

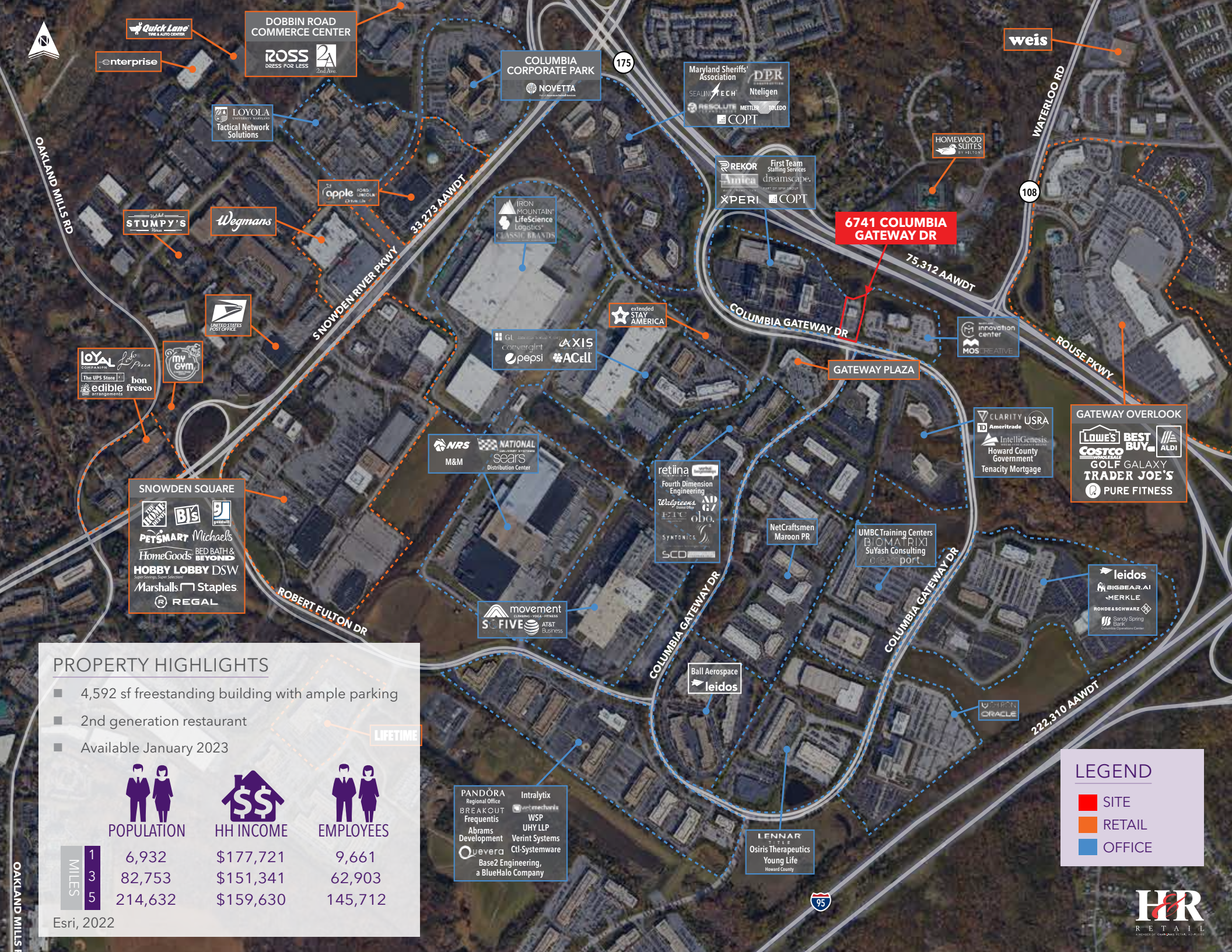


FREESTANDING 2ND GEN RESTAURANT

6741 COLUMBIA GATEWAY DRIVE | COLUMBIA, MD 21046



4,592 SF Space Available



Quick Lane THE AUTO CENTER
 DOBBIN ROAD COMMERCE CENTER
 ROSS DRESS FOR LESS
 enterprise

LOYOLA UNIVERSITY MARIETTA
 Tactical Network Solutions

COLUMBIA CORPORATE PARK
 NOVETTA

Maryland Sheriffs' Association
 SEALUNITE TECH
 DPR
 Nteligen
 METTLER TOLEDO
 COPT

weis

HOMESWOOD SUITES BY HILTON

STUMPY'S
 Wegmans

apple

IRON MOUNTAIN LifeScience Logistics CLASSIC BRANDS

REKOR First Team Staffing Services
 Amica dreamscape
 XPERI COPT

6741 COLUMBIA GATEWAY DR

UNITED STATES POST OFFICE

GL convergint
 pepsi
 XIS
 ACcell

extended STAY AMERICA

innovation center
 MOS CREATIVE

LOYAL COMPANION
 The UPS Store
 hon edible fresco
 my gym

my gym

NRS M&M
 NATIONAL sears Distribution Center

retina
 Fourth Dimension Engineering
 Walgreens
 ETC obo
 SYNTONICS
 SCD

GATEWAY PLAZA

CLARITY USRA
 Ameritrade
 IntelliGenesis
 Howard County Government
 Tenacity Mortgage

GATEWAY OVERLOOK
 LOWE'S BEST BUY ALDI
 Costco
 GOLF GALAXY
 TRADER JOE'S
 PURE FITNESS

SNOWDEN SQUARE
 PETSMART Michaels
 HomeGoods BED BATH & BEYOND
 HOBBY LOBBY DSW
 Marshalls Staples
 REGAL

movement
 FIVE AT&T Business

NetCraftsmen Maroon PR

UMBC Training Centers
 BIOMATRIX
 SuVash Consulting
 breakport

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

Ball Aerospace
 leidos

ORACLE

LENNAR
 Osiris Therapeutics
 Young Life
 Howard County

PANDORA Regional Office
 BREAKOUT
 Frequentis
 Abrams Development
 Quevera
 Intralytix
 netmechanix
 WSP
 UHY LLP
 Verint Systems
 Ctl-Systemware
 Base2 Engineering, a BlueHalo Company

LIFETIME

PROPERTY HIGHLIGHTS

- 4,592 sf freestanding building with ample parking
- 2nd generation restaurant
- Available January 2023

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	6,932	\$177,721	9,661
3 MILES	82,753	\$151,341	62,903
5 MILES	214,632	\$159,630	145,712

LEGEND

- SITE
- RETAIL
- OFFICE



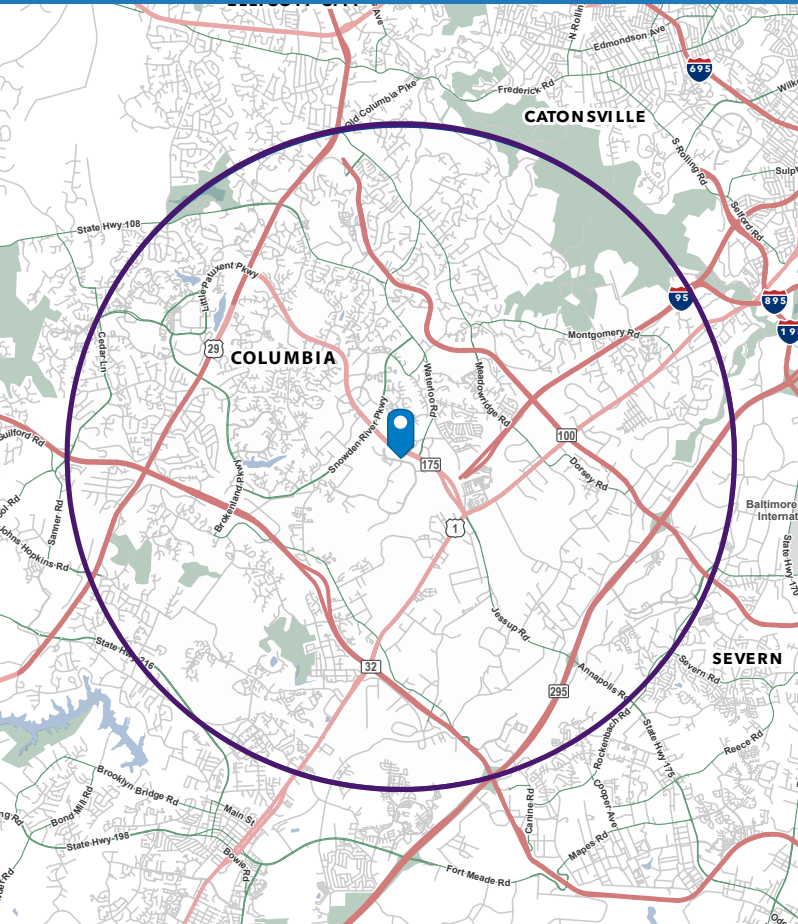




COLUMBIA, MD

DEMOGRAPHIC PROFILE (2022)

6741 Columbia Gateway Drive
5 mile ring



KEY FACTS

214,632 Population

37.5 Median Age

79,081 Households

EDUCATION

13% High School Diploma

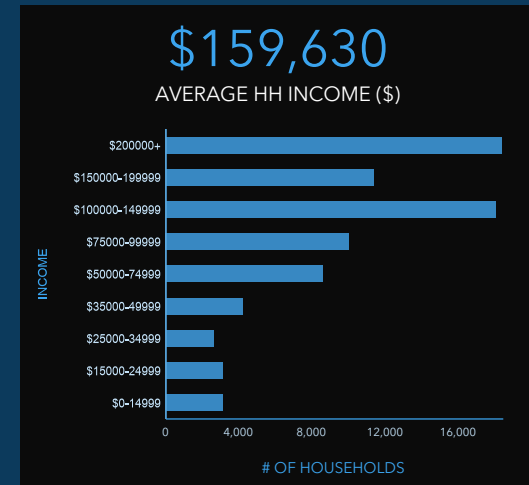
31% Bachelor's Degree

29% Graduate/Professional Degree

INCOME

\$117,186 Median Household Income

\$58,741 Per Capita Income



BUSINESS

10,162 Total Businesses

242,264 Daytime Population

509 Food Srv & Drinking Places

TAPESTRY SEGMENTS

2D **Enterprising Professionals**
31,418 (39.7%) 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**
9,245 (11.7%) 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**
5,856 (7.4%) 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.



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