

30 CORPORATE CENTER

10440 LITTLE PATUXENT PKWY | DOWNTOWN COLUMBIA, MD



RE/MAX 100

10440

PNC BANK

Owned/Developed By:

Howard Hughes

Leased By:

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



MALL IN COLUMBIA

30 Corporate Center

AVAILABLE 2,682 SF

1,536 SF DRIVE-THRU

WALKABLE RETAIL AND RESTAURANTS: THE MALL IN COLUMBIA

- AMC THEATRES
- Apple
- UNCLE JULIO'S MEXICAN from Scratch
- Seasons 52 FRESH GRILL
- MOD
- COACH
- NORDSTROM
- SHAKE SHACK
- FOOD MARKET



CLOSE IN AERIAL



TEN.M
Downtown Columbia

m.flats
Downtown Columbia

THE METROPOLITAN
Downtown Columbia

CORPORATE ROW
(1M SF)

50 Corporate Center

60 Corporate Center

40 Corporate Center

30 Corporate Center
2,682 SF
Former bank w/drive-thru

MedStar Health
114,549 SF
573 Employees



RENDERINGS

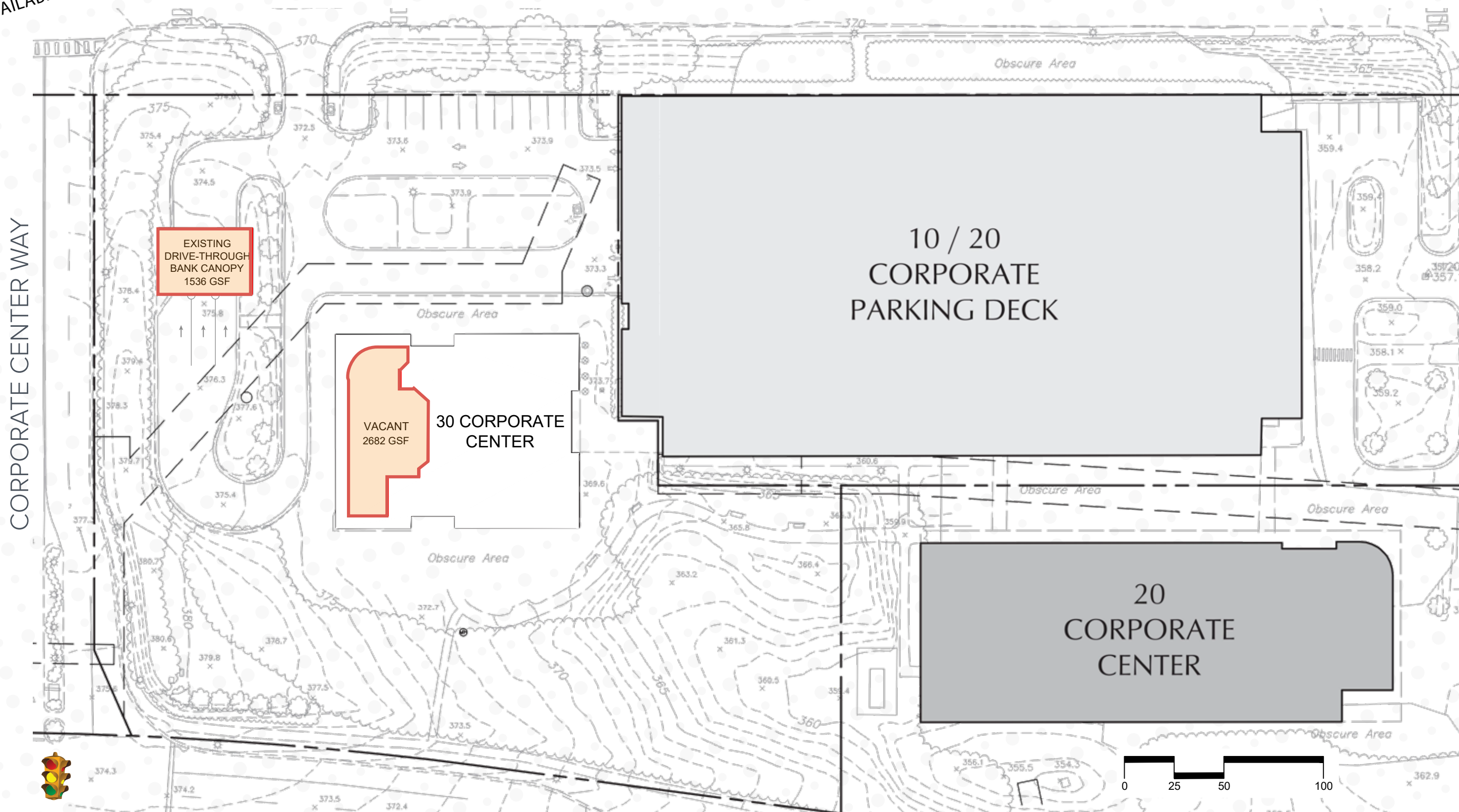


SITE PLAN

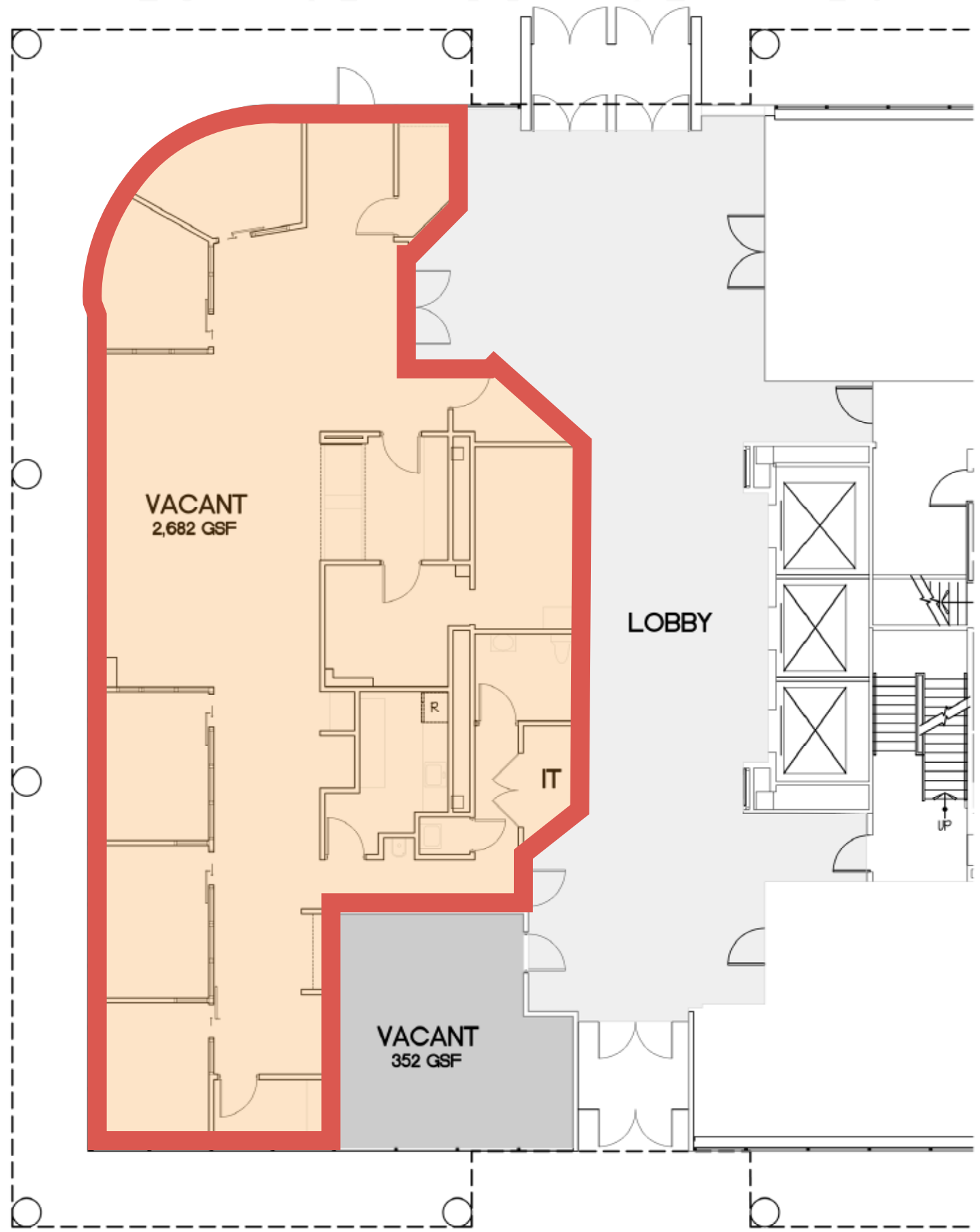
AVAILABLE LEASED

RETAIL

COLUMBIA MALL CIR



LITTLE PATUXENT PKWY



FIRST FLOOR
RETAIL AVAILABLE

DEMOGRAPHIC SUMMARY

2022 Estimates with 2027 Projections
Lat/Lon: 39.21241/-76.86112

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	10,649	81,742	154,933
2010 Total Population	12,734	85,622	171,907
2022 Total Population	14,959	91,960	196,990
2022 Group Quarters	57	559	1,462
2022 Total Population	15,906	94,542	201,942
2022-2027 Annual Rate	1.24%	0.56%	0.50%
2022 Total Daytime Population	24,488	101,318	201,686
Workers	17,754	59,051	110,247
Residents	6,734	42,267	91,439

2022 POPULATION BY AGE			
Population Age 0 - 4	5.5%	5.4%	5.4%
Population Age 5 - 9	5.6%	5.9%	6.2%
Population Age 10 - 14	5.5%	6.4%	7.1%
Population Age 15 - 24	10.4%	11.2%	11.7%
Population Age 25 - 34	15.6%	13.1%	12.4%
Population Age 35 - 44	16.7%	15.1%	14.3%
Population Age 45 - 54	12.1%	12.6%	14.0%
Population Age 55 - 64	11.3%	12.7%	13.4%
Population Age 65 - 74	9.0%	10.3%	9.5%
Population Age 75 - 84	5.9%	5.5%	4.5%
Population Age 85 +	2.4%	1.8%	1.5%
Population Age 18 +	80.3%	78.6%	77.1%
Median Age	39.1	40.1	40.0

2022 POPULATION BY SEX			
Male Population	7,080	44,380	96,050
Female Population	7,879	47,580	100,941

2022 POPULATION BY RACE/ETHNICITY			
White Alone	42.4%	44.5%	46.1%
Black Alone	32.8%	27.3%	21.5%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	9.2%	12.5%	18.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	5.8%	5.3%	4.3%
Two or More Races	9.3%	9.9%	8.9%
Hispanic Origin	11.1%	10.7%	8.8%
Diversity Index	75.3	75.7	74.5

	1 MILES	3 MILES	5 MILES
2022 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	12,473	75,684	160,153
Never Married	39.0%	34.0%	31.6%
Married	43.8%	51.7%	55.9%
Widowed	7.4%	5.4%	4.5%
Separated or Divorced	9.8%	8.9%	7.9%

2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	10,912	65,406	137,124
Less than 9th Grade	1.5%	2.5%	2.0%
9th - 12th Grade, No Diploma	1.1%	1.7%	1.8%
High School Graduate	9.1%	10.8%	10.4%
GED/Alternative Credential	1.8%	1.5%	1.3%
Some College, No Degree	12.4%	12.5%	11.6%
Associate Degree	6.0%	6.3%	5.9%
Bachelor's Degree	35.6%	32.7%	32.0%
Graduate/Professional Degree	32.5%	32.0%	35.0%

HOUSEHOLDS SUMMARY			
2000 Households	4,754	31,828	57,466
2000 Average Household Size	2.21	2.53	2.66
2010 Households	5,871	34,498	64,909
2010 Average Household Size	2.16	2.47	2.63
2022 Households	7,131	36,313	73,036
2022 Average Household Size	2.09	2.52	2.68
2022 Households	7,587	37,246	74,603
2022 Average Household Size	2.09	2.52	2.69
2022-2027 Annual Rate	1.25%	0.51%	0.43%
2010 Families	3,136	22,325	45,796
2010 Average Family Size	2.91	3.06	3.15
2022 Families	3,471	22,366	50,020
2022 Average Family Size	2.97	3.23	3.27
2022 Families	3,657	22,830	50,942
2022 Average Family Size	2.97	3.24	3.29
2022-2027 Annual Rate	1.05%	0.41%	0.37%

HOUSING UNIT SUMMARY			
2022 Housing Units	7,595	38,059	75,801
Owner Occupied Housing Units	44.0%	62.9%	70.2%
Renter Occupied Housing Units	49.9%	32.5%	26.2%
Vacant Housing Units	6.1%	4.6%	3.6%

	1 MILES	3 MILES	5 MILES
2022 HOUSEHOLDS BY INCOME			
<\$15,000	5.1%	4.8%	4.0%
\$15,000 - \$24,999	6.7%	4.8%	3.7%
\$25,000 - \$34,999	3.3%	3.6%	2.9%
\$35,000 - \$49,999	5.7%	5.4%	4.3%
\$50,000 - \$74,999	14.1%	10.8%	9.4%
\$75,000 - \$99,999	16.5%	13.1%	11.3%
\$100,000 - \$149,999	21.1%	21.9%	21.6%
\$150,000 - \$199,999	11.5%	13.3%	14.3%
\$200,000+	16.1%	22.3%	28.6%
Average Household Income	\$134,460	\$158,266	\$181,121
Median Household Income	\$97,413	\$112,604	\$128,700
Per Capita Income	\$64,242	\$62,729	\$66,887

2022 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	3,340	23,944	53,202
<\$50,000	1.2%	0.8%	1.2%
\$50,000 - \$99,999	1.5%	0.2%	0.2%
\$100,000 - \$149,999	0.4%	0.4%	0.3%
\$150,000 - \$199,999	11.1%	4.6%	2.8%
\$200,000 - \$249,999	6.2%	3.9%	2.6%
\$250,000 - \$299,999	9.8%	5.5%	4.2%
\$300,000 - \$399,999	33.4%	26.3%	21.0%
\$400,000 - \$499,999	19.3%	22.6%	18.9%
\$500,000 - \$749,999	12.5%	27.0%	35.2%
\$750,000 - \$999,999	4.2%	7.8%	11.6%
\$1,000,000 +	0.3%	0.7%	1.5%
Average Home Value	\$385,422	\$476,087	\$528,505

2022 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	8,256	50,040	106,207
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	4.7%	4.3%	4.2%
Manufacturing	2.5%	3.6%	4.4%
Wholesale Trade	2.2%	0.9%	1.5%
Retail Trade	6.9%	7.3%	6.8%
Transportation/Utilities	4.7%	3.9%	3.7%
Information	1.2%	1.8%	1.9%
Finance/Insurance/Real Estate	6.2%	6.6%	6.5%
Services	59.6%	59.5%	58.2%
Public Administration	12.2%	12.1%	12.8%

	1 MILES	3 MILES	5 MILES
2022 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	75.6%	79.0%	81.0%
Management/Business/Financial	22.5%	23.2%	24.8%
Professional	38.6%	41.9%	42.3%
Sales	6.4%	6.1%	6.3%
Administrative Support	8.1%	7.8%	7.6%
Services	14.2%	11.2%	9.8%
Blue Collar	10.2%	9.8%	9.2%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.4%	2.0%	1.7%
Installation/Maintenance/Repair	1.6%	1.6%	1.7%
Production	0.9%	1.5%	1.6%
Transportation/Material Moving	6.3%	4.6%	4.1%

2022 CONSUMER SPENDING			
Apparel & Services: Total \$	\$22,317,525	\$129,332,310	\$295,000,872
Average Spent	\$3,129.65	\$3,561.60	\$4,039.12
Education: Total \$	\$19,109,371	\$120,625,441	\$276,415,895
Average Spent	\$2,679.76	\$3,321.83	\$3,784.65
Entertainment/Recreation: Total \$	\$32,238,212	\$192,631,119	\$442,921,199
Average Spent	\$4,520.85	\$5,304.74	\$6,064.42
Food at Home: Total \$	\$55,278,525	\$321,708,759	\$728,899,079
Average Spent	\$7,751.86	\$8,859.33	\$9,980.00
Food Away from Home: Total \$	\$40,019,473	\$231,552,986	\$528,046,784
Average Spent	\$5,612.04	\$6,376.59	\$7,229.95
Health Care: Total \$	\$58,965,714	\$351,597,018	\$806,572,658
Average Spent	\$8,268.93	\$9,682.40	\$11,043.49
HH Furnishings & Equipment: Total \$	\$22,719,200	\$136,363,960	\$315,455,030
Average Spent	\$3,185.98	\$3,755.24	\$4,319.17
Personal Care Products & Services: Total \$	\$9,331,270	\$54,624,493	\$124,754,547
Average Spent	\$1,308.55	\$1,504.27	\$1,708.12
Shelter: Total \$	\$216,934,767	\$1,285,287,721	\$2,915,216,233
Average Spent	\$30,421.37	\$35,394.70	\$39,914.78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$22,691,946	\$138,547,776	\$325,454,066
Average Spent	\$3,182.15	\$3,815.38	\$4,456.08
Travel: Total \$	\$26,595,807	\$162,872,419	\$378,254,700
Average Spent	\$3,729.60	\$4,485.24	\$5,179.02
Vehicle Maintenance & Repairs: Total \$	\$10,656,881	\$62,491,014	\$143,255,189
Average Spent	\$1,494.44	\$1,720.90	\$1,961.43

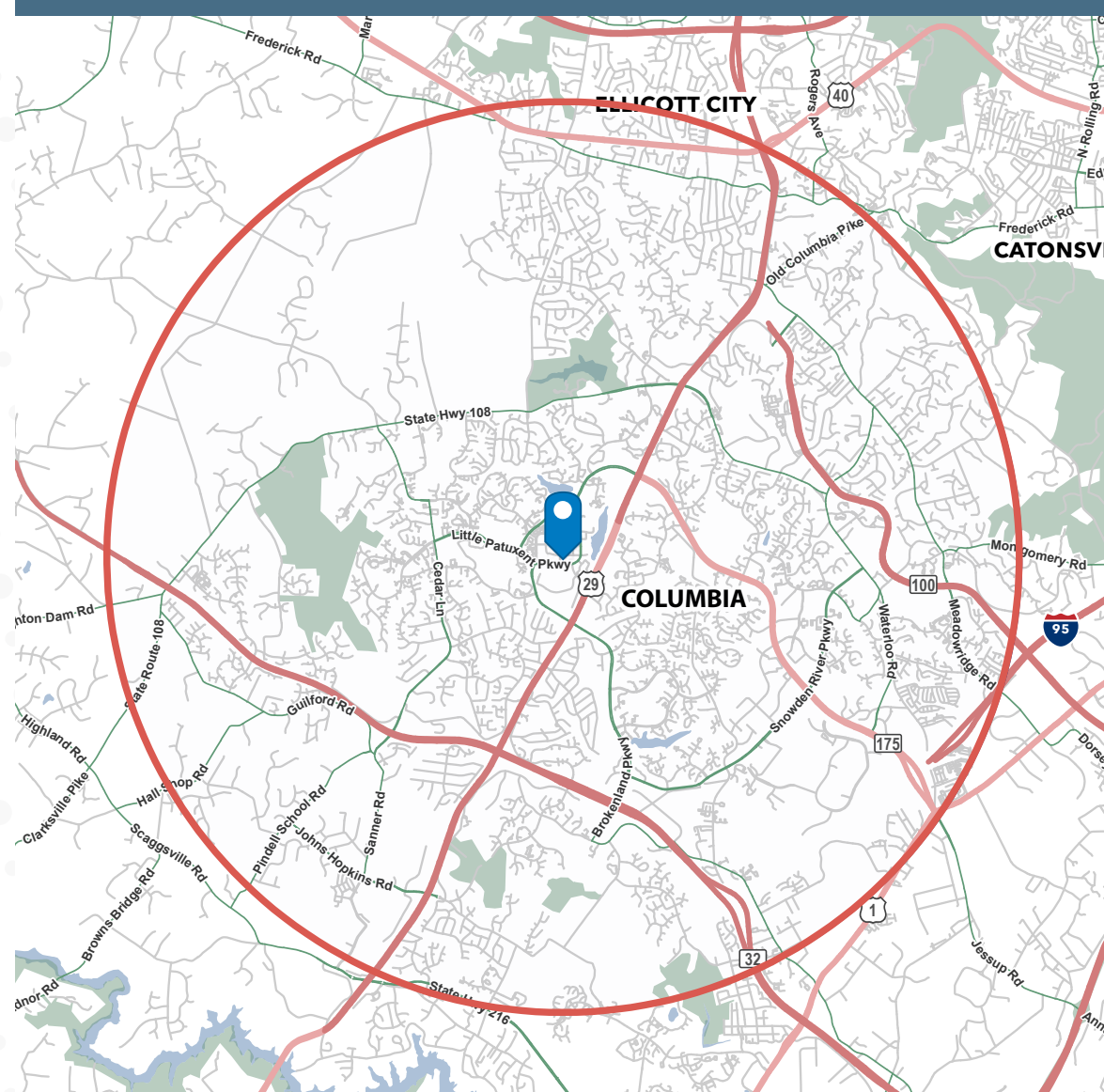
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INFOGRAPHIC

2022 Estimates with 2027 Projections
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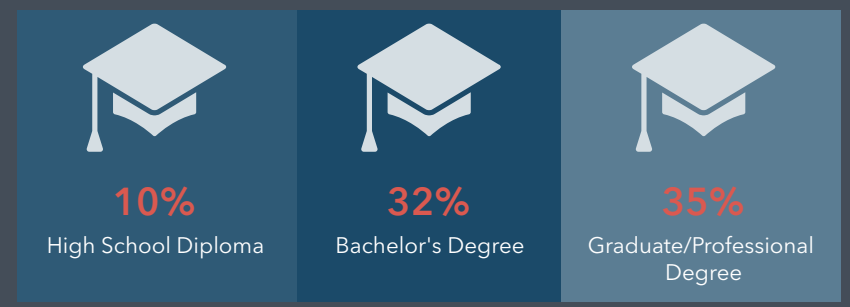
COLUMBIA, MD DEMOGRAPHIC PROFILE (2022) 30 Corporate Row 5 mile ring



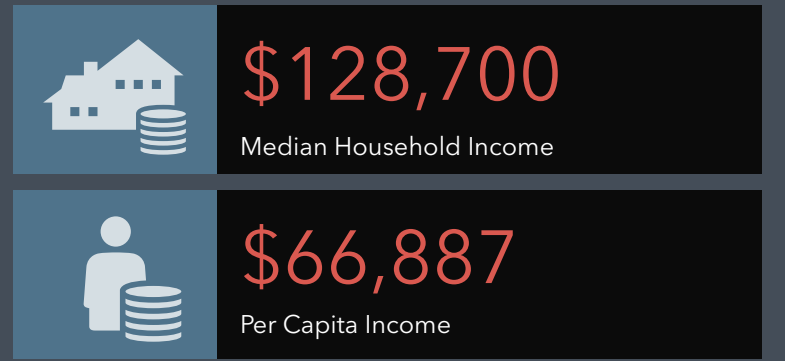
KEY FACTS



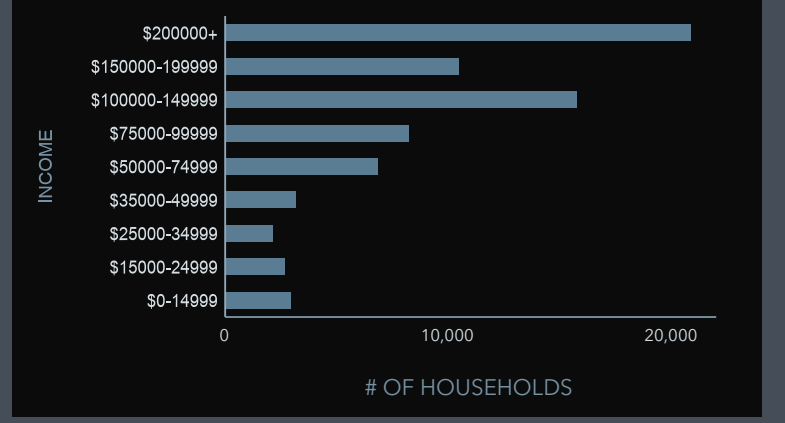
EDUCATION



INCOME



\$181,121 AVERAGE HH INCOME (\$)



BUSINESS



TAPESTRY SEGMENTS

2D **Enterprising Professionals**
20,536 (28.1%) of households

Enterprising 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. Enterprising 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.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- 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**
11,361 (15.6%) 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.

1D **Savvy Suburbanites**
9,161 (12.5%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

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>



ENTERPRISING PROFESSIONALS
 29% of Households

ENTERPRISING PROFESSIONALS: WHO ARE WE?

Enterprising 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. Enterprising 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.

ENTERPRISING PROFESSIONALS: OUR NEIGHBORHOOD

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.



PROFESSIONAL PRIDE
 14% of Households

PROFESSIONAL PRIDE: WHO ARE WE?

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.

PROFESSIONAL PRIDE: OUR NEIGHBORHOOD

- Typically owner occupied (Index 173), single-family homes are in newer neighborhoods: 59% of units were built in the last 20 years.
- Neighborhoods are primarily located in the suburban periphery of large metropolitan areas.
- Most households own two or three vehicles; long commutes are the norm.
- Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off.
- Families are mostly married couples (almost 80% of households), and more than half of these families have kids. Their average household size, 3.11, reflects the presence of children.



TOP TIER
 13% of Households

TOP TIER: WHO ARE WE?

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.

TOP TIER: OUR NEIGHBORHOOD

- Married couples without children or married couples with older children dominate this market.
- Housing units are owner occupied with the highest home values—and above average use of mortgages.
- Neighborhoods are older and located in the suburban periphery of the largest metropolitan areas, especially along the coasts.

30 CORPORATE CENTER

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Owned/Developed By:

Howard Hughes

Leased By:



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