



NEARBY RETAILERS



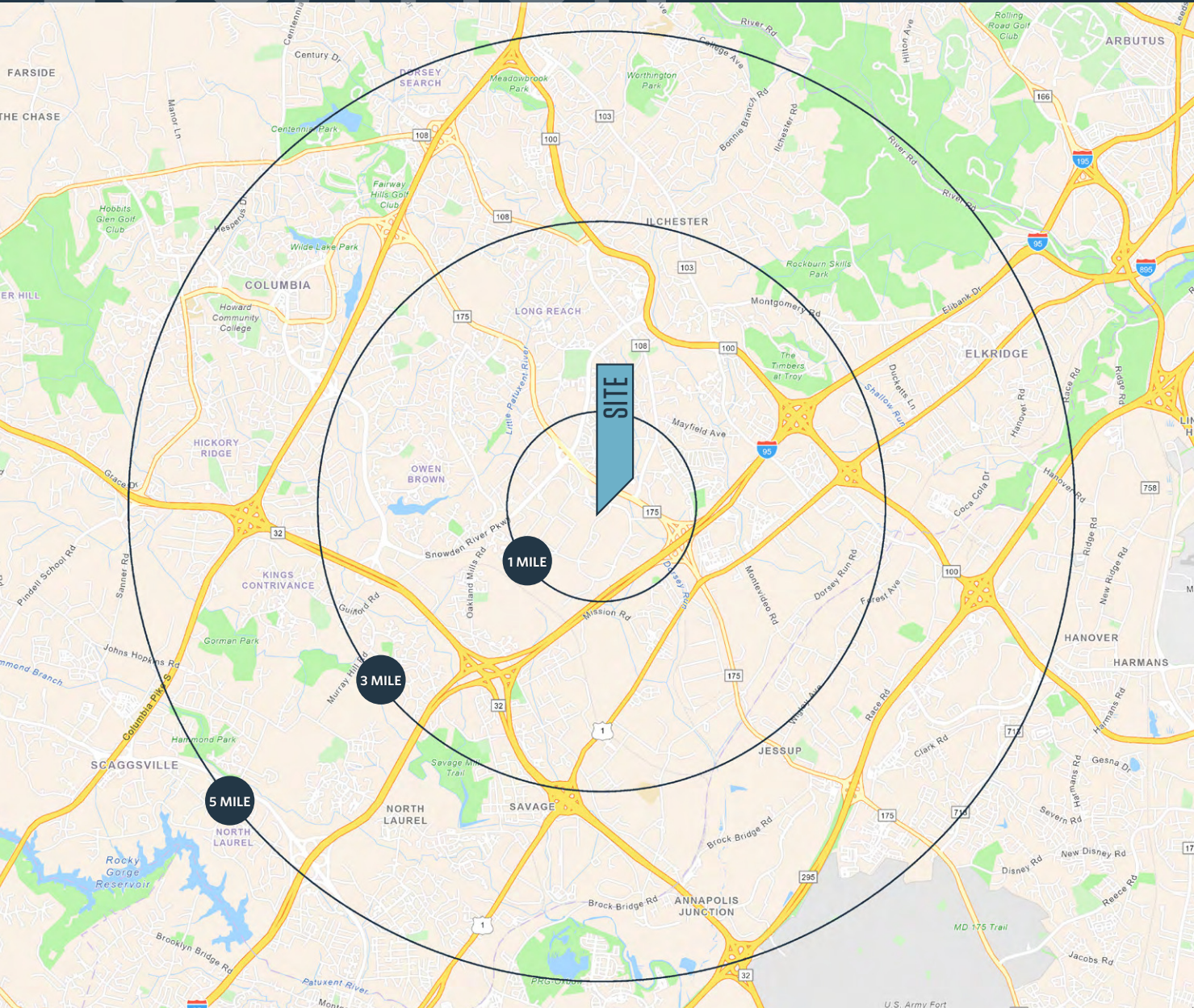
RETAIL FOR LEASE

- Available: 2,360 SF [w/ Triple Drive-Thru], 1,226 SF [Second-Generation Nail Salon]
- 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:

- 2,360 SF [w/ Triple Drive-Thru]
- 1,226 SF [Second-Generation Nail Salon]

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

DUNKIN'

KinderCare
LEARNING CENTERS



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 [2ND GENERATION 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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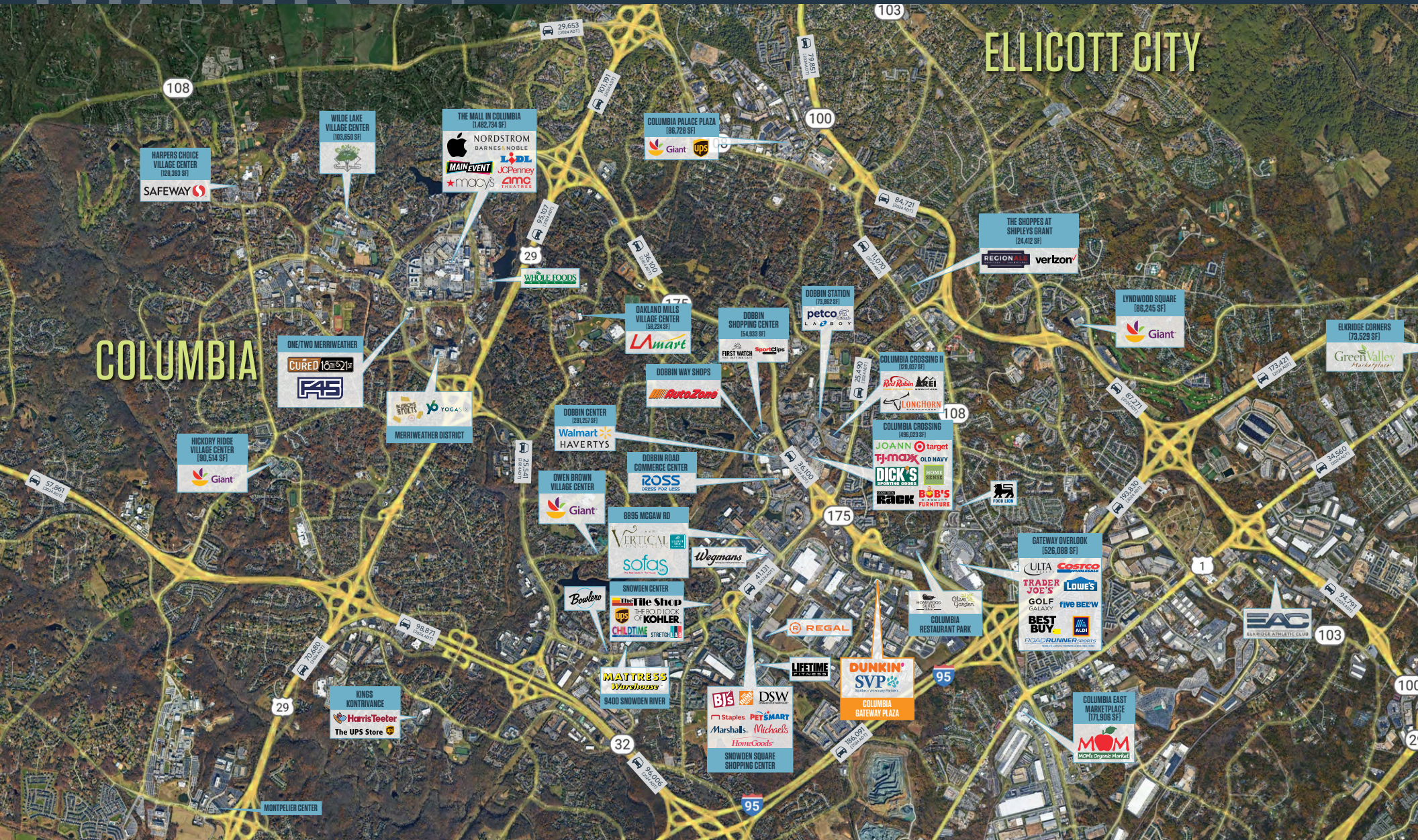
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MARKET

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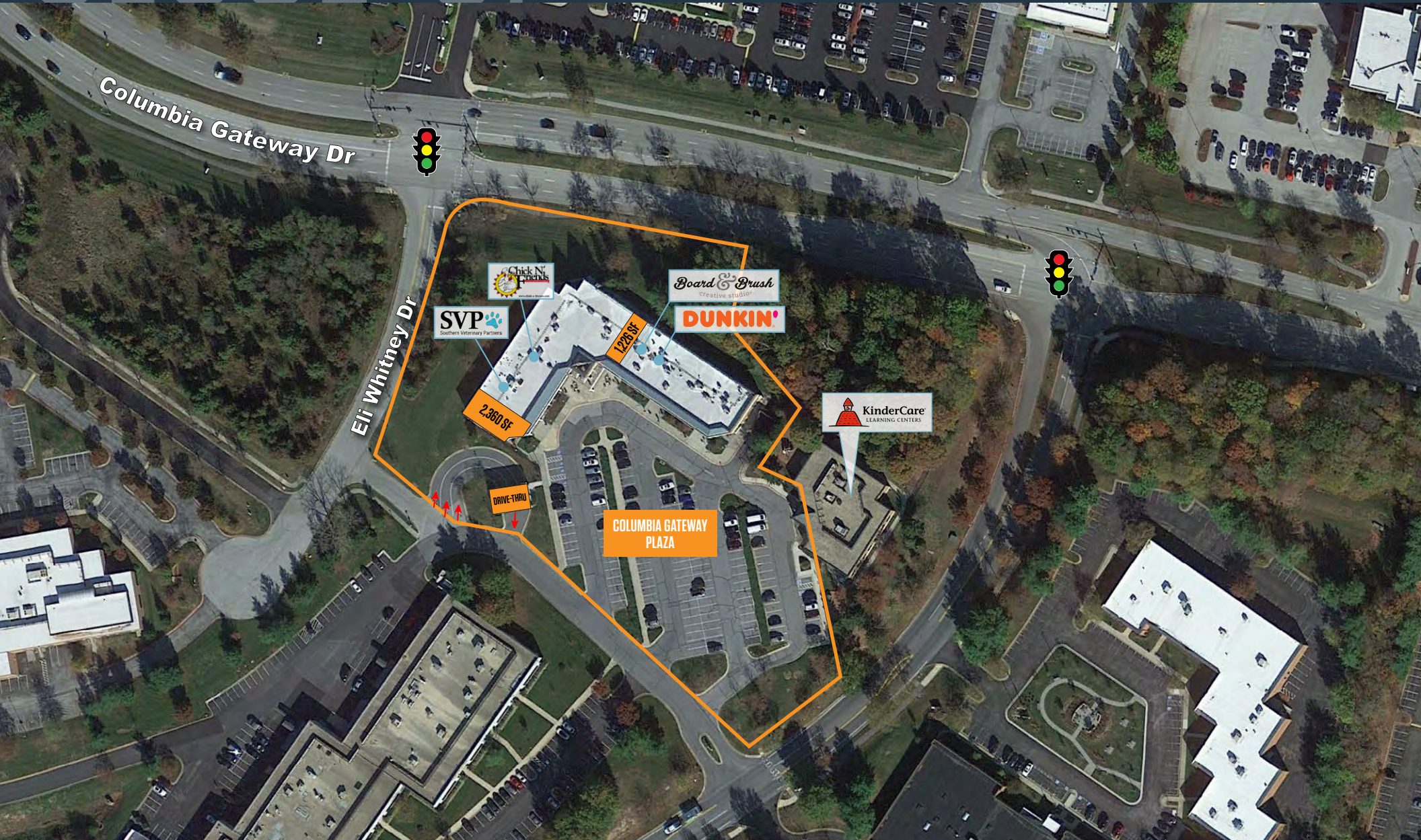
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CLOSE-UP

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DRIVE-THRU

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FORMER BANK with 3 Lane Drive-Thru



Google

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