



m.flats & TEN.M
at Merriweather District



Owned/Developed By:

Howard Hughes

COMMUNITIES





MERRIWEATHER DISTRICT

Located between DC and Baltimore and consistently ranked one of the best places to live, Columbia is home to many large corporations, educational and research institutions as well as one of the most educated workforces in the nation. Merriweather District serves as the walkable town center for Columbia and benefits from consistent foot traffic and visitors provided by the surrounding residential communities, office and multifamily as well as Merriweather Post Pavilion.

TEN. M

Retail SF: 15,021
 Residential Units: 170
 Parking: 125 Retail

M.FLATS

Retail SF: 13,601
 Residential Units: 267
 Parking: 178 Retail

THE METROPOLITAN

Retail SF: 11,991
 Residential Units: 380
 Parking: 129 Retail

TRADE AREA & DEMOGRAPHICS



MERRIWEATHER DISTRICT

2025 Demographic Profile

5 Mile Radius



KEY FACTS

194,124
Population

40.1
Median Age

72,355
Households



EDUCATION

9.9%
High School Diploma

30.3%
Bachelor's Degree

37.7%
Graduate/Professional Degree



BUSINESS

9,221
Total Businesses

201,529
Daytime Population

496
Food & Drinking Places



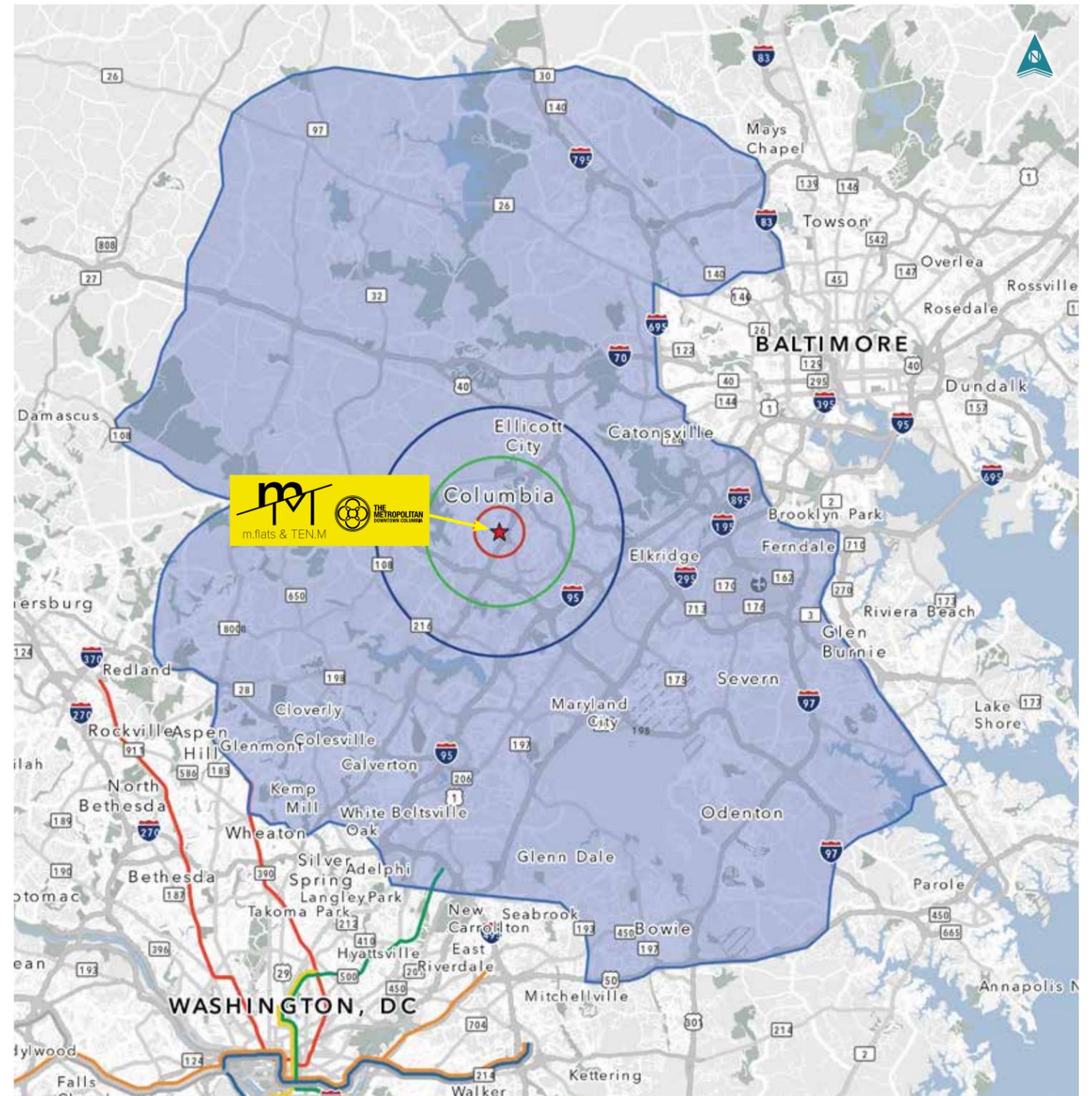
INCOME

\$150,896
Median Household

\$68,830
Per Capita

\$184,961
Average Household

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



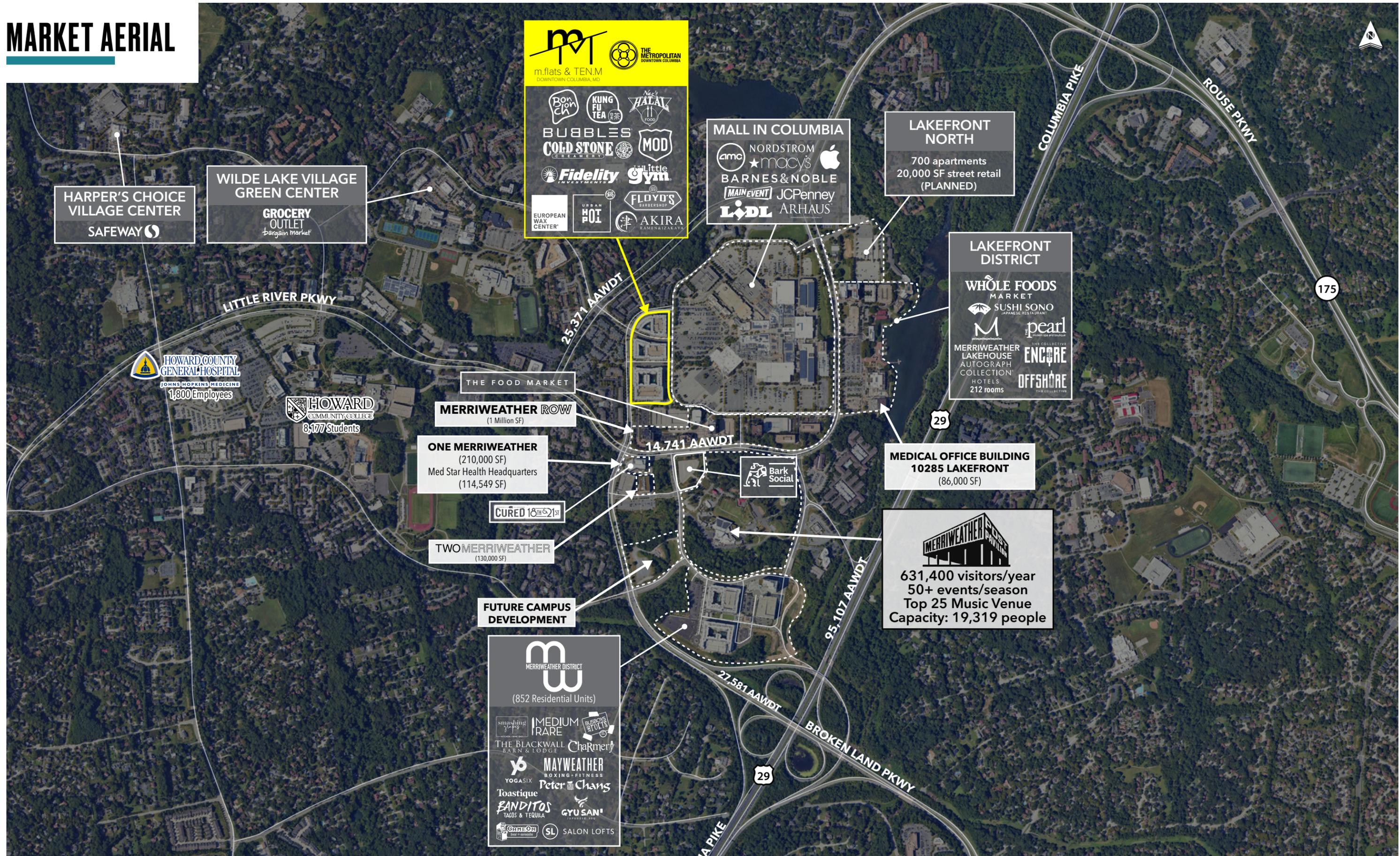
Trade Area

806.35 square miles. Polygon data provided by Placer Labs Inc. (www.placer.ai)

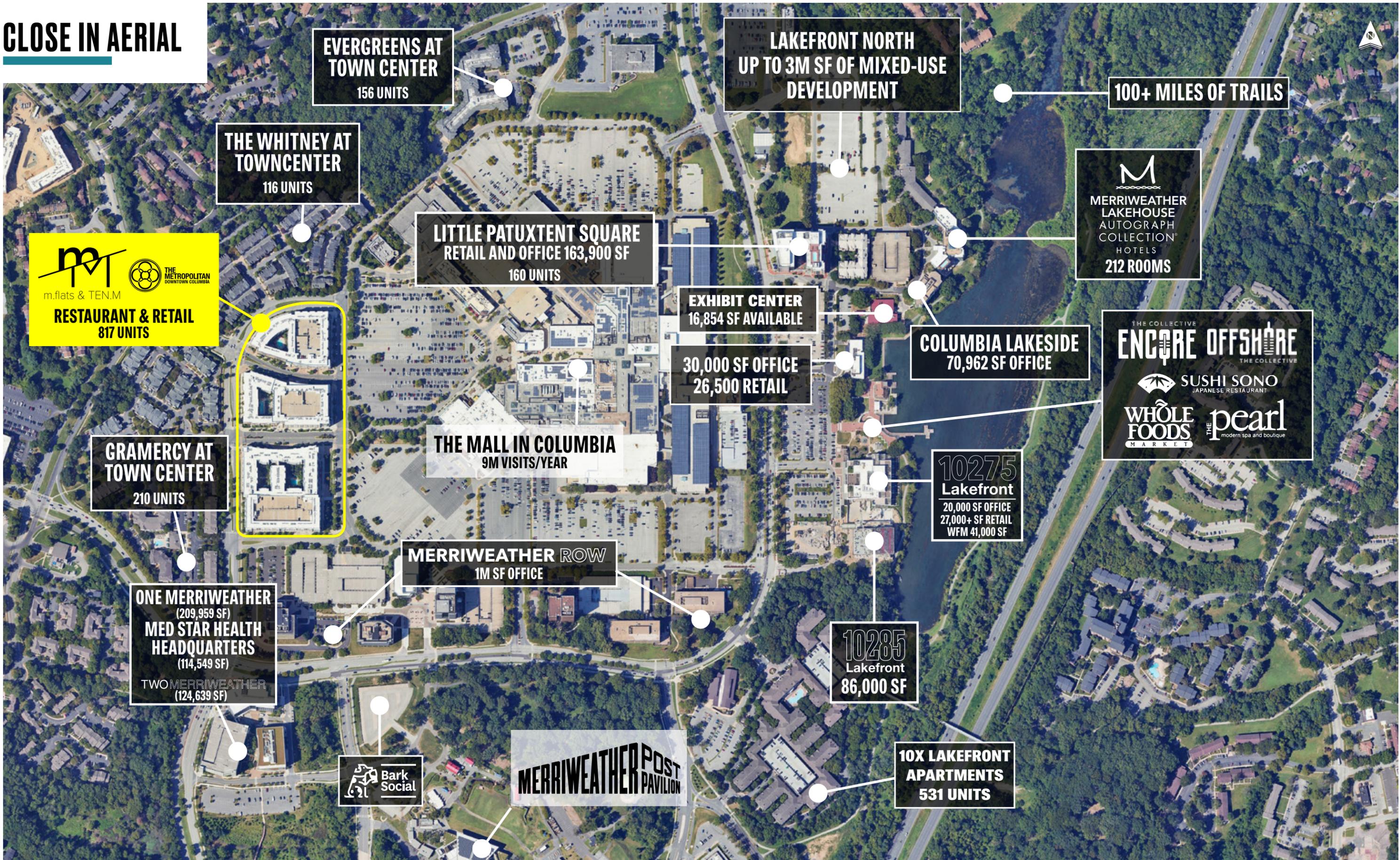
1,501,574	39.1	543,622	\$151,301	\$116,815	60.1%
Population	Median Age	Households	Average Household	Median Household	Education (College Degree +)

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

MARKET AERIAL



CLOSE IN AERIAL



m **THE METROPOLITAN DOWNTOWN COLUMBIA**
 m.flats & TEN.M
RESTAURANT & RETAIL
817 UNITS

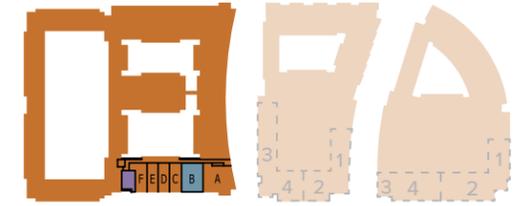
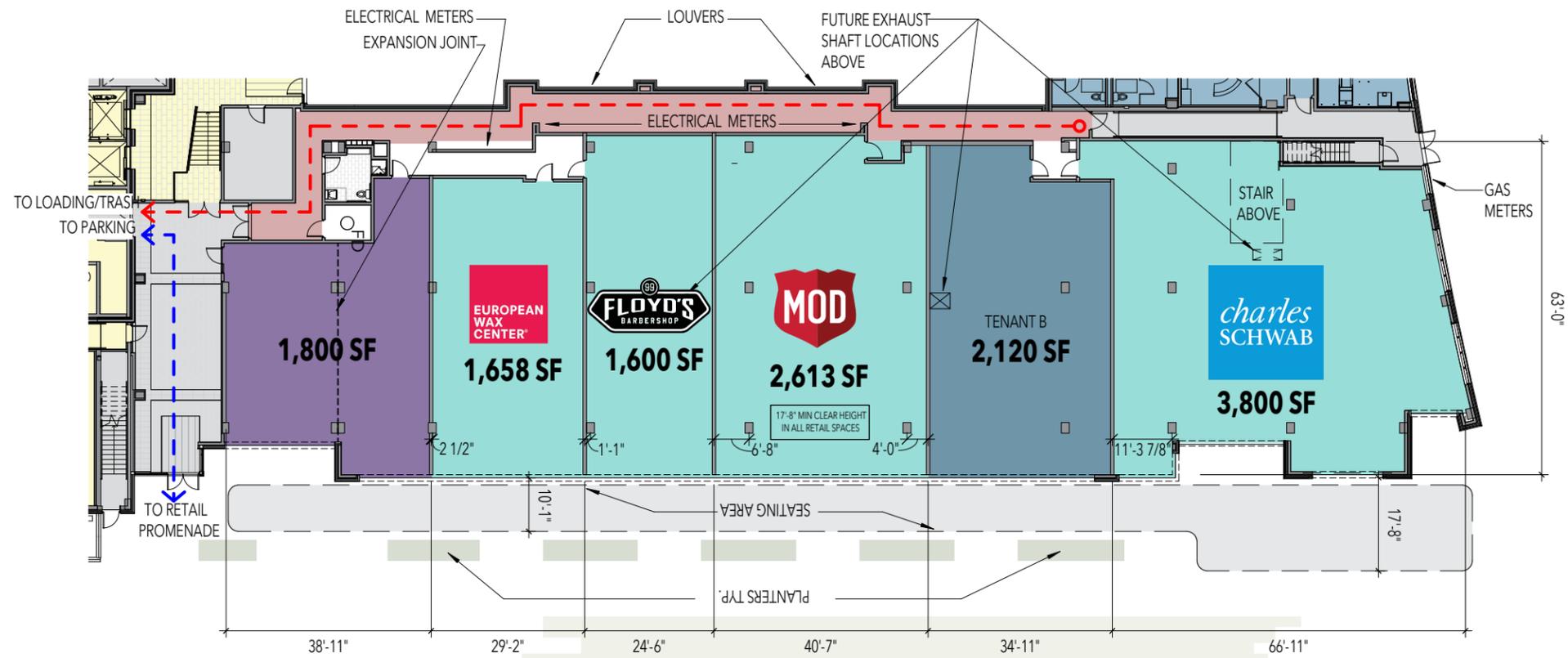
M
MERRIWEATHER LAKEHOUSE
AUTOGRAPH COLLECTION
HOTELS
212 ROOMS

THE COLLECTIVE
ENCORE OFFSHORE
THE COLLECTIVE
SUSHI SONO
 JAPANESE RESTAURANT
WHOLE FOODS MARKET
THE PEARL
 modern spa and boutique

SITE PLAN

LEGEND

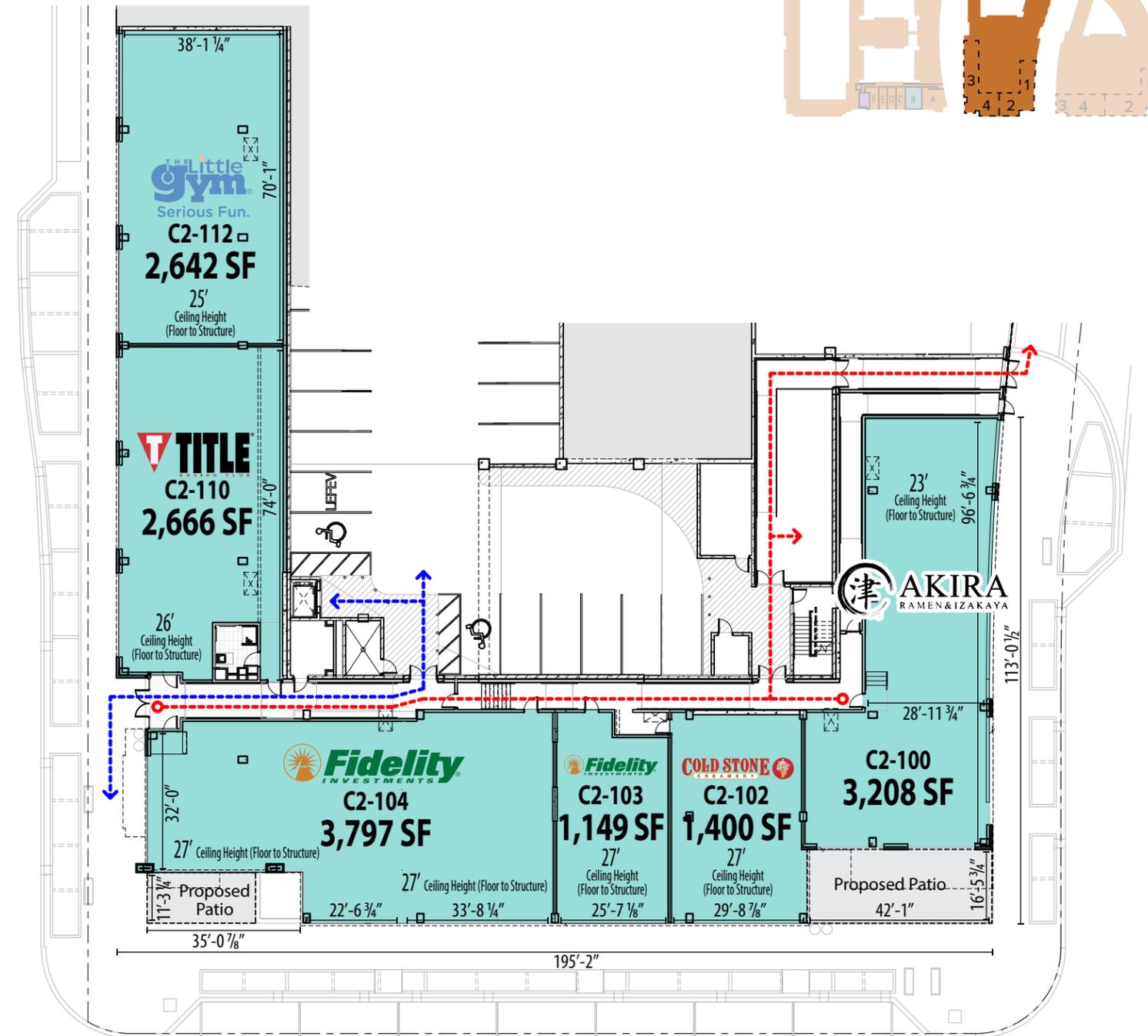
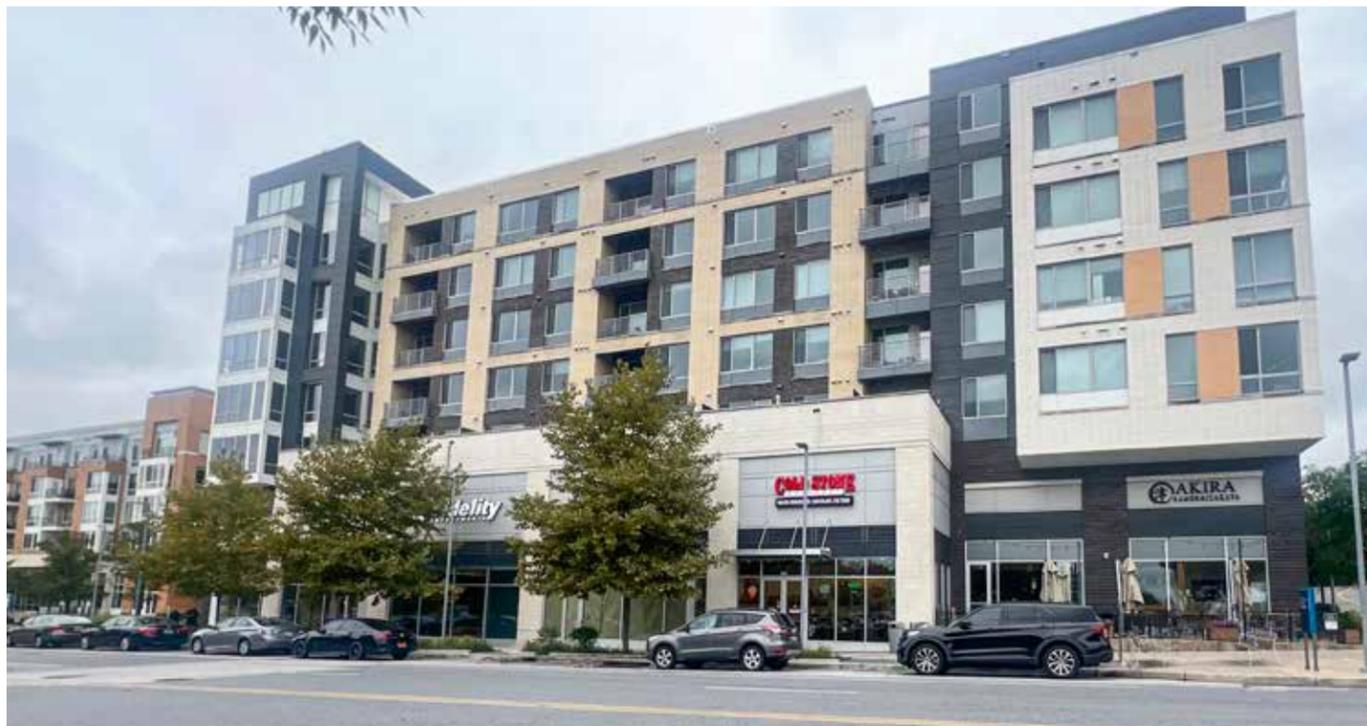
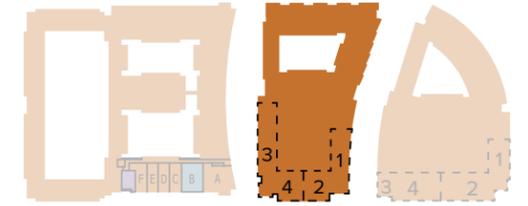
- AVAILABLE
- AT LEASE
- SIGNED LEASE
- LOI
- LEASED
- OPEN
- LOADING ROUTE
- CUSTOMER ROUTE



SITE PLAN

LEGEND

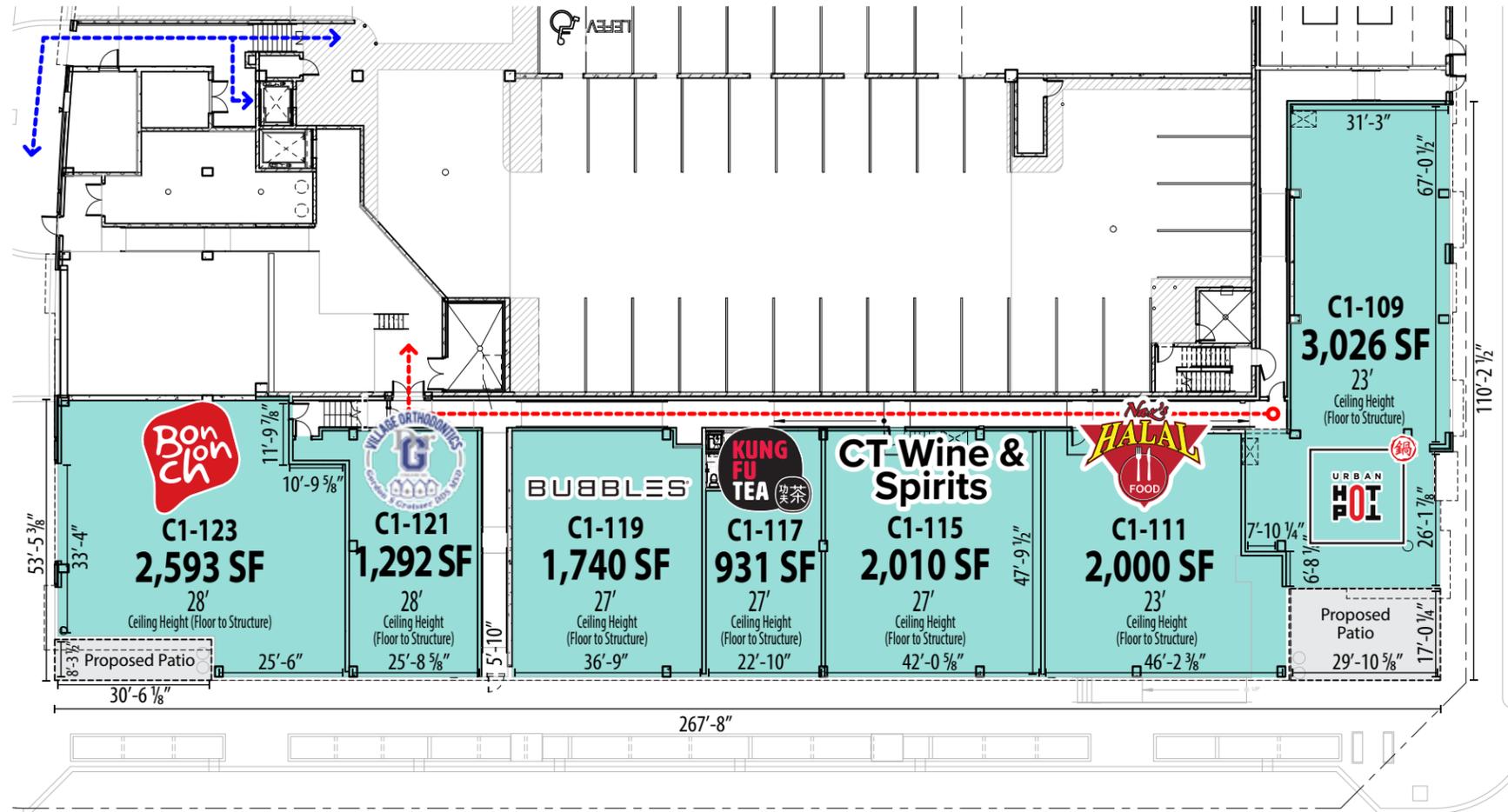
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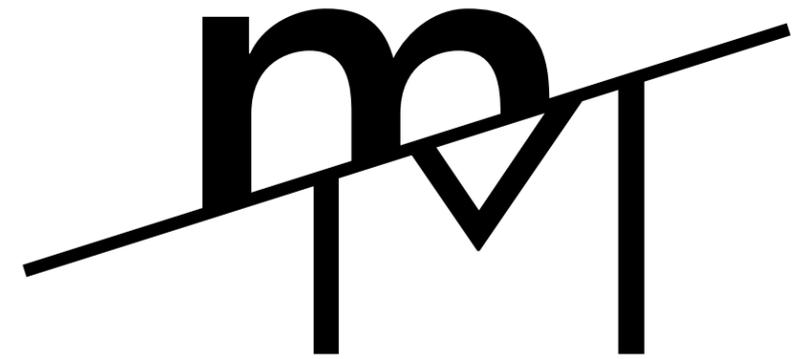


SITE PLAN

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at Merriweather District

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