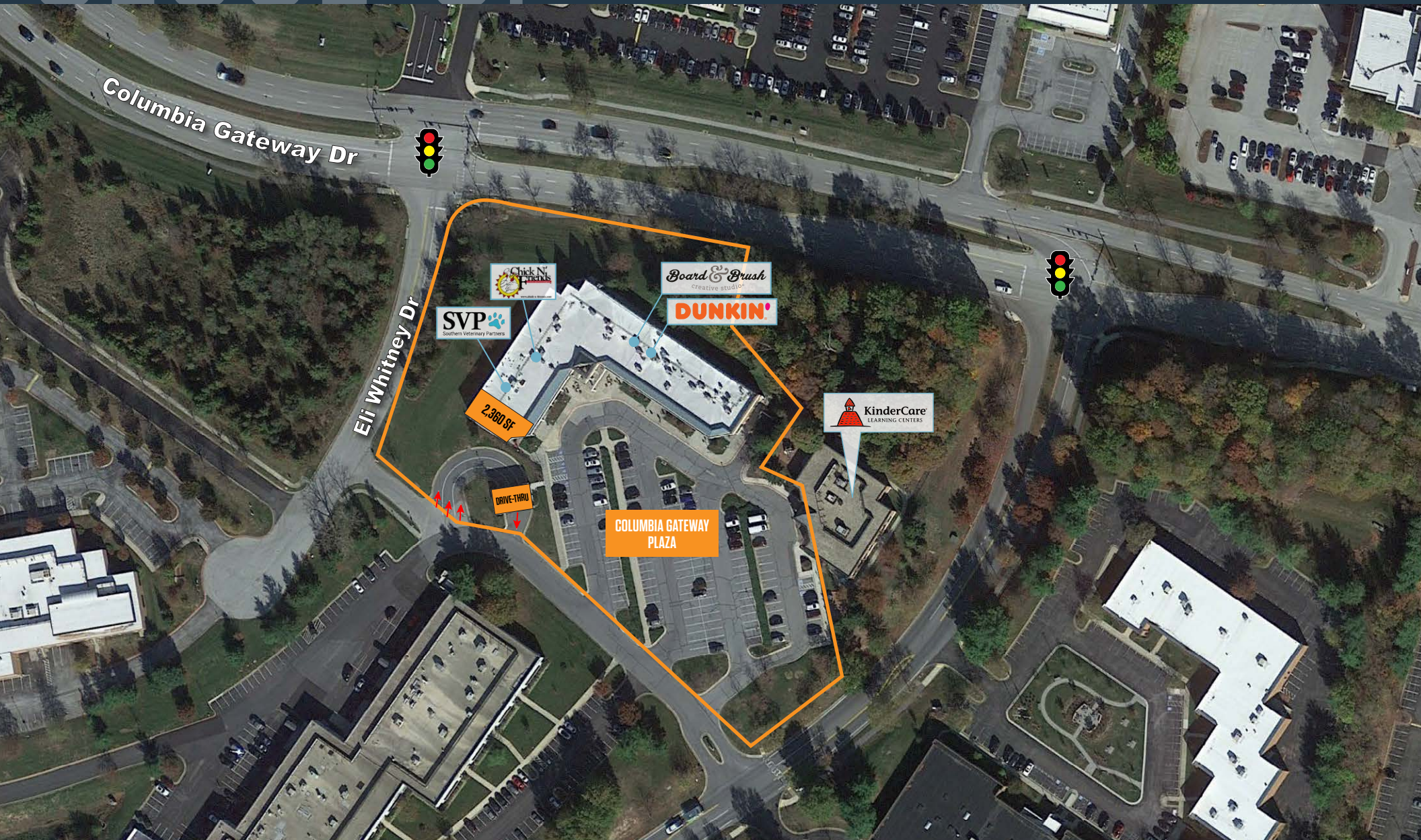
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CLOSE-UP

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DRIVE-THRU

COLUMBIA GATEWAY PLAZA

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FORMER BANK with 3 Lane Drive-Thru



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