





# COLUMBIA CROSSING II

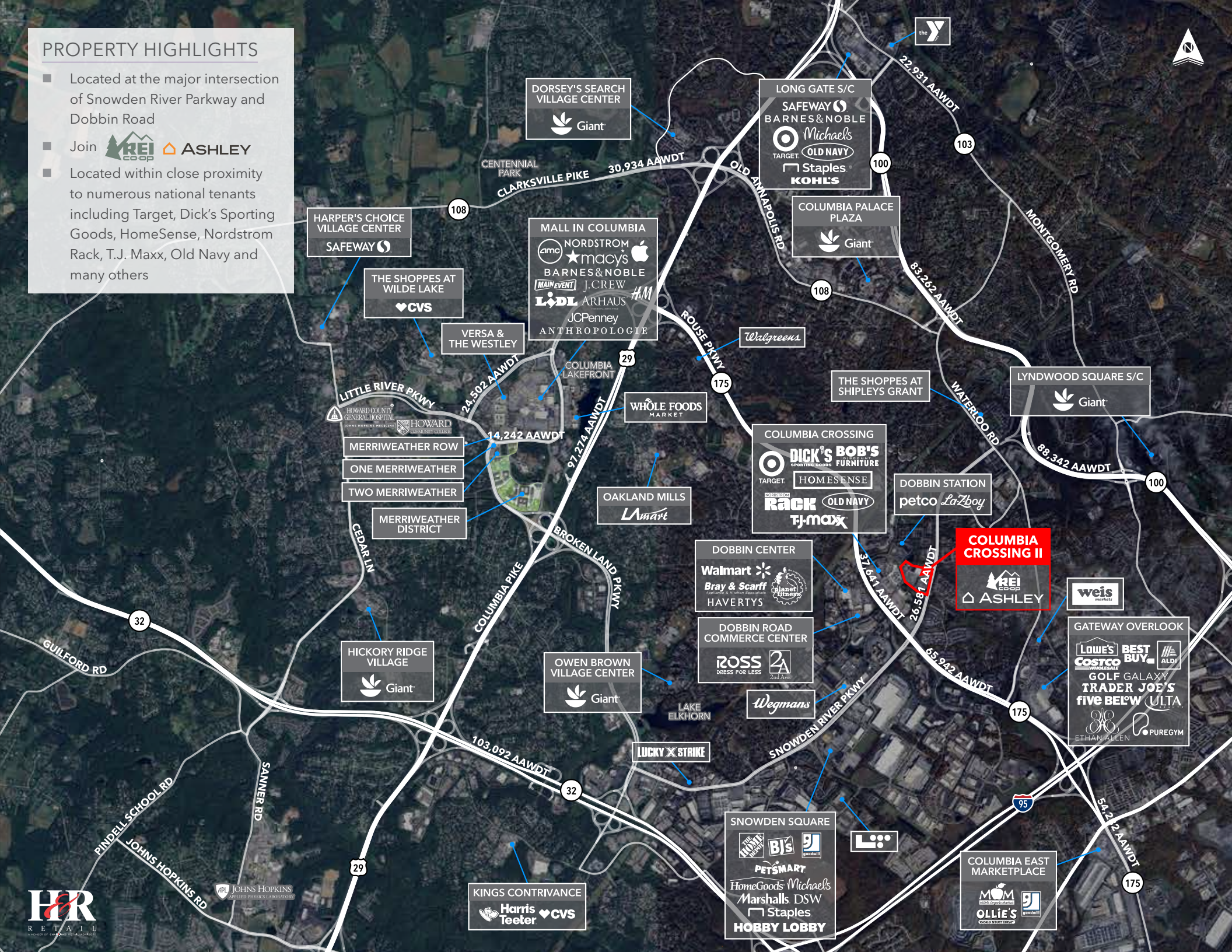
6100 DOBBIN ROAD, COLUMBIA, MD 21045



**3,700 SF Space Available**

## PROPERTY HIGHLIGHTS

- Located at the major intersection of Snowden River Parkway and Dobbin Road
- Join  
- Located within close proximity to numerous national tenants including Target, Dick's Sporting Goods, HomeSense, Nordstrom Rack, T.J. Maxx, Old Navy and many others





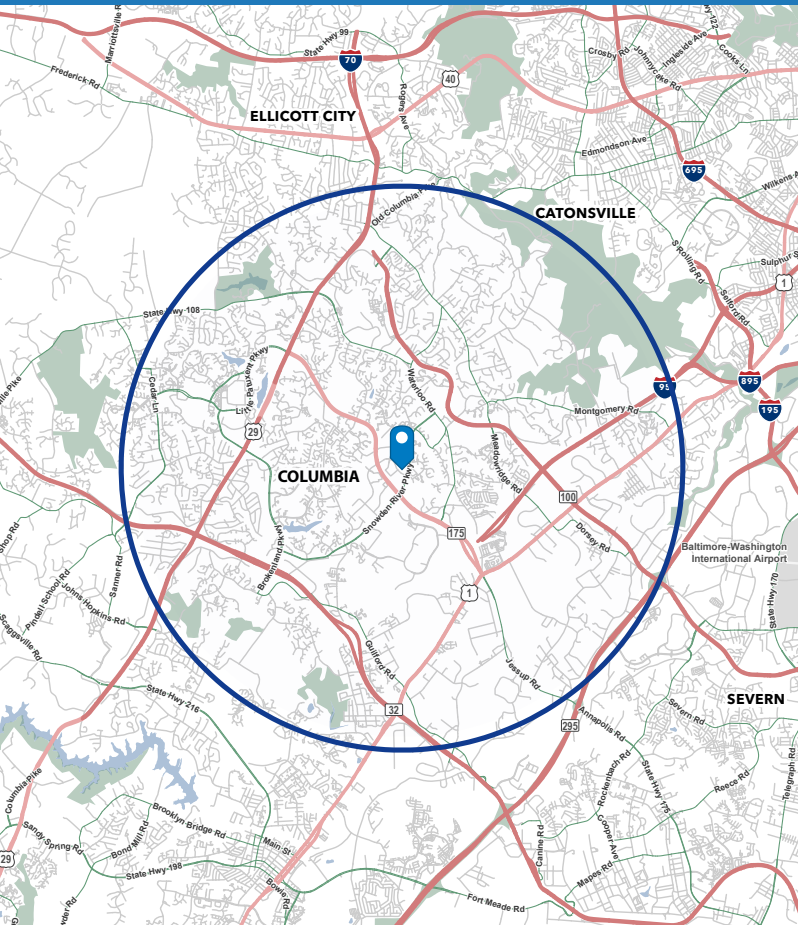




# COLUMBIA, MD

## DEMOGRAPHIC PROFILE (2025)

### Columbia Crossing II 5 mile ring



#### KEY FACTS

213,190

Population

38.5

Median Age

78,944

Households

#### EDUCATION



12%

High School Diploma



29%

Bachelor's Degree



33%

Graduate/Professional Degree

#### INCOME



\$136,997

Median Household Income

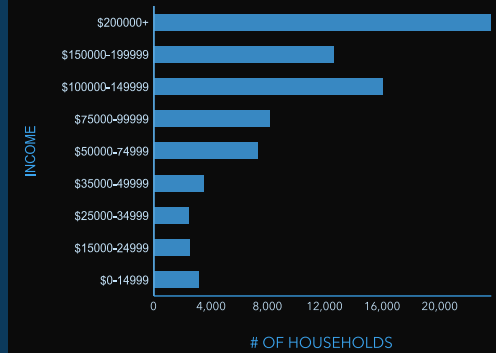


\$62,306

Per Capita Income

\$167,500

AVERAGE HH INCOME (\$)



10,122

Total Businesses



233,308

Daytime Population



490

Food Srv & Drinking Places

#### BUSINESS

#### TAPESTRY SEGMENTS



**D3** Modern Minds  
23,300 (29.5%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.



**H4** Urban Chic  
9,789 (12.4%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.
- Residents tend to exercise frequently, schedule regular checkups, and eat fresh, organic foods.



**L2** Professional Pride  
9,512 (12.0%) of households

Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.



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