



m MERRIWEATHER DISTRICT u

Howard Hughes
COMMUNITIES

HR
RETAIL
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

50

SCHEDULED EVENTS

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



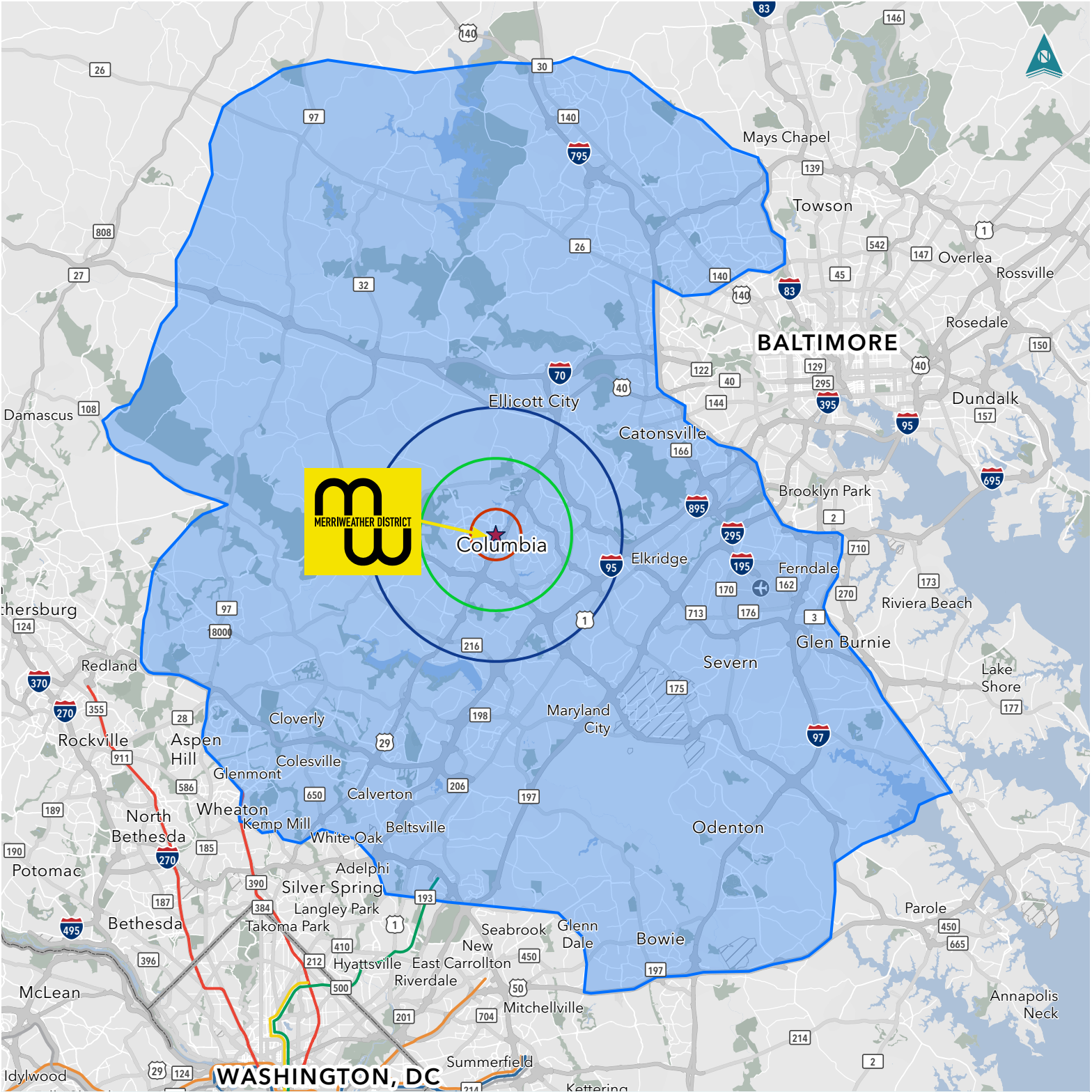
COLUMBIA, MARYLAND

2026 Demographic Profile

5 Mile Radius

KEY FACTS	EDUCATION	BUSINESS	INCOME
198,950 Population	10.0% High School Diploma	8,755 Total Businesses	\$158,386 Median Household
39.8 Median Age	30.9% Bachelor's Degree	202,776 Daytime Population	\$73,888 Per Capita
74,483 Households	36.9% Graduate/Professional Degree	452 Food & Drinking Places	\$197,386 Average Household

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



Trade Area

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

1,391,009	39.5	509,473	\$163,414	\$128,011	61.7%
Population	Median Age	Households	Average Household	Median Household	Education (College Degree +)

Source: 2026 and 2031 Esri Forecasts. Converted Census 2010 data into 2020 geography. Lat/Lon: 39.20602/-76.86331

MARKET AERIAL



CLOSE IN AERIAL



SITE PLAN: MERRIWEATHER DISTRICT



FUTURE

SITE PLAN: MERRIWEATHER DISTRICT



FEATURED
RESTAURANTS



FEATURED
RETAIL SERVICES



FEATURED
COMING SOON





m MERRIWEATHER DISTRICT w

For Retail Leasing, Please Contact:

Ray Schupp

240.482.3611 (direct)

rschupp@hrretail.com

Suzanne Katz

410.308.6356 (direct)

skatz@hrretail.com

Sean Harcourt

240.482.3606 (direct)

sean@hrretail.com



3 Bethesda Metro Center
Suite 620
Bethesda, MD 20814
Telephone: 301.656.3030



10490 Little Patuxent Pkwy
Suite 300
Columbia, MD 21044
Telephone: 410.964.4801