

FOR LEASE Available Immediately

COMING SOON



# THE SHOPS AT HOWARD SQUARE



segall  
GROUP

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

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

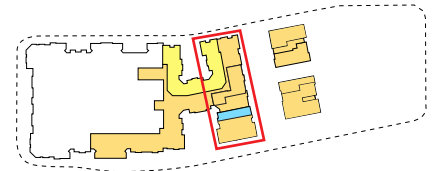
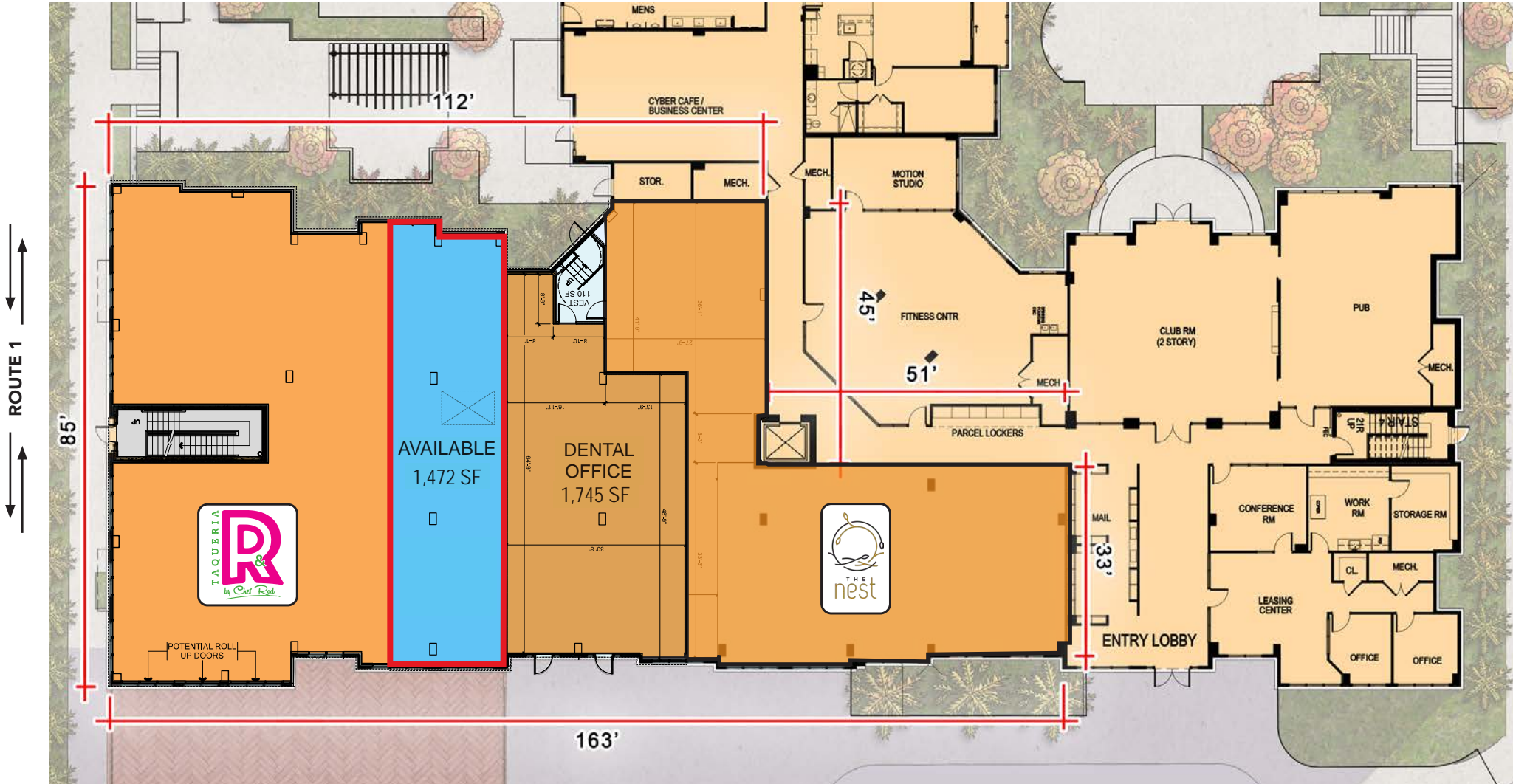
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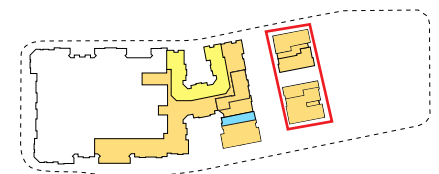
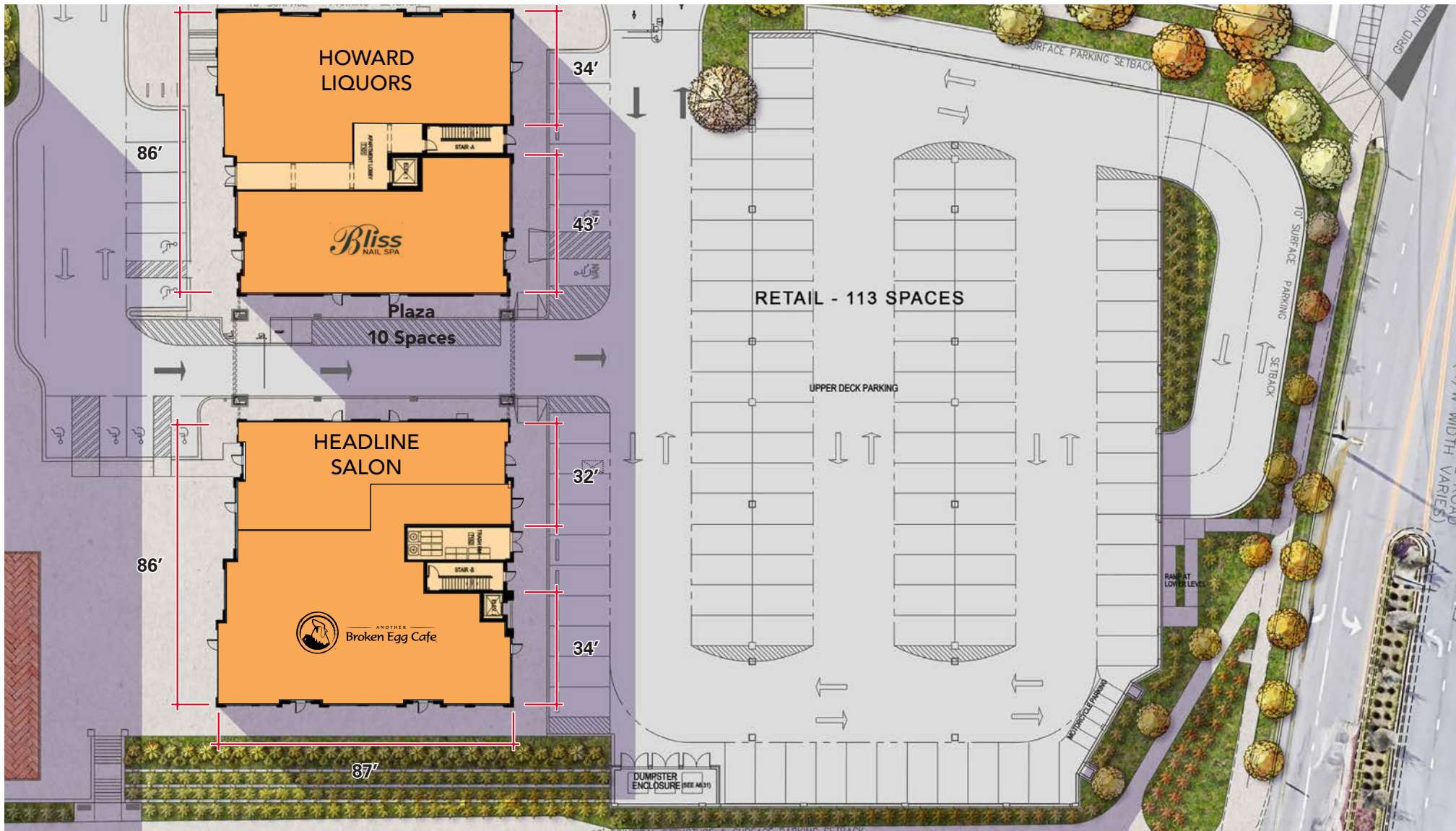
-  Retail Space
-  Residential Space

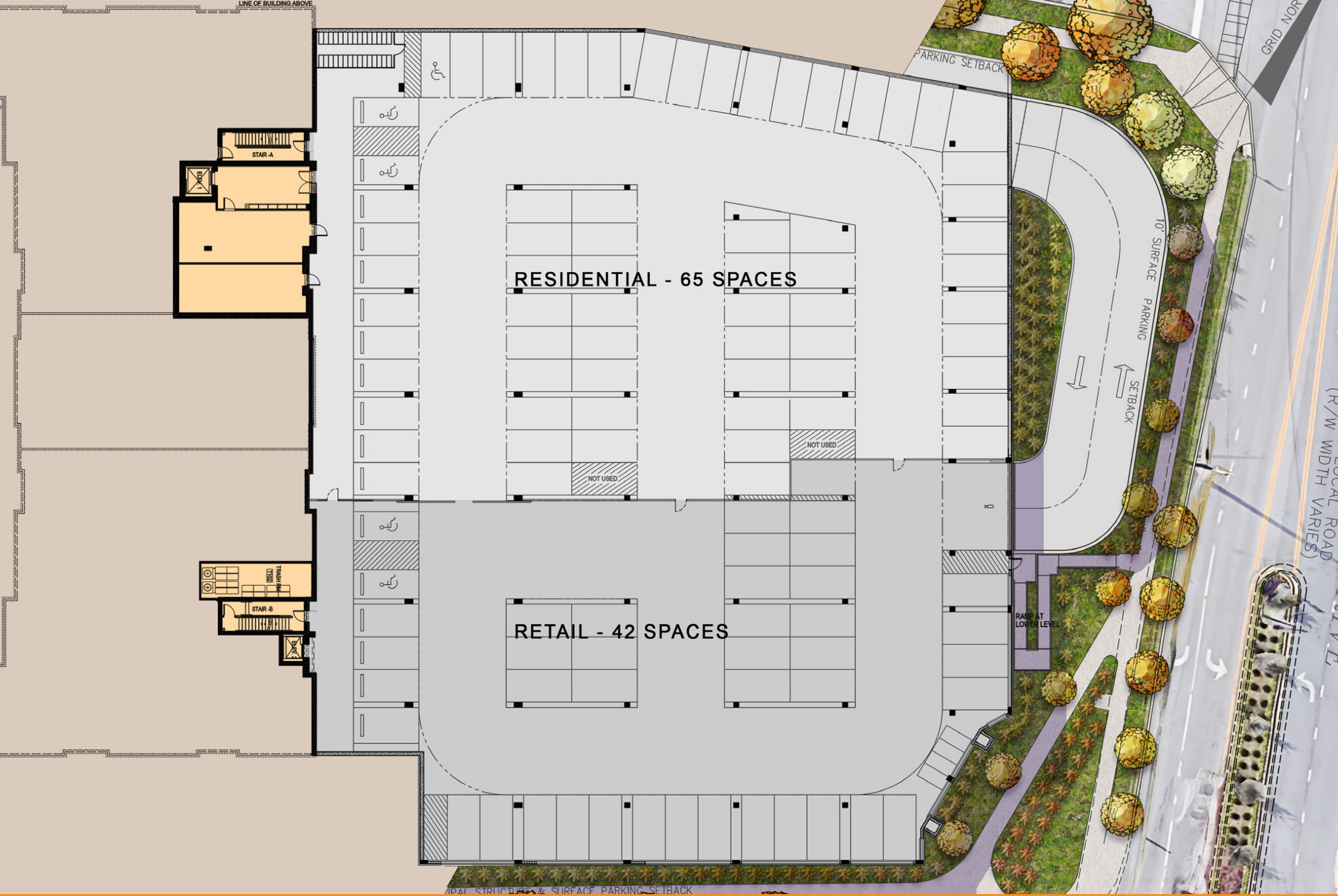


Washington Blvd

28,472 AADT

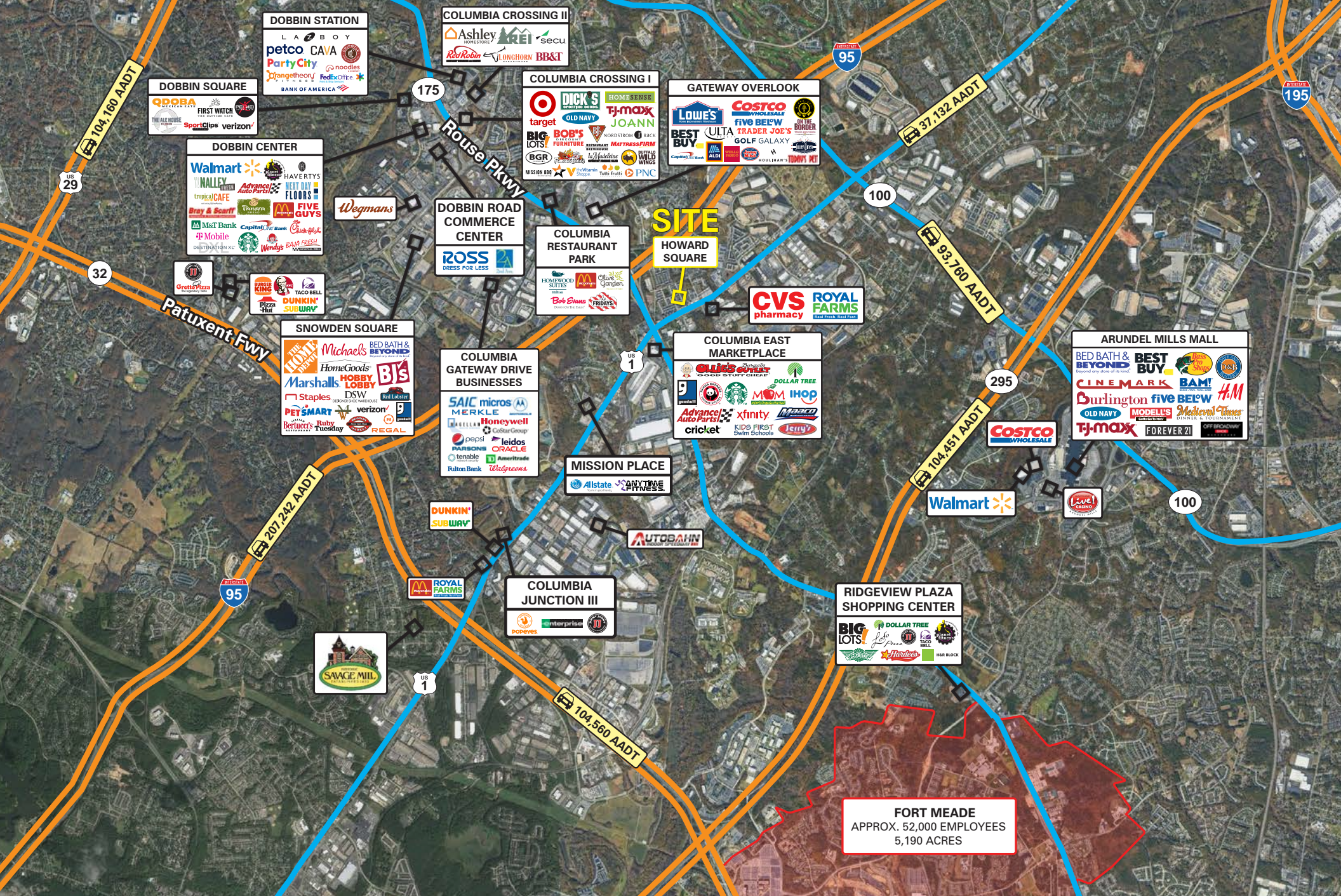












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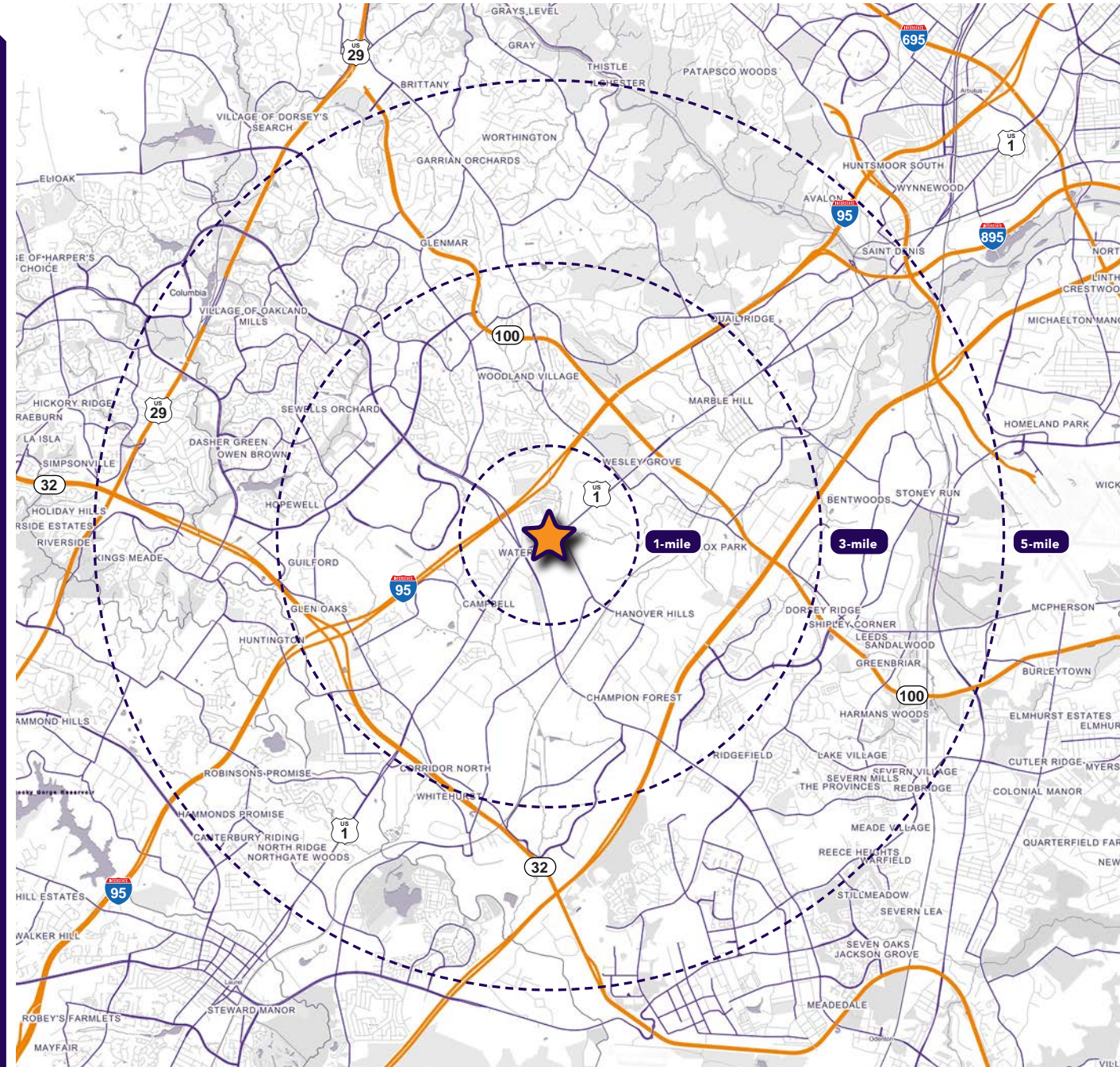
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