



m.flats & TEN.M
DOWNTOWN COLUMBIA, MD

Owned/Developed By:

Howard Hughes

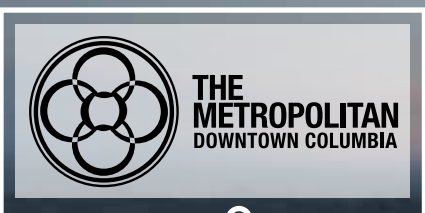


Leased By:



PROJECT FACTS

RETAIL SPACE



RETAIL SF: 11,991
RESIDENTIAL UNITS: 380
PARKING: 129 RETAIL



RETAIL SF: 13,601
RESIDENTIAL UNITS: 267
PARKING: 178 RETAIL



RETAIL SF: 15,021
RESIDENTIAL UNITS: 170
PARKING: 125 RETAIL



43K TOTAL SQUARE FEET

817 TOTAL RESIDENTIAL UNITS

432 DEDICATED RETAIL PARKING SPACES



POPULATION
183,596
people
5 MILE

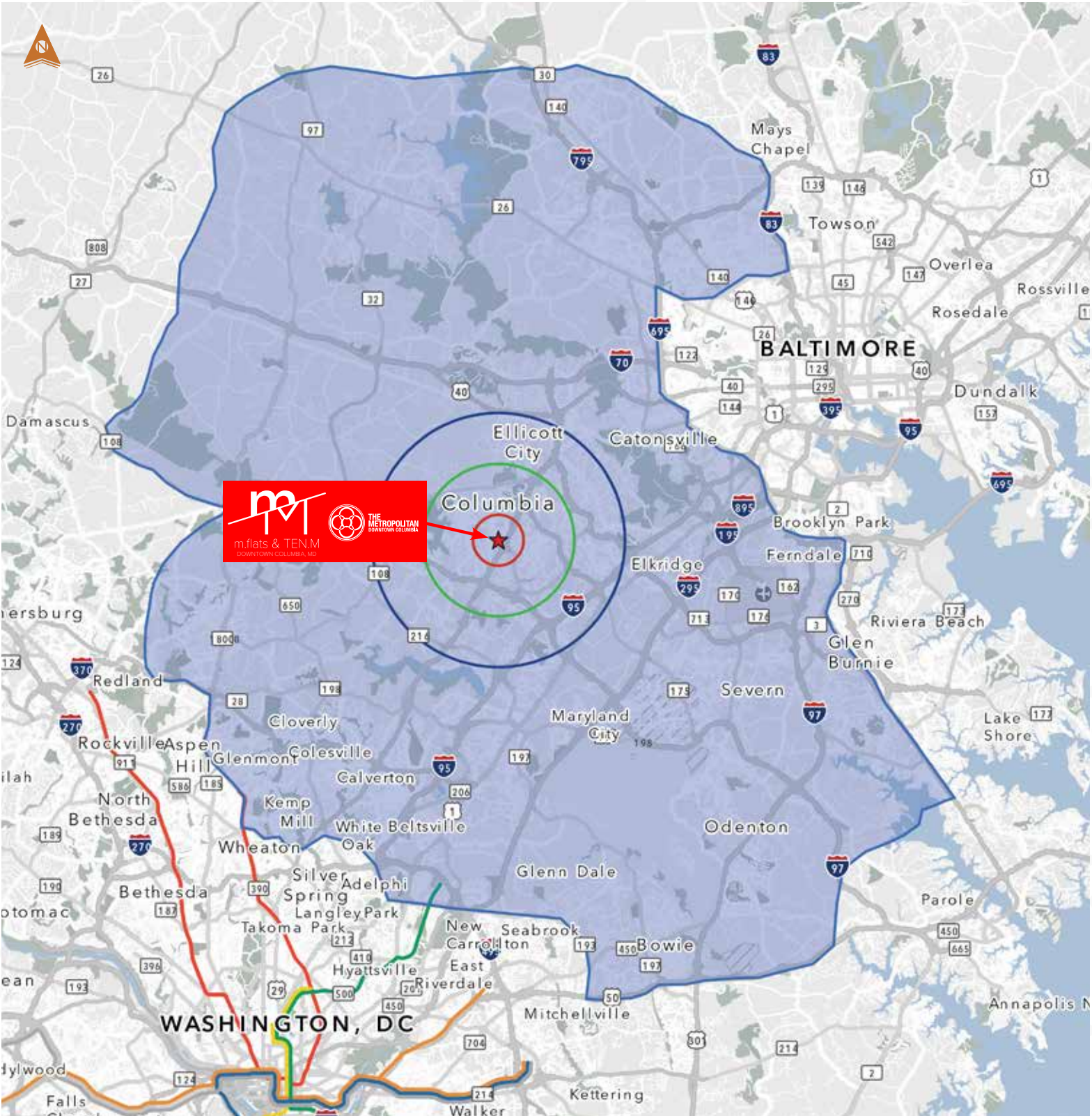


DAYTIME POPULATION
187,413
people
5 MILE

AVERAGE HH INCOME



\$148,931
5 MILE



Trade Area					
792.77 square miles. Polygon data provided by Placer Labs Inc. (www.placer.ai)					
1,378,294	39.6	504,126	\$151,418	\$108,426	60.1%
Population	Median Age	Households	Average Household	Median Household	Education (College Degree +)

Source: 2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography. Lat/Lon: 39.20598/-76.86348

COLUMBIA, MARYLAND

2024 Demographic Profile

5 Mile Radius

KEY FACTS	EDUCATION	BUSINESS	INCOME
193,742 Population	9.5% High School Diploma	9,570 Total Businesses	\$146,424 Median Household
39.9 Median Age	31.4% Bachelor's Degree	204,151 Daytime Population	\$71,496 Per Capita
72,298 Households	36.5% Graduate/Professional Degree	489 Food & Drinking Places	\$191,974 Average Household

Source: 2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography. Lat/Lon: 39.21542/-76.86580

MARKET AERIAL



HARPER'S CHOICE VILLAGE CENTER
SAFEWAY

HOWARD COUNTY GENERAL HOSPITAL
JOHNS HOPKINS MEDICINE
1,800 Employees

HOWARD COMMUNITY COLLEGE
8,177 Students

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DOWNTOWN COLUMBIA, MD

BON CHON **KUNG FU TEA** **Next's HALAL FOOD**

BUBBLES **COLD STONE** **AKIRA** **MOD**

EUROPEAN WAX CENTER **URBAN POI**

MALL IN COLUMBIA

NORDSTROM **macys** **Apple**

BARNES & NOBLE **JCPenney** **ARHAUS**

LAKEFRONT NORTH

700 apartments
20,000 SF street retail (PLANNED)

LAKEFRONT DISTRICT

WHOLE FOODS **pearl**

SUSHI SONO **ENCORE OFFSHORE**

AUTOGRAPH COLLECTION HOTELS
212 rooms

THE FOOD MARKET

MERRIWEATHER ROW
(1 Million SF)

ONE MERRIWEATHER
(210,000 SF)
Med Star Health Headquarters
(114,549 SF)

CURED 18TH ST

TWO MERRIWEATHER
(130,000 SF)

FUTURE CAMPUS DEVELOPMENT

Bark Social

MEDICAL OFFICE BUILDING
10285 LAKEFRONT
(86,000 SF)

MERRIWEATHER EAST

631,400 visitors/year
50+ events/season
Top 25 Music Venue
Capacity: 19,319 people

Merriweather District
(852 Residential Units)

smashing pumpkins **MEDIUM RARE** **RUSSCO'S**

THE BLACKWALL BARN & LODGE **Charmery**

MAYWEATHER **BOXING-FITNESS**

YOGASIX **Peter Chang**

Toastique **BANDITOS** **GYU SAN**

SL SALON LOFTS

CLOSE IN AERIAL



LAKEFRONT NORTH

700 apartments
20,000 SF street retail
(PLANNED)

AUTOGRAPH COLLECTION HOTELS

LAKEFRONT DISTRICT

WHOLE FOODS MARKET

**MEDICAL OFFICE BUILDING
10285 LAKEFRONT
(86,000 SF)**

Kittamaquidi Lake

EXXON

UNITED STATES POST OFFICE

WELLS FARGO

HOWARD COUNTY LIBRARY

NORDSTROM

MACY'S

J.JILL

WILLIAMS-SONOMA

LOFT

FOREVER 21

AMERICAN EAGLE OUTFITTERS

Bath & Body Works

VICTORIA'S SECRET

H&M

JCPenney

AMC THEATRES

The Cheesecake Factory

SHAKE SHACK

Walrus

PF CHANG'S

BARNES & NOBLE

UNCLE JULIO'S

LOL

AMC THEATRES

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AMC THEATRES

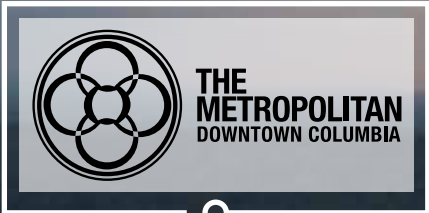
SHAKE SHACK

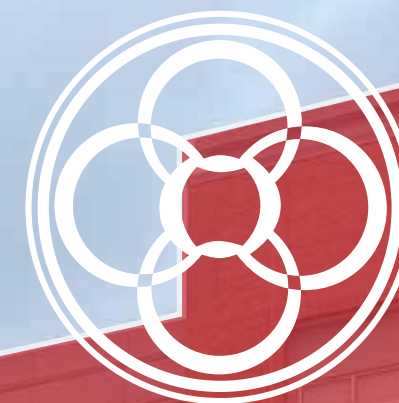
Walrus

PF CHANG'S

BARNES & NOBLE

UNCLE JUL





**THE
METROPOLITAN**
DOWNTOWN COLUMBIA

380 RESIDENTIAL UNITS



11,991 SF RETAIL

PHOTOS  AVAILABLE SPACE



**THE
METROPOLITAN
DOWNTOWN COLUMBIA**

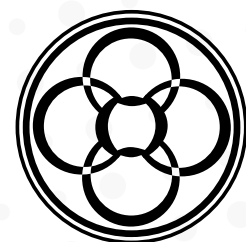
2,120 SF RESTAURANT

STOREFRONT AVAILABLE

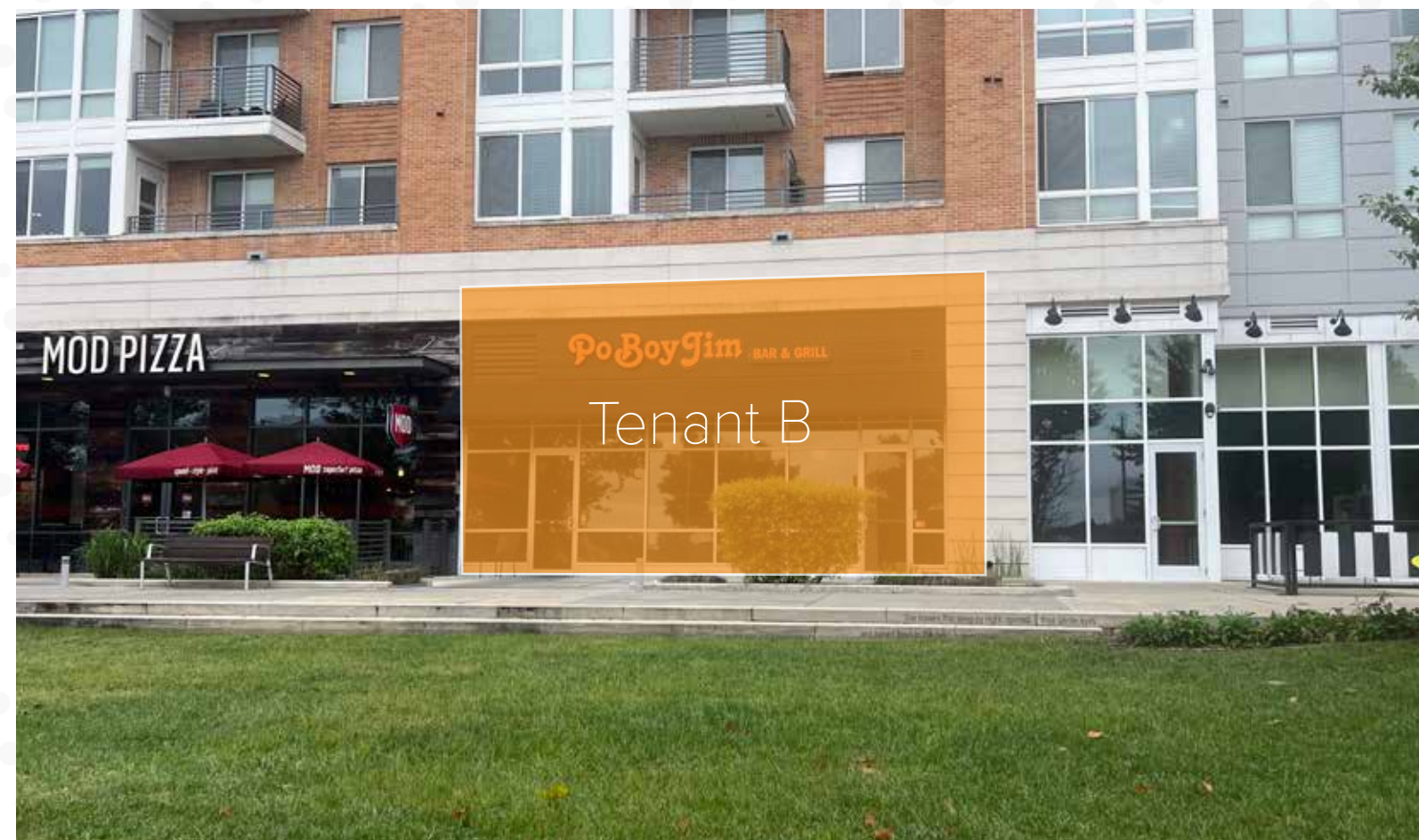
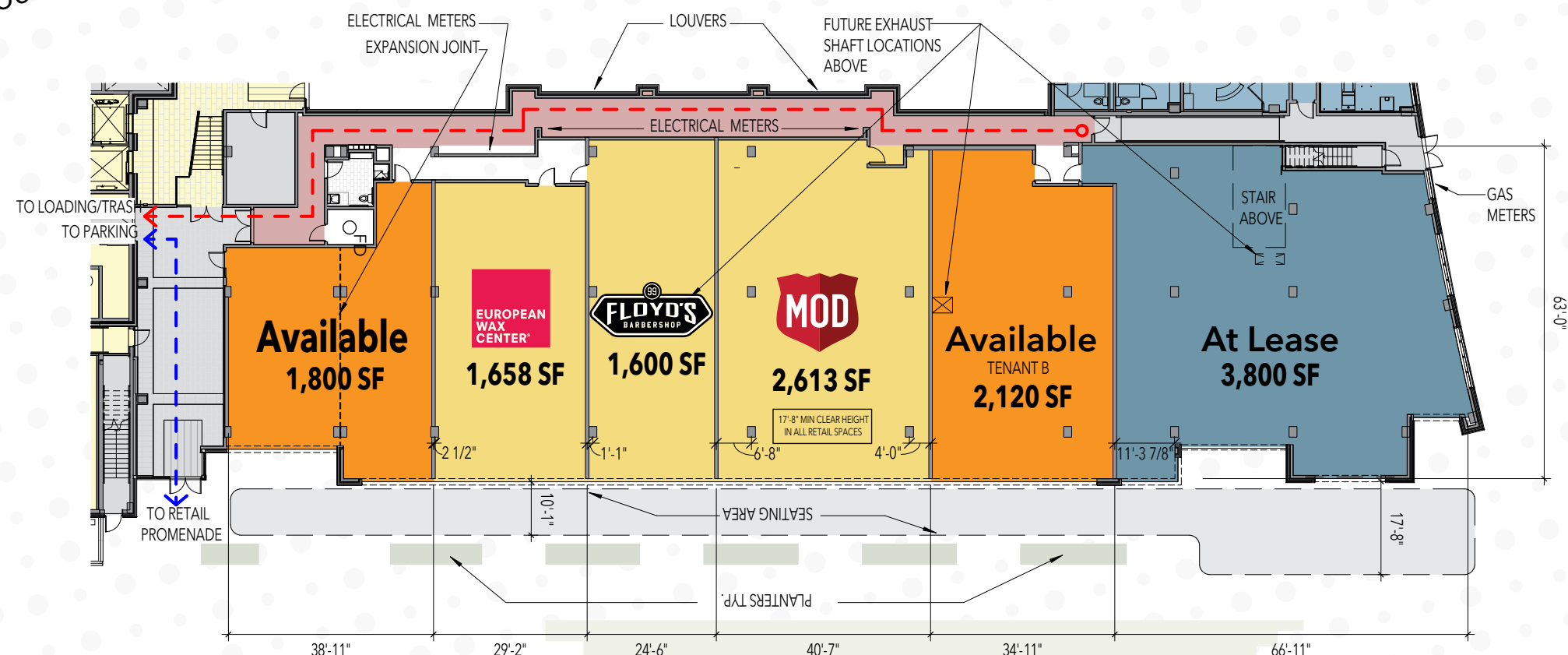
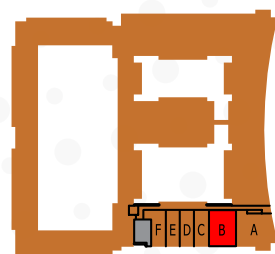


SITE PLAN

■ AVAILABLE
 ■ AT LEASE
 ■ LEASED
 - - - LOADING ROUTE
 - - - CUSTOMER ROUTE



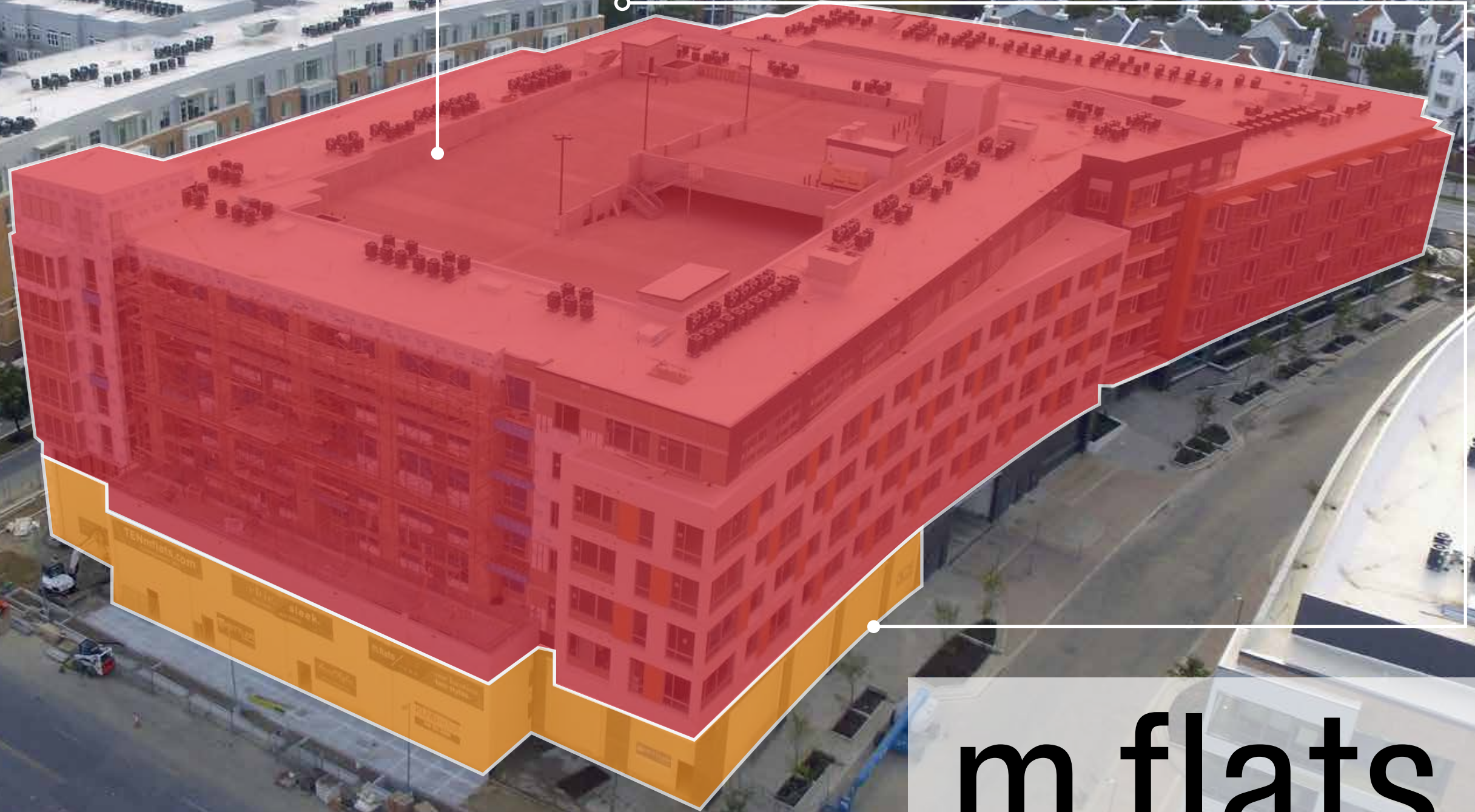
THE METROPOLITAN
DOWNTOWN COLUMBIA



The Metropolitan

PHOTOS  RESIDENTIAL  RETAIL

267 RESIDENTIAL UNITS
13,601 SF RETAIL



m.flats
Downtown Columbia

PHOTOS AVAILABLE SPACE



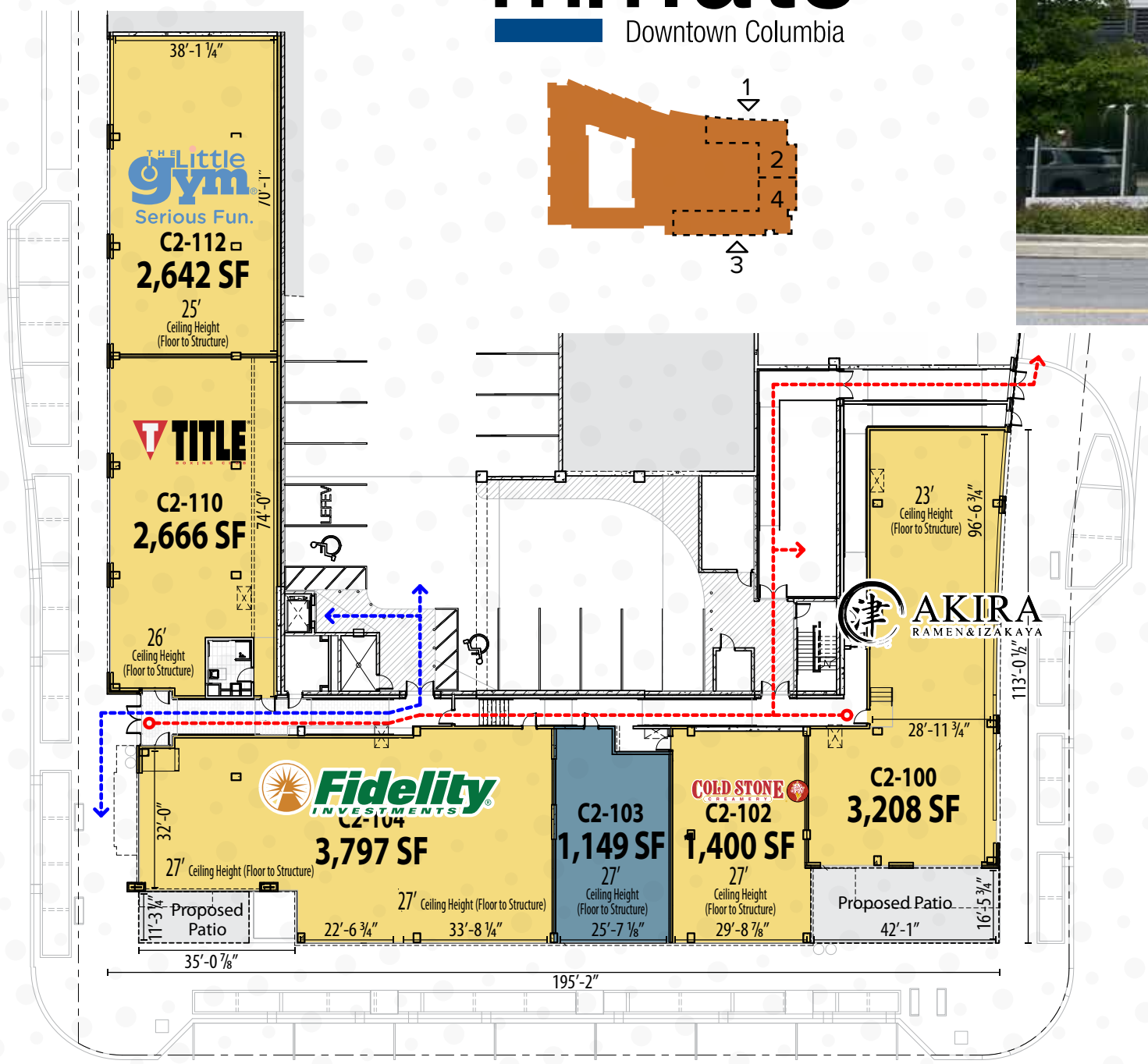
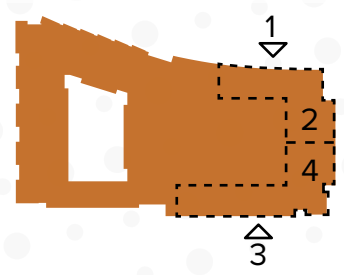
C2

SITE PLAN

■ AVAILABLE
 ■ AT LEASE
 ■ LEASED
 - - - LOADING ROUTE
 - - - CUSTOMER ROUTE

m.flats

Downtown Columbia



C2. m.flats

PHOTOS  RESIDENTIAL  RETAIL

170 RESIDENTIAL UNITS
15,201 SF RETAIL



TEN.M



PHOTOS  AVAILABLE SPACE

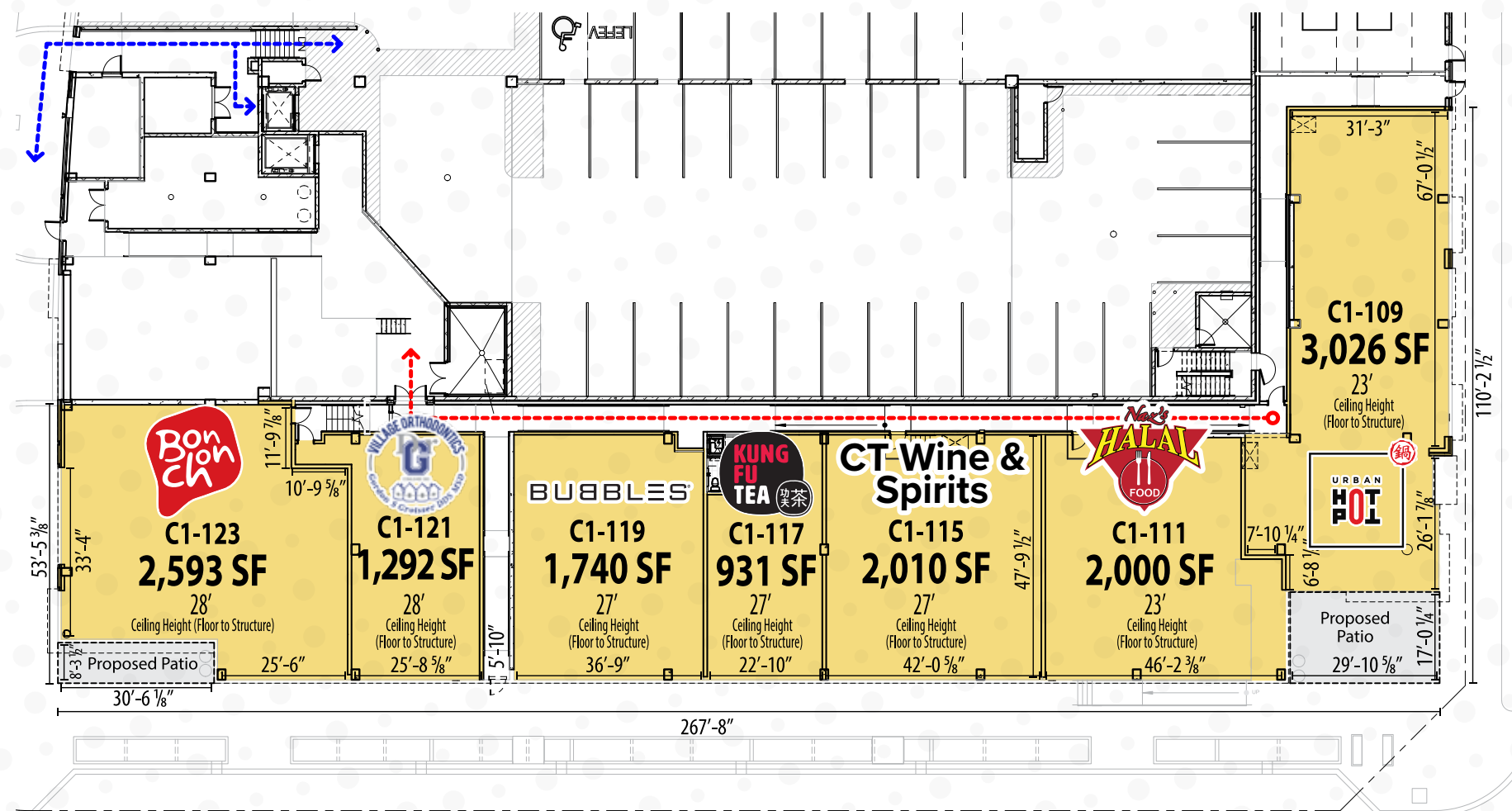


TEN.M

C1

SITE PLAN

AVAILABLE AT LEASE LEASED - - LOADING ROUTE - - CUSTOMER ROUTE



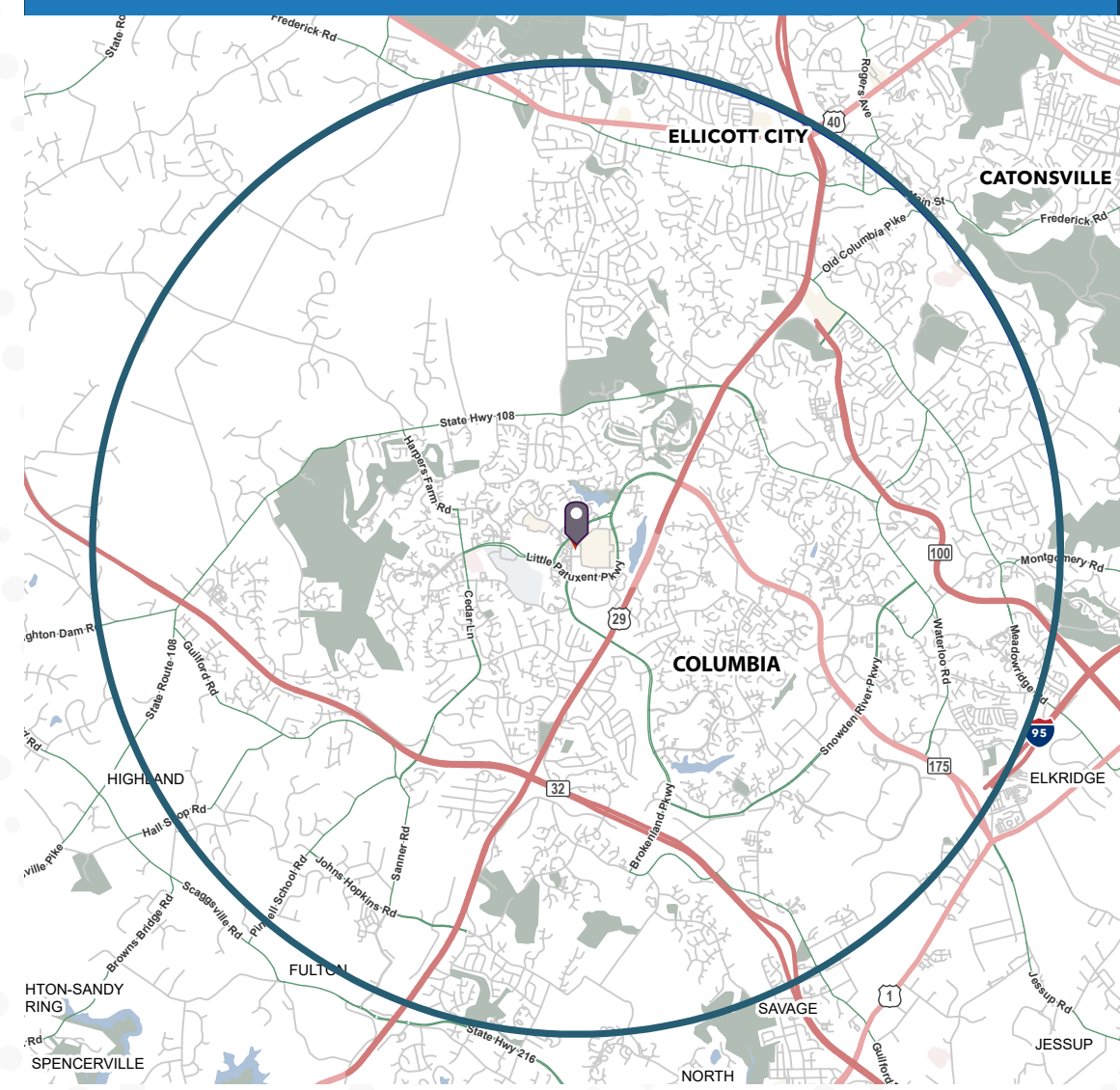
C1. Ten.M

INFOGRAPHIC

5MILES 2019 Estimates with 2024 Projections
Lat/Lon: 39.21532/-76.86579



COLUMBIA, MD
DEMOGRAPHIC PROFILE (2024)
10M mflats
5 mile ring



KEY FACTS

193,742	39.9	72,298
Population	Median Age	Households

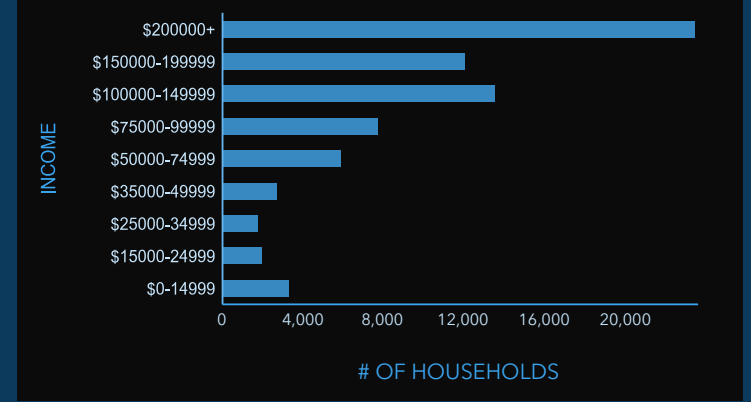
EDUCATION

9%	31%	37%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

INCOME

	\$146,424
	Median Household Income
	\$71,496
	Per Capita Income

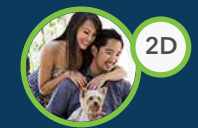
\$191,974
AVERAGE HH INCOME (\$)



BUSINESS

9,570	204,151	489
Total Businesses	Daytime Population	Food Srv & Drinking Places

TAPESTRY SEGMENTS



2D Entering Professional
20,618 (28.5%) of households

Entering Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Entering Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



1B Professional Pride
11,938 (16.5%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.



1A Top Tier
10,331 (14.3%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.
Source: (ArcGIS Business Analyst) <http://www.arcgis.com>



m.flats & TEN.M
DOWNTOWN COLUMBIA, MD

Owned/Developed By:

Howard Hughes



KETTLER

Leased By:



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Drone Photos by Ethan Barilly.