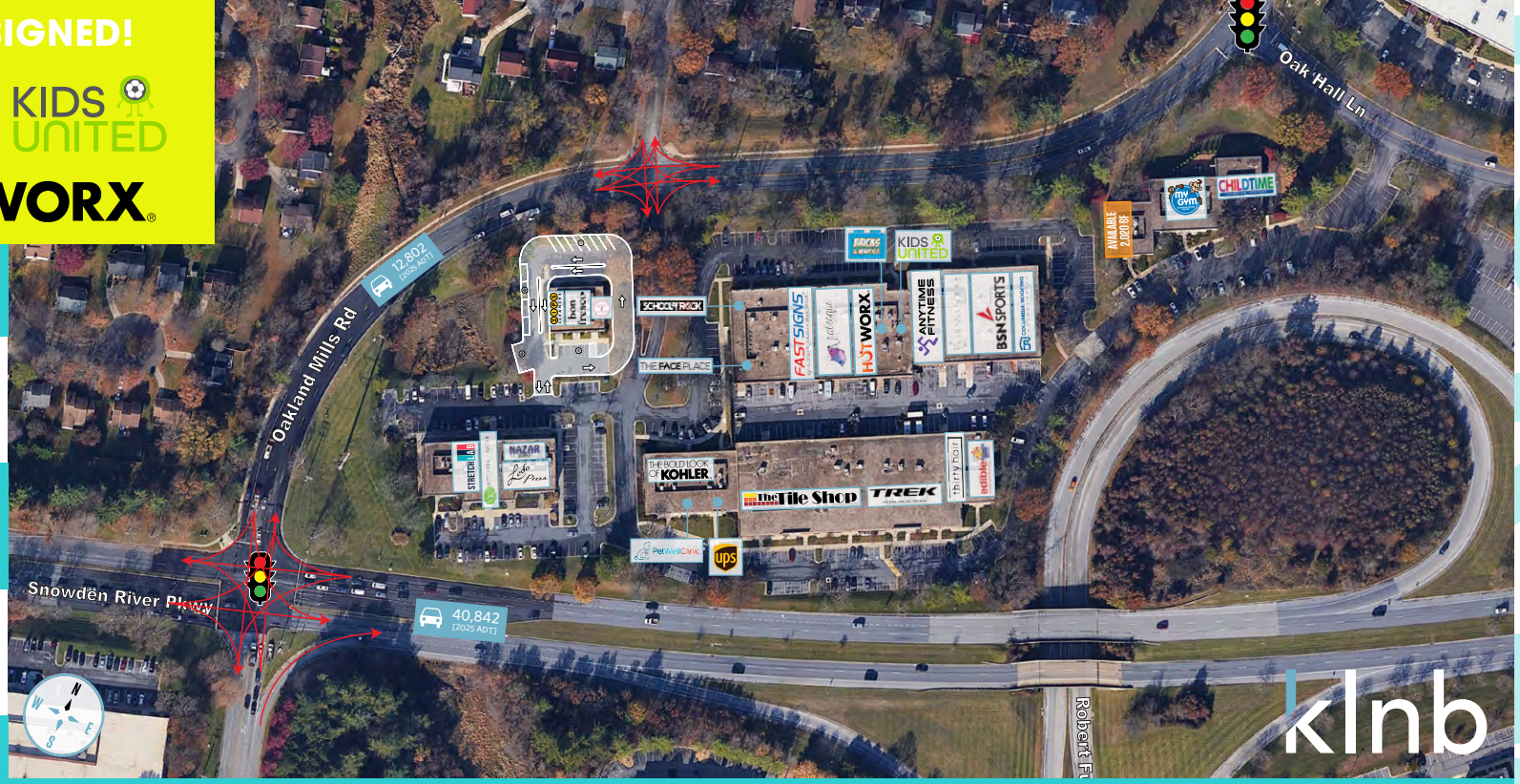

SC
SNOWDEN CENTER
klnb

**JUST SIGNED!**

BRICKS & MINIFIGS

KIDS UNITED

HOTWORX




- Available Space: 2,020 SF
- Snowden Center comprises 145,423 SF located at the corner of Snowden River Parkway & Oakland Mills Road in the heart of the Baltimore-Washington corridor in affluent Columbia, MD (Howard County)
- Highly visible to Snowden River Parkway (40,842 ADT) & Oakland Mills Road (12,802 ADT)
- Join a diverse tenant mix catering to Howard County's highly educated population with an Average Household Income in excess of $120,000
- Less than 0.5 Miles from Wegmans in Columbia

# JOIN

The Tile Shop · The Bold Look of Kohler · PetWellClinic · edible arrangements · My Gym · FASTSIGNS · TREK · School of Rock · thirty hair · CHILDTIME · Ledo Pizza · bon fresco · ups · Columbia Roofing Incorporated

GRANITE CANYON PARTNERS

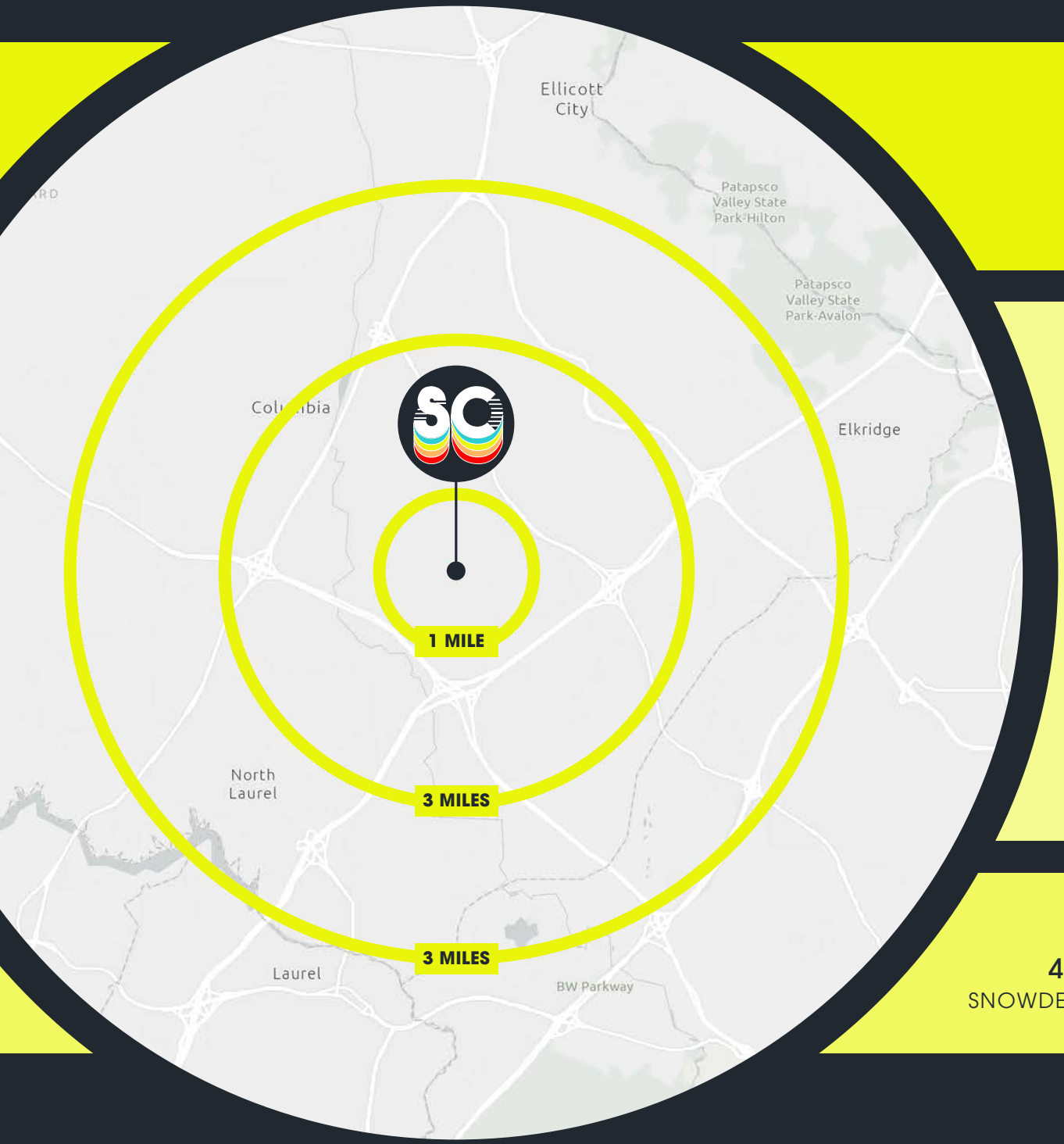
# OWNED BY

FOR LEASE

klnb




# SITE PLAN




# AVAILABLE SPACE

2,020 SF

# DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Population | 7,574 | 90,405 | 228,821 |
| Daytime Population | 15,208 | 106,255 | 246,311 |
| Households | 2,910 | 34,214 | 84,179 |
| Average HH Income | $163,363 | $171,171 | $181,571 |

# TRAFFIC

40,842 ADT
SNOWDEN RIVER PARKWAY

12,802 ADT
OAKLAND MILLS ROAD

klnb


MARKET
ELLICOTT CITY
COLUMBIA
LONG GATE SHOPPING CENTER
SAFEWAY
BARNES & NOBLE
target OLD NAVY
KOHL'S Michaels
DORSEY SEARCH VILLAGE CENTER
Giant
8825 CENTRE PARK DRIVE
IHOP
BANK OF AMERICA
COLUMBIA PALACE PLAZA
Giant
WILDE LAKE VILLAGE CENTER
The Melting Pot
CVS
THE METROPOLITAN
MOD
FLOYD'S
HARPERS CHOICE VILLAGE CENTER
SAFEWAY
THE MALL IN COLUMBIA
NORDSTROM
BARNES & NOBLE
macy's
MAIN EVENT
LIDL
JCPenney
amc THEATRES
M.FLATS & TEN.M DOWNTOWN COLUMBIA
HOWARD COUNTY GENERAL HOSPITAL (1,800 EMPLOYEES)
HOWARD COMMUNITY COLLEGE
ONE/TWO MERRIWEATHER
CURED
18th & 21st
MERRIWEATHER POST PAVILLION
WHOLE FOODS MARKET
OAKLAND MILLS VILLAGE CENTER
LAmart
DOBBIN SHOPPING CENTER
QDOBA
Sport Clips
FIRST WATCH
THE ALE HOUSE
DOBBIN STATION
CAVA
CHIPOTLE
FedEx Office
LaZboy
UNCHARTED
DOBBIN WAY SHOPS
POTBELLY
AutoZone
DOBBIN CENTER
Walmart
HAVERTYS
Panera BREAD
DOBBIN ROAD COMMERCE CENTER
ROSS
Thrift
OWEN BROWN VILLAGE CENTER
Giant
MERRIWEATHER DISTRICT
Charmery
Clove & Cardamom
Toastique
YOGASIX
HICKORY RIDGE VILLAGE CENTER
Giant
8895 MCGAW RD
VERTICAL
sofas
Wegmans
MCGAW PLAZA
SNOWDEN CENTER
the Tile Shop
KOHLER
CHILDTIME
STRETCH LAB
9400 SNOWDEN RIVER
MATTRESS Warehouse
Home Goods
Chuang
Royal Pizza
WOODMERE RETAIL
Uber Bagels
MAHANA FRESH
Boulevard
BURGER KING
Pizza Hut
DUNKIN'
KINGS KONTRIVANCE
Harris Teeter
Rita's
BANK OF AMERICA
KINGS CONTRIVANCE COMMONS
JOHNS HOPKINS UNIVERSITY APPLIED PHYSICS
MONTPELIER CENTER
DUNKIN'
SNOWDEN SQUARE SHOPPING CENTER
DSW
BJ's
Michaels
PETSMART
Marshalls
HomeGoods
COLUMBIA GATEWAY PLAZA
DUNKIN'
COLUMBIA RESTAURANT PARK
HOMEWOOD SUITES
Olive Garden
Bob Evans
COLUMBIA CROSSING
target
DICK'S
TJ maxx
OLD NAVY
Rack
HOME SENSE
BOB'S Discount Furniture
COLUMBIA CROSSING II
REI co-op
ASHLEY
LONGHORN
Red Robin
THE SHOPPES AT SHIPLEYS GRANT
REGIONAL
East Moon ASIAN BISTRO
COAL FIRE
verizon
COLD STONE
CHIPOTLE
DUNKIN'
LYNDWOOD SQUARE
Giant
UPS
PAPA JOHNS
GATEWAY OVERLOOK
ALDI
LOWE'S
COSTCO WHOLESALE
TRADER JOE'S
five BELOW
ULTA
GOLF GALAXY
ROAD RUNNER SPORTS
COLUMBIA EAST MARKETPLACE
MOM
KIDS FIRST SWIM SCHOOLS
21,841
29,454
100,482
79,292
94,441
84,132
35,851
10,991
25,311
86,662
25,362
57,462
98,182
73,462
40,842
184,422
100,049
197,054
103
100
108
29
175
95
32
1

# BIRDSEYE


Wegmans
Shell
Staples
goodwill
Chick-fil-A
Raising Cane's
Pollo Campero
6905 OAKLAND MILLS RD
6935 OAKLAND MILLS RD
6925 OAKLAND MILLS RD
6945 OAKLAND MILLS RD
6955 OAKLAND MILLS RD
OAKLAND MILLS RD
12,802 (2025 ADT)
SNOWDEN RIVER PKWY
40,842 (2025 ADT)
SNOWDEN SQUARE SHOPPING CENTER (570,164 SF)



















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# RENOVATION PHOTOS



# SNOWDEN CENTER

6905-6955 Oakland Mills Rd.
Columbia, MD 21045

klnb

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