

FOR LEASE Available Immediately

THE SHOPS AT HOWARD SQUARE



segall
GROUP
COMMERCIAL REAL ESTATE

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A Development By:

Atapco
PROPERTIES



Segall Group is proud to offer retail space at Howard Square, a new community and commuter retail opportunity in Howard County, MD.

The project is located at a signalized intersection on Washington Boulevard (Route 1) and is in close proximity to MD-175 (1/5 mile) and I-95 (1/2 mile).

Howard Square is a mixed-use development of 1,067 Residences comprised of 643 Apartments and 424 Townhomes along with 21,956 square feet of retail space.

The site draws from a wide demographic including The U.S. Army Installation Fort Meade (5.5 miles to the east) and the confluence of business along Columbia Gateway Drive (1.7 miles to the west).






Quick Retail Facts

Size	Building A: 1,472 square feet available
Delivery	Immediate
Rental Rate	Negotiable
Net Charges	CAM (includes INS) - \$6.68/sf, RE Taxes - \$1.31/sf
Access	Signalized intersection (Route 1 & Port Capitol Drive)
Parking	175 Spaces Dedicated to Retail & Restaurants

Nearby Retailers







Demographics	1 mile	3 miles	5 miles
 POPULATION	11,142	68,250	197,163
 HOUSEHOLDS	3,832	23,695	70,983
 AVG. HH INCOME	\$118,945	\$124,642	\$129,195
 DAYTIME POPULATION	10,794	83,877	167,977
 TRAFFIC COUNTS	28,742 AADT (Route 1 - Washington Blvd)	50,301 AADT (MD-175 - Waterloo Rd)	



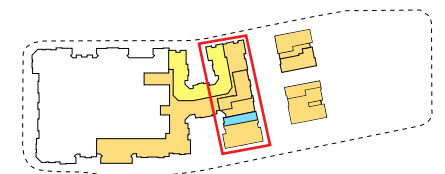
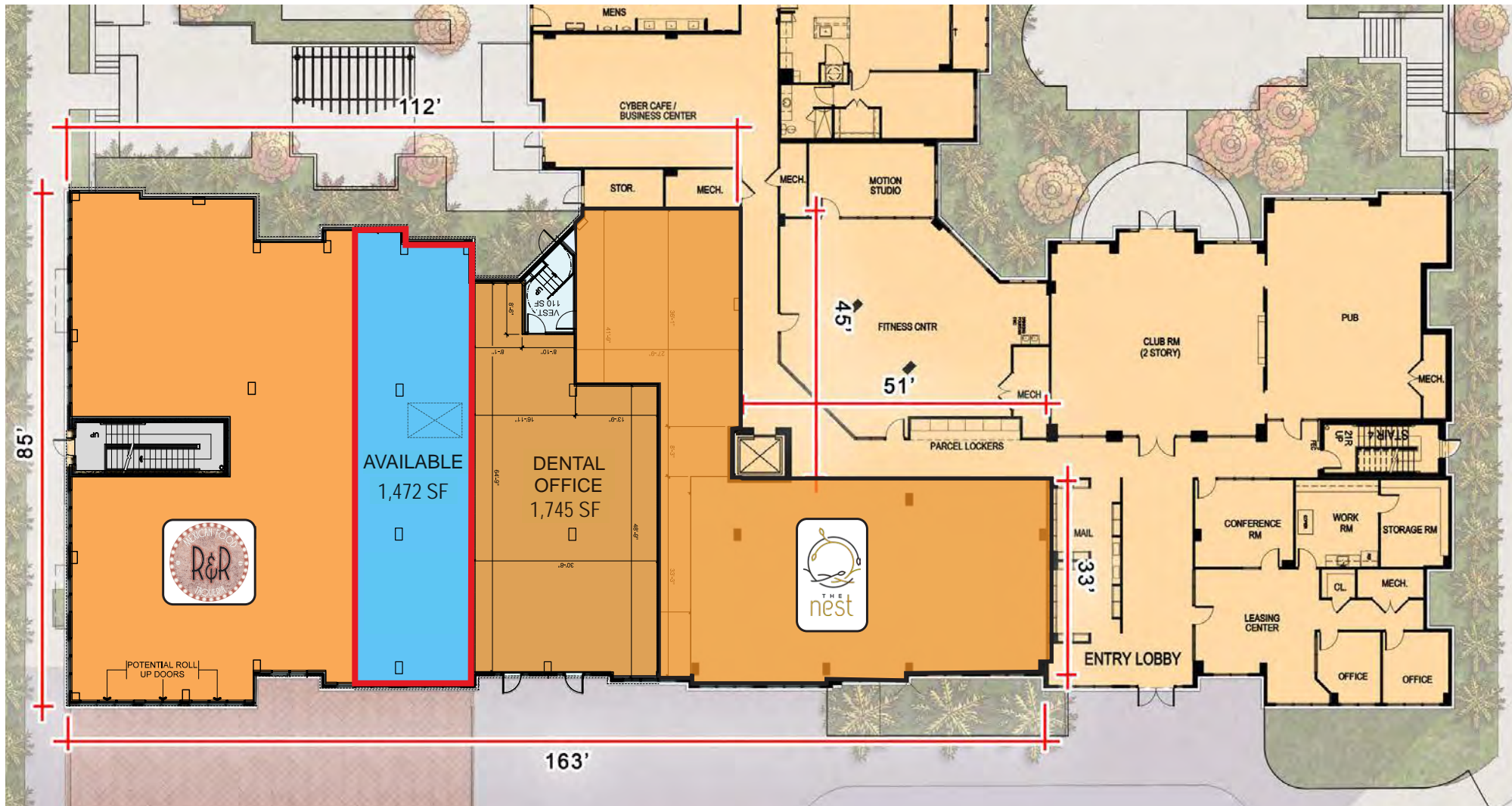
PROJECT DATA

Retail _____ 22,317 GSF
-Building A - 10,183 GSF
-Building B - 12,134 GSF
Retail Parking _____ 175 Spaces

KEY

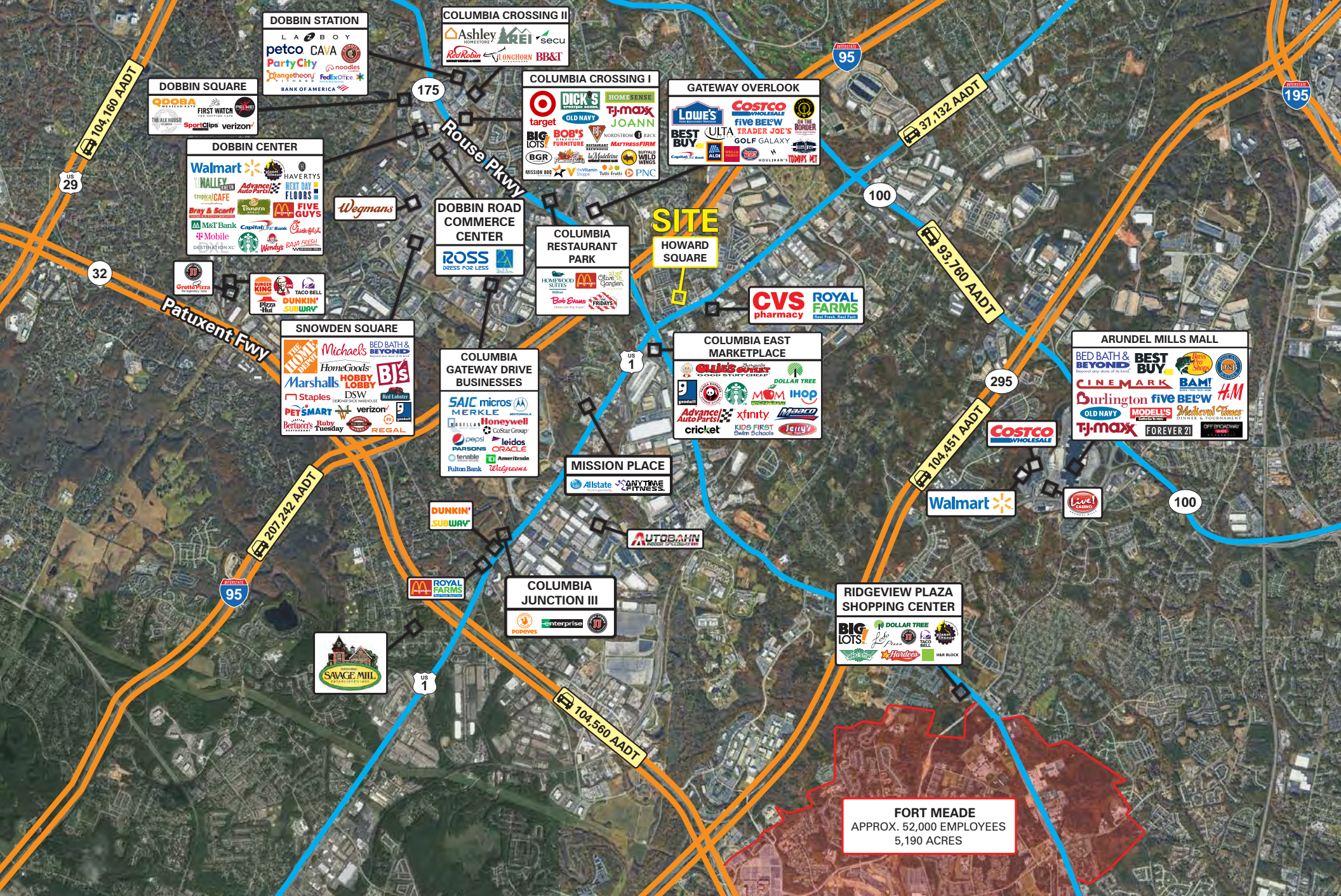
-  Retail Space
-  Residential Space











Interested? Contact:

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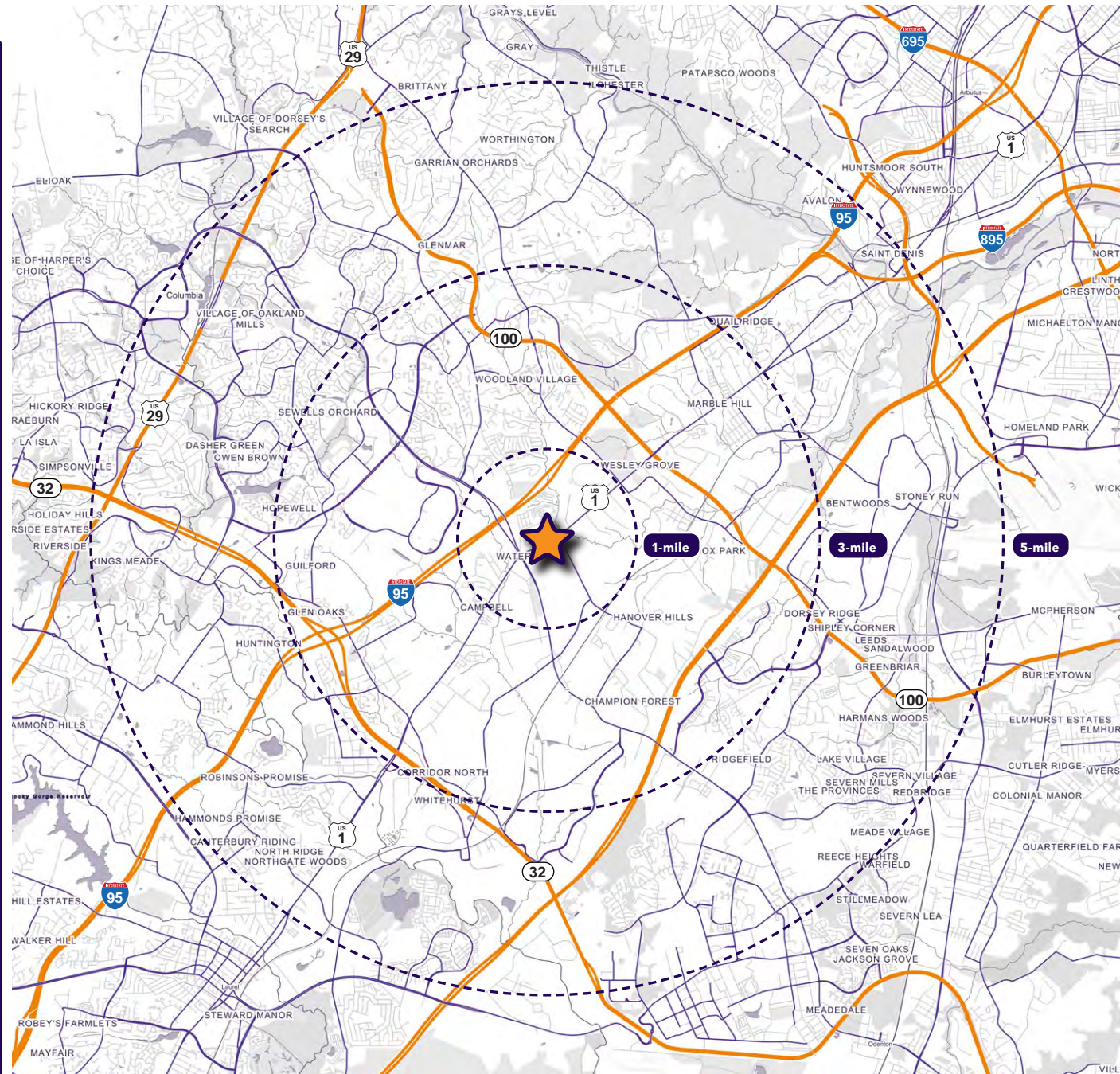
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