

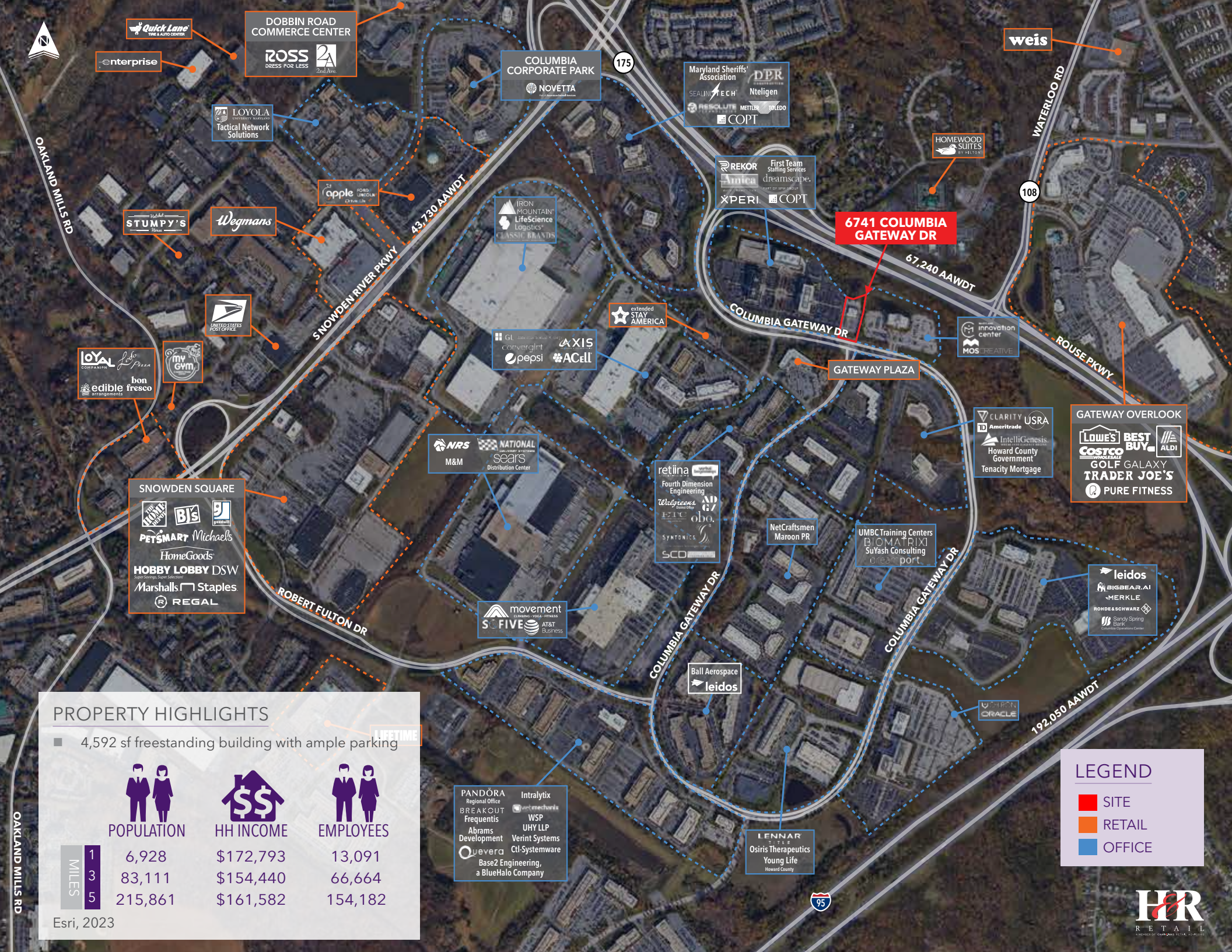


6741 COLUMBIA GATEWAY DRIVE

COLUMBIA, MD 21046



Leased



Quick Lane
THE AUTO CENTER

enterprise

DOBBIN ROAD
COMMERCE CENTER

ROSS
DRESS FOR LESS

2nd Ave

COLUMBIA
CORPORATE PARK

NOVETTA

Maryland Sheriffs' Association
SEALUNITECH
Nteligen
COPT

weis

HOMEWOOD SUITES
BY HILTON

LOYOLA UNIVERSITY MARIETTA
Tactical Network Solutions

apple

STUMPY'S

Wegmans

REKOR
First Team Staffing Services
dreamscape

XPERI
COPT

6741 COLUMBIA
GATEWAY DR

LOYALTY COMPANION
bon edible fresco

my gym

UNITED STATES POST OFFICE

IRON MOUNTAIN
LifeScience Logistics
CLASSIC BRANDS

extended STAY AMERICA

GL
convergent
pepsi

AXIS
ACell

innovation center
MOS CREATIVE

GATEWAY PLAZA

SNOWDEN SQUARE

PETSMART
Michaels

HomeGoods

HOBBY LOBBY DSW

Marshalls
Staples

REGAL

NRS
M&M

NATIONAL
sears Distribution Center

retina
Fourth Dimension Engineering
Walgreens
ETC
obo
SYNTHONICS
SCD

CLARITY USRA
Ameritrade

IntelliGenesis
Howard County Government
Tenacity Mortgage

GATEWAY OVERLOOK

LOWE'S
BEST BUY
COSTCO
ALDI

GOLF GALAXY
TRADER JOE'S
PURE FITNESS

movement
S FIVE
AT&T Business

NetCraftsmen
Maroon PR

UMBC Training Centers
BIOMATRIX
Su'ash Consulting
breakport

leidos
BIG BEAR AI
MERKLE
ROHDE & SCHWARZ
Sandy Spring Bank
Columbia Operations Center

Ball Aerospace
leidos

EMERSON
ORACLE

LENNAR
Osiris Therapeutics
Young Life
Howard County

PANDORA
Regional Office

BREAKOUT
Frequentis

Abrams
Development

Qevera

Intralytix
netmechanix
WSP
UHY LLP
Verint Systems
Ctl-Systemware

Base2 Engineering,
a BlueHalo Company

PROPERTY HIGHLIGHTS

4,592 sf freestanding building with ample parking

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	6,928	\$172,793	13,091
3 MILES	83,111	\$154,440	66,664
5 MILES	215,861	\$161,582	154,182

Esri, 2023

LEGEND

- SITE
- RETAIL
- OFFICE

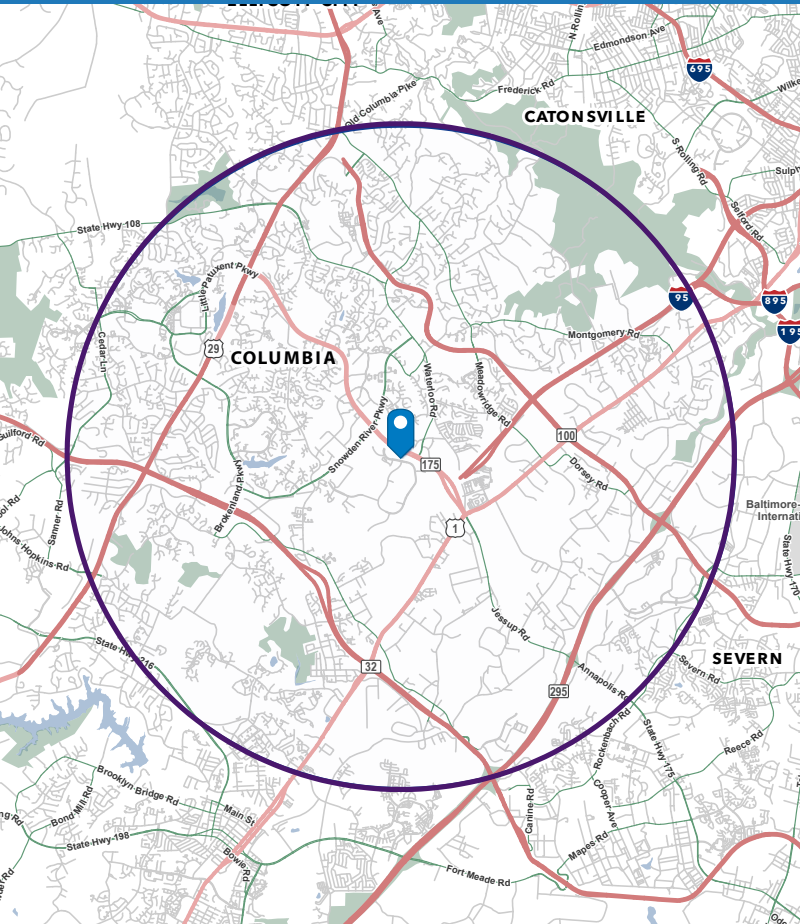








CITY/STATE
DEMOGRAPHIC PROFILE (2022)
 6741 Columbia Gateway Dr
 Ring of 5 miles



KEY FACTS

215,861

Population

37.7

Median Age

80,210

Households

EDUCATION



12%

High School Diploma



30%

Bachelor's Degree



30%

Graduate/Professional Degree

INCOME



\$123,533

Median Household Income

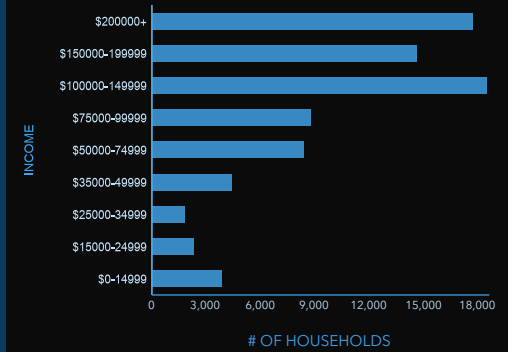


\$59,937

Per Capita Income

\$161,582

AVERAGE HH INCOME (\$)



BUSINESS



9,834

Total Businesses



248,027

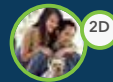
Daytime Population



538

Food Srv & Drinking Places

Tapestry Segments



2D

Enterprising Professionals
 31,671 households

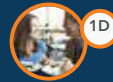
39.5%
 of Households



1B

Professional Pride
 9,339 households

11.6%
 of Households



1D

Savvy Suburbanites
 5,889 households

7.3%
 of Households



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