



m MERRIWEATHER DISTRICT u

Howard Hughes
COMMUNITIES

HR
REEFILL
A MEMBER OF 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.

Merriweather District

RETAIL

Juniper: 47,000 SF
 Marlow: 32,000 SF
 6100 Merriweather: 12,433 SF
 Busboys & Poets: 10,638 SF

TOTAL: 102,071 SF

RESIDENTIAL

Juniper: 380
 Marlow: 472

TOTAL: 852 UNITS

OFFICE

6100 Merriweather Drive: 320,000 SF
 One Merriweather: 210,000 SF
 Two Merriweather: 130,000 SF

TOTAL: 660,000 SF

GATHERING SPACES



595k

VISITS IN 2025

46

SCHEDULED
EVENTS IN 2024

91min

AVG. DWELL TIME

SIGNATURE REOCCURRING EVENTS:



Earth Day Celebration (April)



Books in Bloom (May)



Summer Fitness Series



Amped in the Park (June-August)



Good Kid-izen (June-August)



Movie Nights (September)

TRADE AREA & DEMOGRAPHICS



COLUMBIA, MARYLAND

2025 Demographic Profile

5 Mile Radius



KEY FACTS

198,311

Population

39.6

Median Age

74,182

Households



EDUCATION

10.0%

High School Diploma

30.0%

Bachelor's Degree

37.5%

Graduate/Professional Degree



BUSINESS

8,755

Total Businesses

201,070

Daytime Population

452

Food & Drinking Places



INCOME

\$149,269

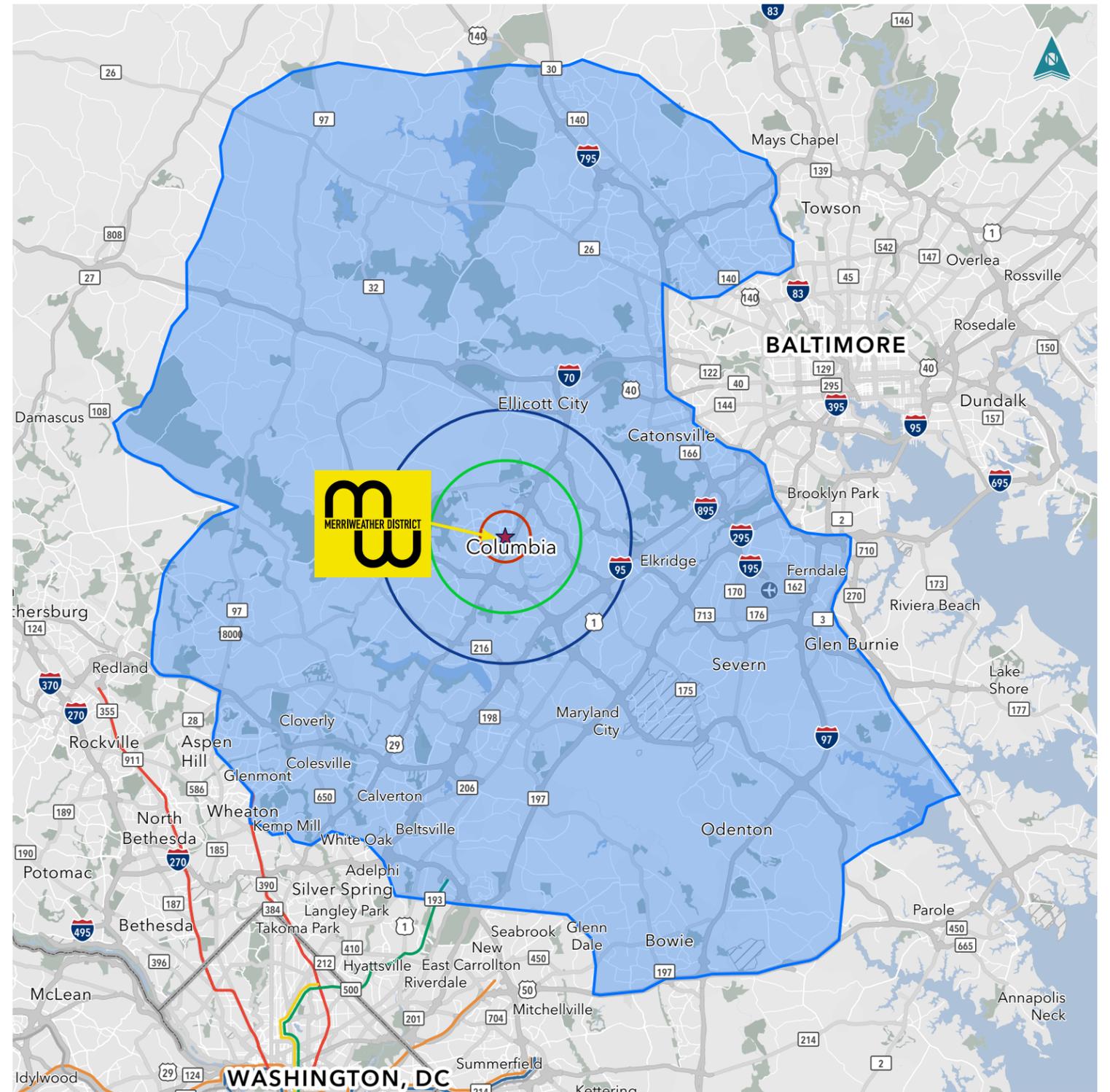
Median Household

\$67,892

Per Capita

\$182,059

Average Household



Trade Area

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

1,501,574

Population

39.1

Median Age

543,622

Households

\$151,301

Average Household

\$116,815

Median Household

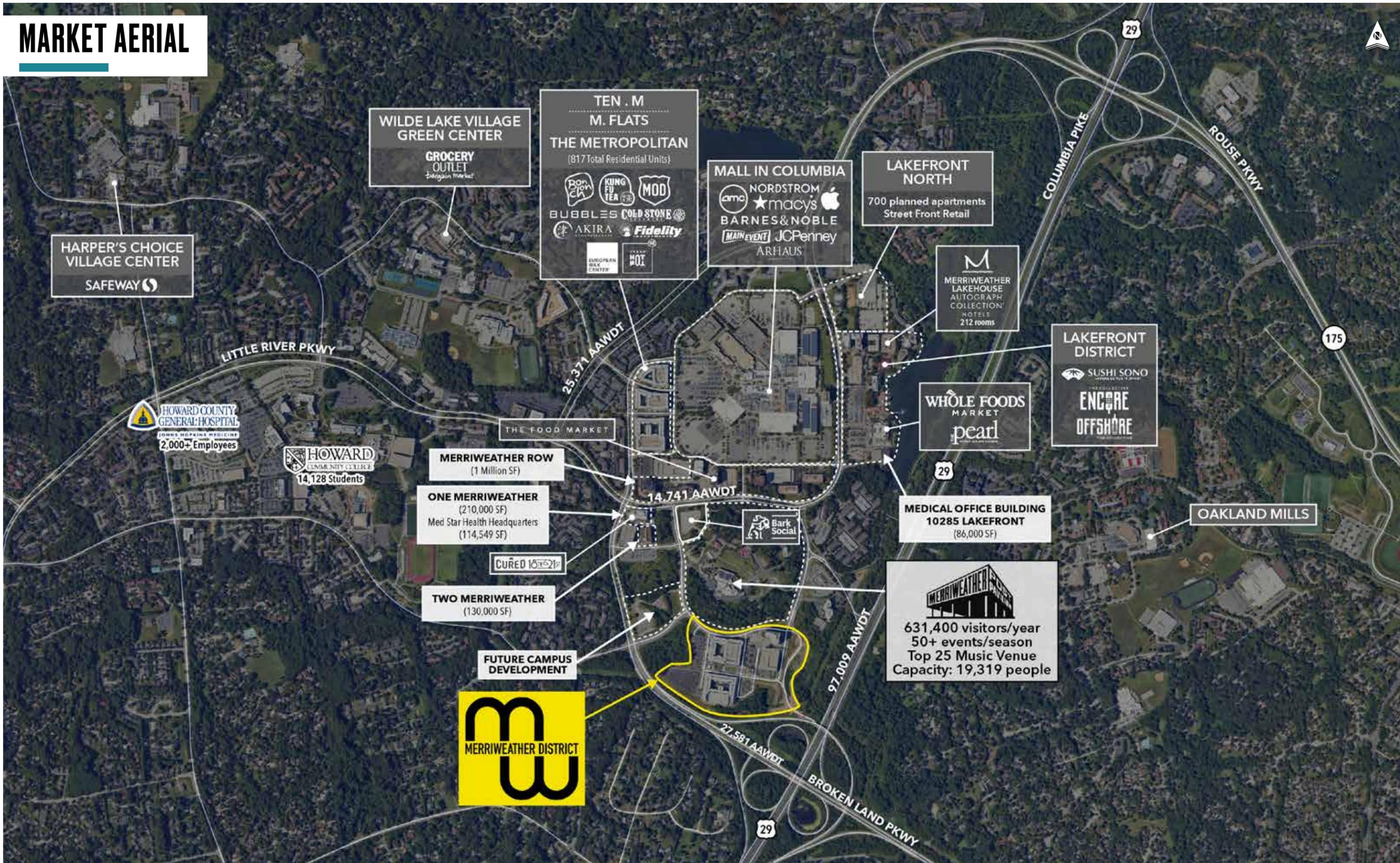
60.1%

Education
(College Degree +)

Source: 2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography. Lat/Lon: 39.20602/-76.86331

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MARKET AERIAL



CLOSE IN AERIAL



SITE PLAN: MERRIWEATHER DISTRICT

LEGEND

- AVAILABLE
- AT LEASE
- LOI
- LEASED
- OPEN



FEATURED
RESTAURANTS



FEATURED
RETAIL SERVICES



MAYWEATHER
 BOXING + FITNESS



YO YOGASIX



Pinnacle
 FINANCIAL PARTNERS



WAXING
 THE CITY



SL SALON LOFTS



Marlow
 whyhotel
 placemaker



Amanda Gallagher
 Orthodontics

FEATURED
COMING SOON



NASH & SMASHED

MIGHTY QUINN'S
 Slow Smoked Barbeque





m MERRIWEATHER DISTRICT w

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