



# 6841 BENJAMIN FRANKLIN DRIVE

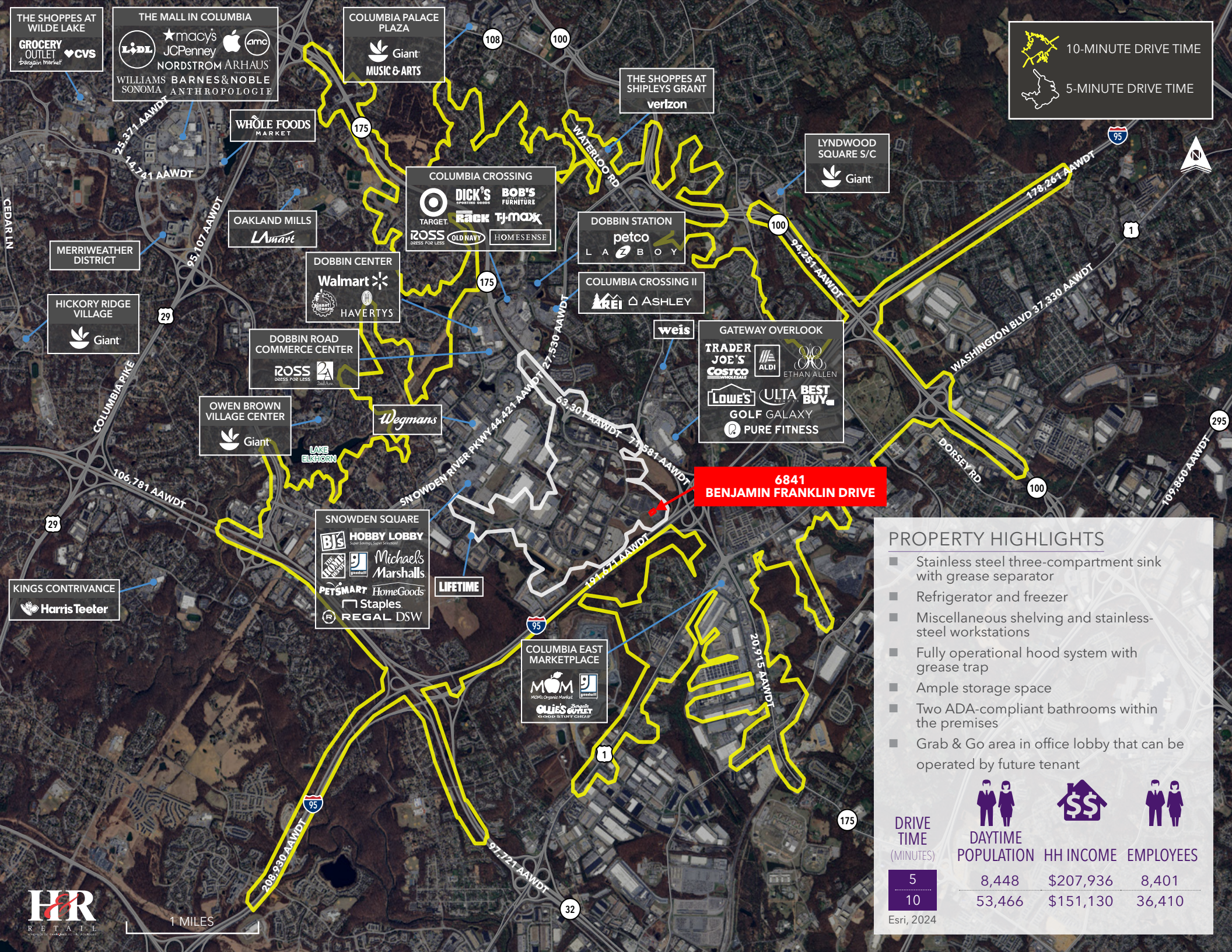
COLUMBIA, MD 21046



**2,227 SF DELI SPACE AVAILABLE**

[WWW.HRRETAIL.COM](http://WWW.HRRETAIL.COM)





 10-MINUTE DRIVE TIME

 5-MINUTE DRIVE TIME

6841  
BENJAMIN FRANKLIN DRIVE

### PROPERTY HIGHLIGHTS

- Stainless steel three-compartment sink with grease separator
- Refrigerator and freezer
- Miscellaneous shelving and stainless-steel workstations
- Fully operational hood system with grease trap
- Ample storage space
- Two ADA-compliant bathrooms within the premises
- Grab & Go area in office lobby that can be operated by future tenant

DRIVE TIME (MINUTES)	DAYTIME POPULATION	HH INCOME	EMPLOYEES
5	8,448	\$207,936	8,401
10	53,466	\$151,130	36,410

Esri, 2024





**enterpriser**

**Quick Lane**  
TIRE & AUTO CENTER

**DOBBLIN ROAD**  
COMMERCE CENTER

**ROSS**  
DRESS FOR LESS

**Tous Les Jours**  
Gyu-Kaku  
Japanese BBQ  
Mango Grove  
Pho La Cay

**350K SF**

**198K SF**

**TEXAS**  
PANCAKES

**Abby's**  
Gourmet Deli

**HOMEWOOD SUITES**  
by HILTON

**Olive Garden**

**McDonald's**

**Bob Evans**  
FARMS

**Royal Taj Restaurant**

**weis**

**Pupseria Las Americas**

**GATEWAY OVERLOOK**

**COSTCO WHOLESALE**

**LOWE'S**

**BEST BUY**

**ALDI**

**GOLF GALAXY**

**TRADER JOE'S**

**PURE FITNESS**

**ON THE BORDER**

**SILVER DINNER**

**Jason's Deli**

**RISE**

**SMOOTHIE KING**

**the Green Turtle**

**CINCO de MAYO**

**The Big Greek Cafe**

**Frisco-Columbia**

**apple**  
ROAD LINCOLN  
Drive Life

**Wegmans**

**STUMPY'S**

**Lido PIZZA**

**edible arrangements**

**bon fresco**

**The UPS Store**

**my GYM**

**SNOWDEN SQUARE**

**BJS**

**HOBBY LOBBY**  
Super Savings, Super Selection

**Michael's**

**Marshall's**

**PETSMART**

**HomeGoods**

**Staples**

**REGAL DSW**

**Bertucci's**

**Cane's**

**LIFETIME**

**Bi Bi Cafeteria**

**660K SF**

**Jae's Deli**

**388K SF**

**390K SF**

**103K SF**

**GATEWAY PLAZA**

**DUNKIN'**  
Rudy's  
Mediterranean Grill  
And Turkish Cuisine

**2.68M SF**

**1.66M SF**

**552K SF**

**366K SF**

**470K SF**

**6841 BENJAMIN FRANKLIN DRIVE**

**Public Storage**

**Store Here Self Stage**

**Comfort SUITES**

**Holiday Inn**

**COLUMBIA EAST MARKETPLACE**

**MOM'S Organic Market**

**OLIVE GARDEN**  
GOOD STUFF CHEAP

**HR**  
RETAIL  
A DIVISION OF COLUMBIA EAST REAL ESTATE

SITE

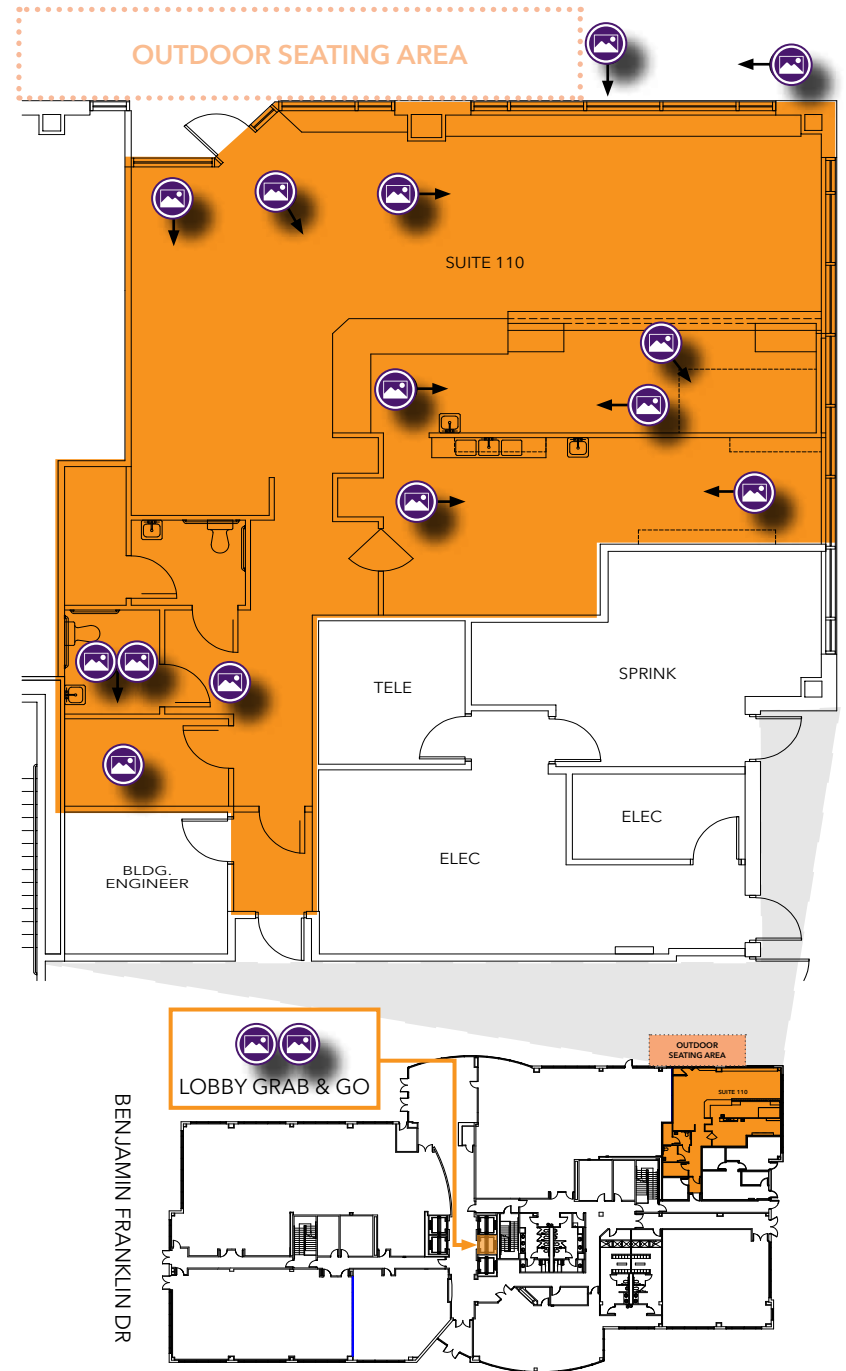
RETAIL

OFFICE (total building square footage)





**BUILDING SIGNAGE AVAILABLE**





■ CONCEPTUAL RENDERING

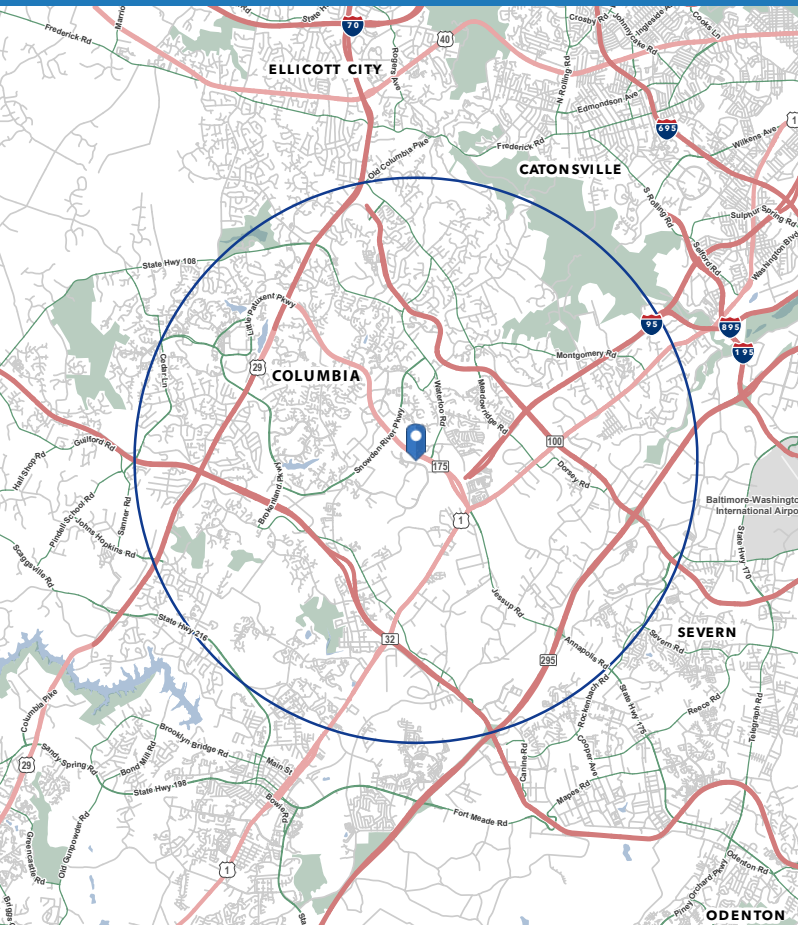




## COLUMBIA/MD

### DEMOGRAPHIC PROFILE (2024)

6841 Benjamin Franklin Drive  
5 mile ring



#### KEY FACTS

214,069

Population

37.0

Median Age

79,037

Households

#### EDUCATION



12%

High School Diploma



30%

Bachelor's Degree



29%

Graduate/Professional Degree

#### BUSINESS



10,306

Total Businesses



239,090

Daytime Population



560

Food Srv & Drinking Places

#### INCOME



\$128,467

Median Household Income

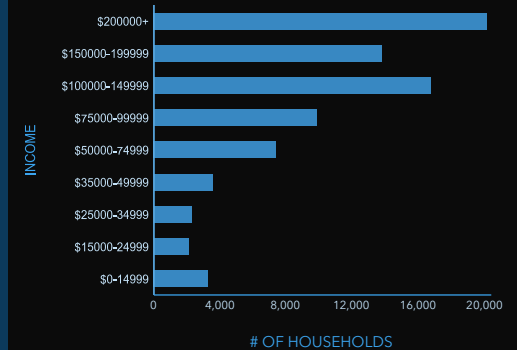


\$61,593

Per Capita Income

\$167,015

AVERAGE HH INCOME (\$)



#### TAPESTRY SEGMENTS



2D

Enterprising Professionals  
33,696 (42.6%) 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  
8,623 (10.9%) 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  
6,030 (7.6%) 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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