

Exhibit Center

10215 Wincopin Circle

Columbia, Maryland

Up to 16,854 SF - divisible

9,902 SF - Street Level

6,951 SF - Lakefront Level



Exhibit Center

Up to 16,854 SF

The Exhibit Center is located in the heart of Downtown Columbia's lakefront neighborhood, which attracts visitors year-around with cultural events and recreational activities. This is the perfect anchor opportunity for experiential retailers looking to locate within an already vibrant and active community searching for their next go-to spot.

At A Glance

- Located in the center of Columbia's longtime gathering spot with over 60 events per year at the lakefront
- 1.9M Annual visits to the lakefront - Avg. stay of 50 minutes
- Future development in the lakefront will bring an additional 700+ apartments, neighborhood retail and office
- Walking distance to the rest of Downtown Columbia amenities and residences with over 4,500 multifamily units within 1 mile



234K people within 15 minutes
1.4M people within 30 minutes
41% of the population 24 - 54 years old*



60% of visitors to the lakefront are wealthy families and young professionals**



\$186K Avg. Household income within 15 minutes
\$136K Avg. Household income within 30 minutes*



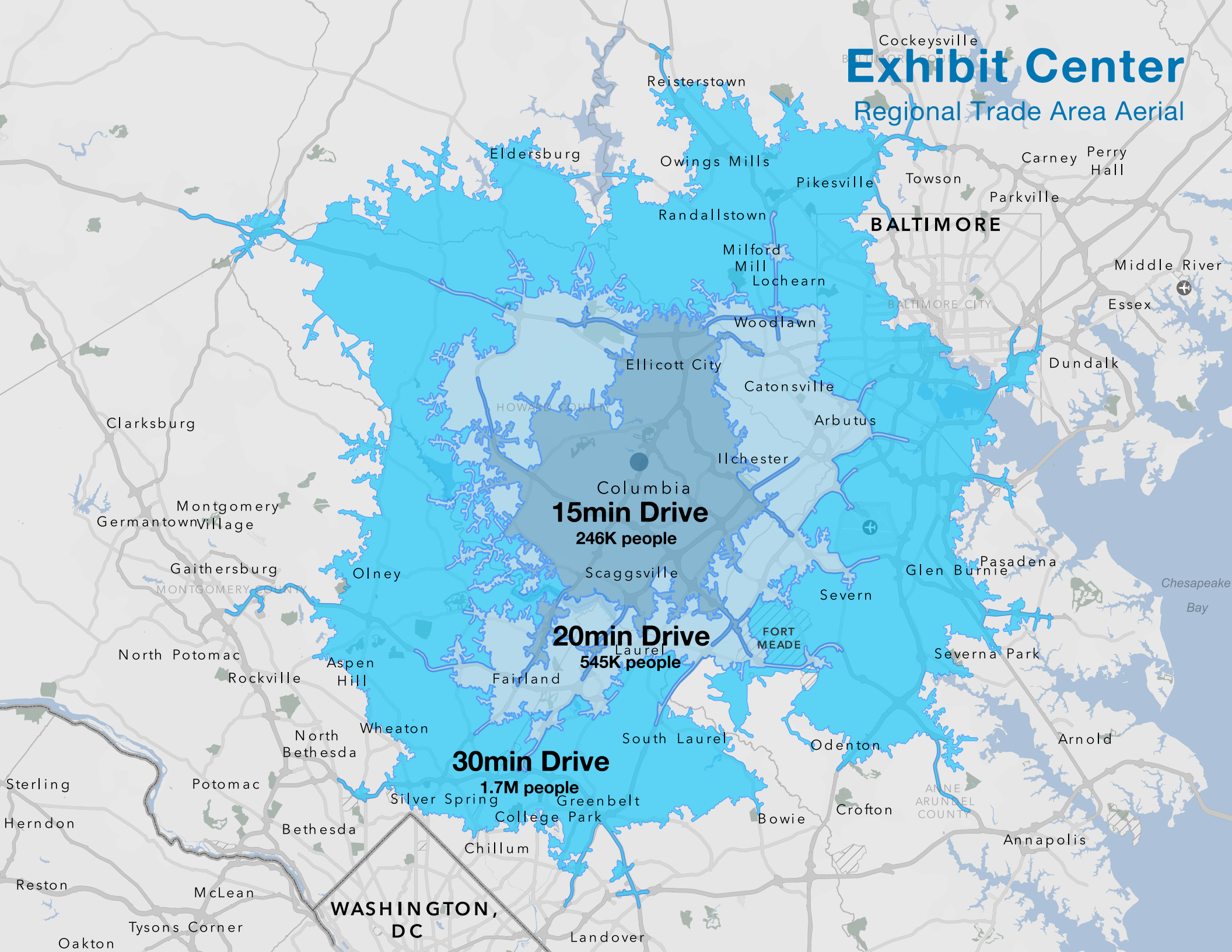
4,573 multifamily residences within 1 mile
11,143 multifamily residences within 3 miles***

*US Census Data | ** Placer.Ai Data | ***Costar Data



Exhibit Center

Regional Trade Area Aerial



Full Demographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 39.21652/-76.85547

	15 MINUTES	20 MINUTES	30 MINUTES
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POPULATION SUMMARY

2000 Total Population	188,145	411,366	1,428,460
2010 Total Population	210,876	465,700	1,539,453
2024 Total Population	246,192	545,237	1,681,132
2024 Group Quarters	2,219	13,366	28,374
2029 Total Population	251,661	555,108	1,691,226
2024-2029 Annual Rate	0.44%	0.36%	0.12%
2024 Total Daytime Population	253,456	528,662	1,681,811
Workers	142,144	284,612	888,841
Residents	111,312	244,050	792,970

2024 POPULATION BY AGE

Population Age 0 - 4	5.6%	5.6%	5.8%
Population Age 5 - 9	6.5%	6.2%	6.2%
Population Age 10 - 14	6.8%	6.4%	6.1%
Population Age 15 - 24	12.2%	12.9%	12.7%
Population Age 25 - 34	12.8%	13.5%	14.4%
Population Age 35 - 44	15.2%	15.0%	14.5%
Population Age 45 - 54	13.5%	13.2%	12.2%
Population Age 55 - 64	11.9%	12.1%	11.9%
Population Age 65 - 74	9.0%	9.0%	9.3%
Population Age 75 - 84	5.0%	4.6%	5.0%
Population Age 85 +	1.5%	1.5%	1.9%
Population Age 18 +	77.2%	78.0%	78.2%
Median Age	39.1	38.7	38.2

2024 POPULATION BY SEX

Male Population	121,030	269,356	822,645
Female Population	125,162	275,881	858,487

2024 POPULATION BY RACE/ETHNICITY

White Alone	42.4%	38.7%	35.6%
Black Alone	23.2%	29.4%	35.7%
American Indian Alone	0.4%	0.4%	0.7%
Asian Alone	20.7%	17.5%	10.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.6%	5.6%	9.0%
Two or More Races	8.7%	8.4%	8.7%
Hispanic Origin	9.5%	10.7%	15.3%
Diversity Index	76.3	77.6	79.2

2024 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	199,582	445,953	1,375,712
Never Married	31.6%	34.3%	38.0%
Married	55.5%	52.6%	47.1%
Widowed	4.5%	4.5%	5.3%
Separated or Divorced	8.4%	8.6%	9.5%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	169,549	375,797	1,162,424
Less than 9th Grade	2.4%	2.7%	4.4%
9th - 12th Grade, No Diploma	2.2%	3.0%	4.4%
High School Graduate	10.5%	13.9%	18.5%
GED/Alternative Credential	1.5%	2.0%	2.6%
Some College, No Degree	12.0%	13.4%	15.0%
Associate Degree	6.0%	7.0%	7.1%
Bachelor's Degree	30.5%	29.1%	25.3%
Graduate/Professional Degree	34.9%	28.9%	22.7%

HOUSEHOLDS SUMMARY

2000 Households	70,388	151,148	536,449
2000 Average Household Size	2.63	2.62	2.61
2010 Households	79,289	170,909	574,505
2010 Average Household Size	2.64	2.65	2.63
2024 Households	91,283	196,895	628,055
2024 Average Household Size	2.67	2.70	2.63
2029 Households	93,924	201,684	637,787
2029 Average Household Size	2.66	2.69	2.61
2024-2029 Annual Rate	0.57%	0.48%	0.31%
2010 Families	55,898	118,181	377,142
2010 Average Family Size	3.16	3.19	3.20
2024 Families	64,123	135,186	401,016
2024 Average Family Size	3.22	3.30	3.32
2029 Families	65,643	137,962	405,420
2029 Average Family Size	3.21	3.28	3.30
2024-2029 Annual Rate	0.47%	0.41%	0.22%

HOUSING UNIT SUMMARY

2024 Housing Units	94,823	204,957	675,003
Owner Occupied Housing Units	65.6%	65.7%	56.5%
Renter Occupied Housing Units	30.7%	30.4%	36.5%
Vacant Housing Units	3.7%	3.9%	7.0%

2024 HOUSEHOLDS BY INCOME

<\$15,000	4.8%	4.6%	7.7%
\$15,000 - \$24,999	2.7%	2.9%	4.7%
\$25,000 - \$34,999	2.9%	3.7%	5.3%
\$35,000 - \$49,999	4.2%	5.7%	7.9%
\$50,000 - \$74,999	8.5%	10.7%	12.7%
\$75,000 - \$99,999	11.0%	11.7%	12.2%
\$100,000 - \$149,999	19.0%	19.5%	18.4%
\$150,000 - \$199,999	16.2%	15.3%	12.2%
\$200,000+	30.7%	26.0%	19.0%
Average Household Income	\$185,460	\$167,991	\$138,517
Median Household Income	\$138,757	\$122,543	\$98,872
Per Capita Income	\$68,448	\$60,790	\$51,796

2024 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	62,149	134,589	381,367
<\$50,000	1.3%	1.8%	3.0%
\$50,000 - \$99,999	0.3%	0.4%	1.9%
\$100,000 - \$149,999	0.2%	0.4%	2.1%
\$150,000 - \$199,999	0.7%	1.5%	3.1%
\$200,000 - \$249,999	2.0%	3.5%	4.7%
\$250,000 - \$299,999	2.4%	4.0%	5.4%
\$300,000 - \$399,999	10.7%	14.6%	17.2%
\$400,000 - \$499,999	14.5%	16.0%	16.7%
\$500,000 - \$749,999	42.5%	36.1%	30.3%
\$750,000 - \$999,999	18.4%	15.1%	10.8%
\$1,000,000 +	5.2%	4.8%	3.3%
Average Home Value	\$641,806	\$597,069	\$527,289

2024 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	135,298	297,546	887,532
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	4.1%	4.6%	6.6%
Manufacturing	5.6%	5.0%	4.2%
Wholesale Trade	1.0%	1.3%	1.2%
Retail Trade	6.2%	6.9%	7.6%
Transportation/Utilities	3.4%	4.4%	5.4%
Information	2.2%	1.9%	1.8%
Finance/Insurance/Real Estate	5.7%	5.3%	5.1%
Services	59.0%	57.9%	56.2%
Public Administration	12.6%	12.6%	11.6%

2024 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	81.0%	76.8%	68.9%
Management/Business/Financial	25.1%	23.2%	20.5%
Professional	44.0%	40.1%	33.7%
Sales	5.4%	5.8%	6.1%
Administrative Support	6.6%	7.8%	8.6%
Services	10.5%	12.4%	15.9%
Blue Collar	8.5%	10.8%	15.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	1.9%	2.4%	4.4%
Installation/Maintenance/Repair	1.3%	1.8%	2.4%
Production	1.6%	1.9%	2.2%
Transportation/Material Moving	3.7%	4.6%	6.1%

2024 CONSUMER SPENDING

Apparel & Services: Total \$	\$350,645,269	\$694,698,708	\$1,870,086,887
Average Spent	\$3,841.30	\$3,528.27	\$2,977.58
Education: Total \$	\$274,426,729	\$529,853,928	\$1,371,420,579
Average Spent	\$3,006.33	\$2,691.05	\$2,183.60
Entertainment/Recreation: Total \$	\$600,236,328	\$1,174,696,146	\$3,090,041,019
Average Spent	\$6,575.55	\$5,966.10	\$4,920.02
Food at Home: Total \$	\$1,046,577,936	\$2,073,954,033	\$5,613,791,159
Average Spent	\$11,465.20	\$10,533.30	\$8,938.38
Food Away from Home: Total \$	\$589,637,620	\$1,159,236,186	\$3,075,809,247
Average Spent	\$6,459.45	\$5,887.59	\$4,897.36
Health Care: Total \$	\$1,059,496,923	\$2,090,397,542	\$5,615,805,083
Average Spent	\$11,606.75	\$10,616.81	\$8,941.58
HH Furnishings & Equipment: Total \$	\$461,455,376	\$905,698,133	\$2,396,632,142
Average Spent	\$5,055.22	\$4,599.90	\$3,815.96
Personal Care Products & Services: Total \$	\$149,338,295	\$293,647,884	\$781,818,555
Average Spent	\$1,635.99	\$1,491.39	\$1,244.82
Shelter: Total \$	\$4,020,531,360	\$7,890,606,425	\$20,937,147,278
Average Spent	\$44,044.69	\$40,075.20	\$33,336.49
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$506,326,561	\$985,120,475	\$2,550,968,974
Average Spent	\$5,546.78	\$5,003.28	\$4,061.70
Travel: Total \$	\$463,168,722	\$898,660,236	\$2,330,431,955
Average Spent	\$5,073.99	\$4,564.16	\$3,710.55
Vehicle Maintenance & Repairs: Total \$	\$209,912,627	\$415,854,520	\$1,118,092,939
Average Spent	\$2,299.58	\$2,112.06	\$1,780.25

Exhibit Center

Street Level - 9,902 SF

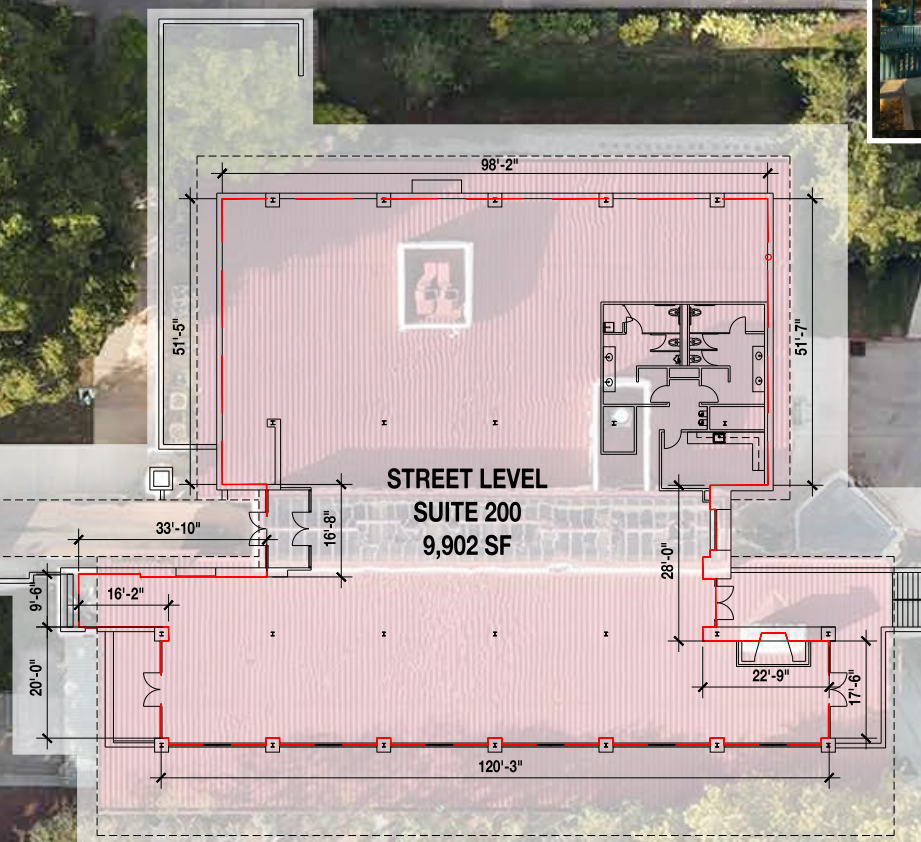
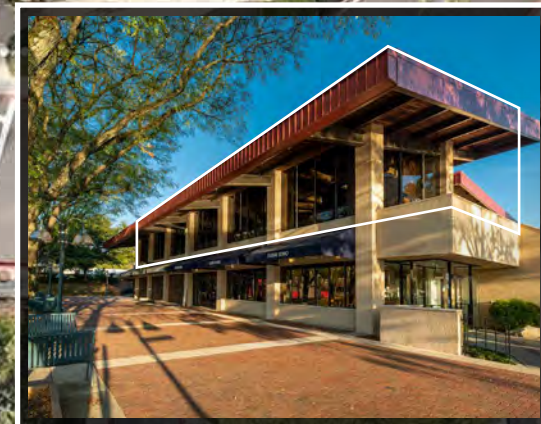


Exhibit Center

Lakefront Level - 6,951 SF

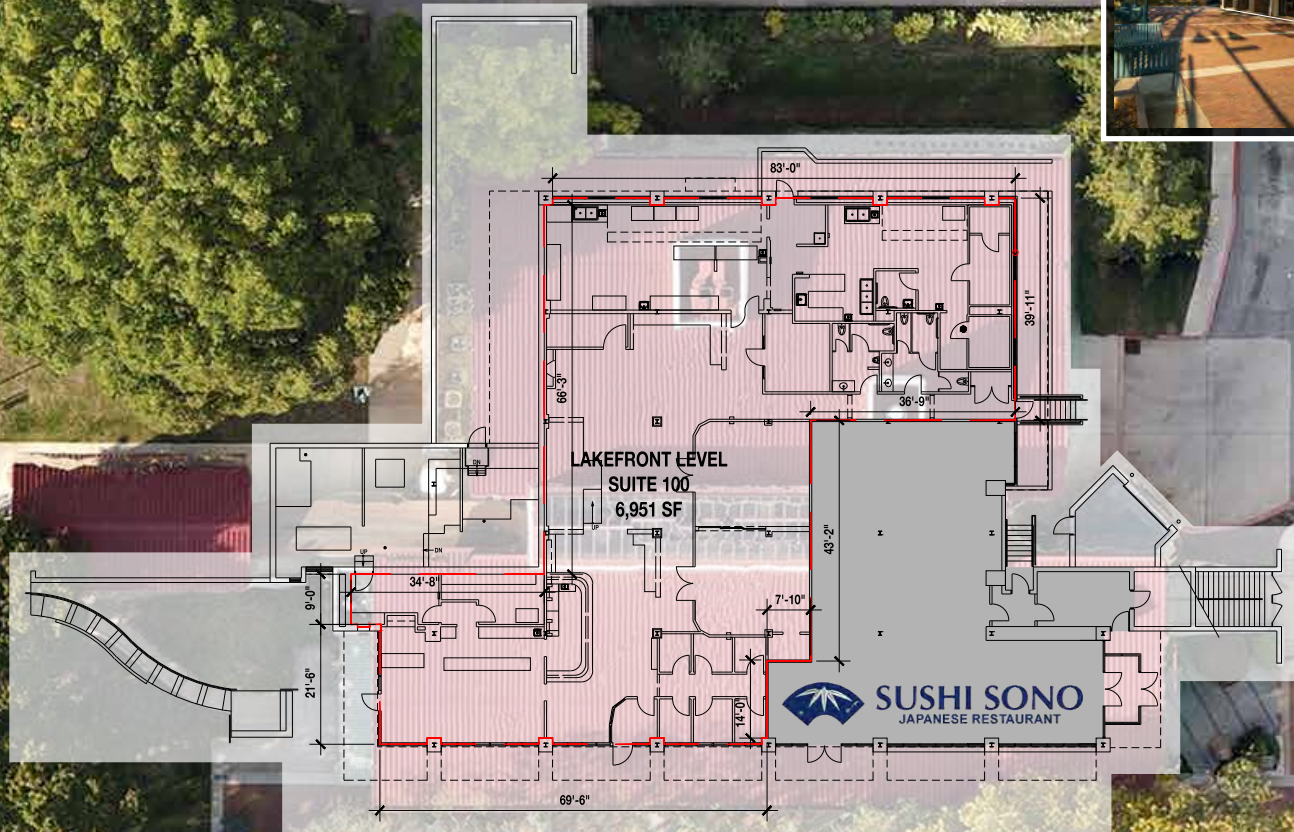


Exhibit Center

Market Aerial

**EVERGREENS AT
TOWN CENTER**
156 UNITS

LAKEFRONT NORTH
UP TO 3M SF OF MIXED-USE
DEVELOPMENT

**THE WHITNEY AT
TOWNCENTER**
116 UNITS

100+ MILES OF TRAILS

LITTLE PATUXENT SQUARE
RETAIL AND OFFICE 163,900 SF
160 UNITS

MERRIWEATHER LAKEHOUSE HOTEL
212 KEYS

**TEN.M, M.FLATS,
THE METROPOLITAN**
RESTAURANTS & RETAIL
817 UNITS

EXHIBIT

COLUMBIA LAKESIDE
70,962 SF OFFICE

THE MALL IN COLUMBIA
9M VISITS/YEAR

TEACHER'S
30,000 SF OFFICE
26,500 RETAIL



ROUSE
21,000 SF OFFICE
26,500 RETAIL

**GRAMERCY AT
TOWN CENTER**
210 UNITS

10285
Lakefront

MERRIWEATHER ROW
1M SF OFFICE

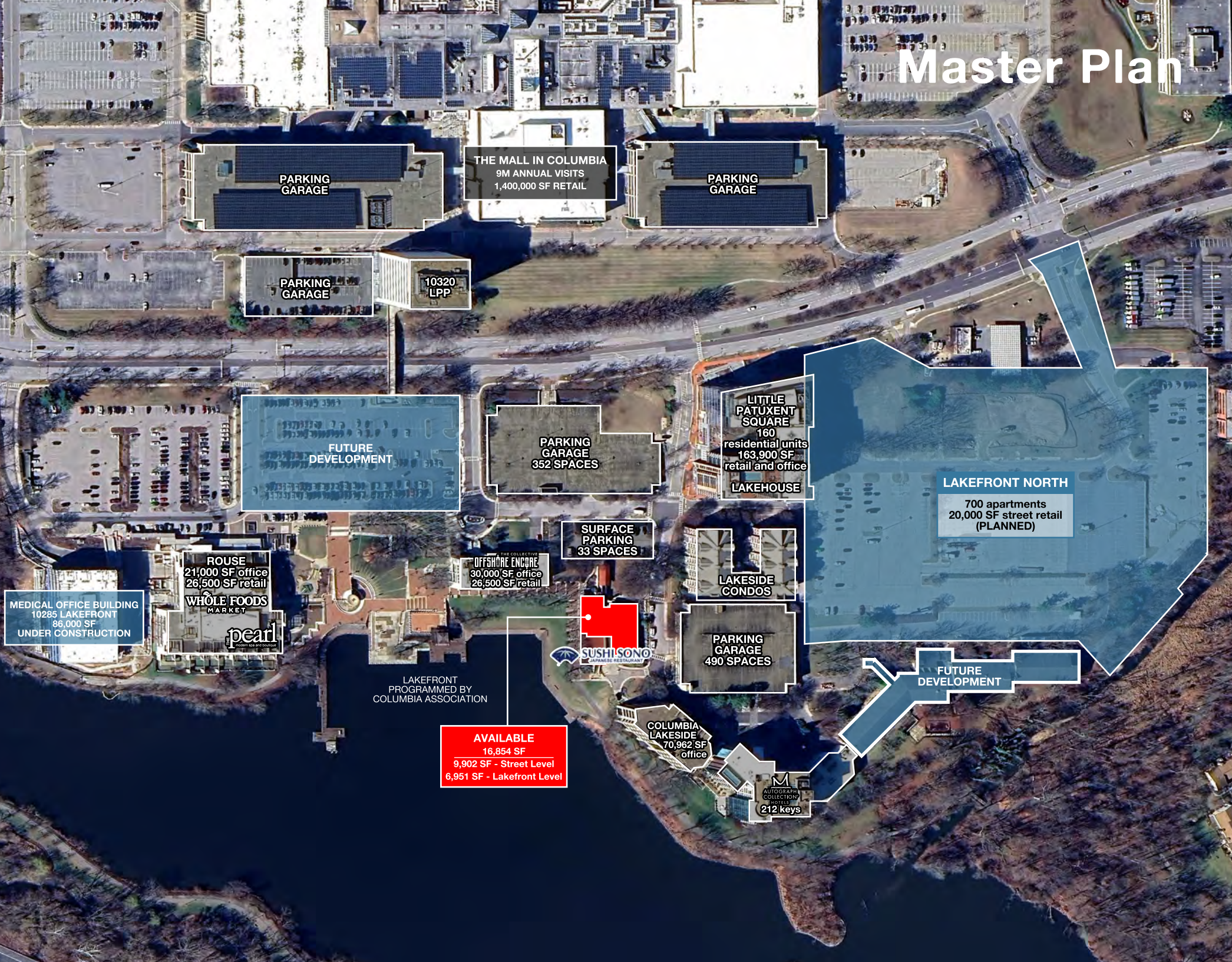
Bark Social

**MERRIWEATHER
DISTRICT**
660K SF OFFICE, 854 UNITS

**10X LAKEFRONT
APARTMENTS**
531 UNITS

**MERRIWEATHER POST
PAVILION**

Master Plan



Waterfront View





Lakefront Neighborhood

Future Development

700+ new apartments within 5min walk



Exhibit

An aerial photograph of the Lakefront Neighborhood in Chicago, showing a mix of modern and older buildings, a large body of water (Lake Michigan) to the left, and a dense forest of trees with vibrant autumn foliage in shades of orange, yellow, and red. A blue rectangular callout box with the word 'Exhibit' in white text is positioned in the center-left of the image, with a white line and a circular dot pointing to a specific location on the shoreline near the water.

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Howard Hughes