FOR LEASE

# THE SHOPS AT HOWARD SQUARE



A Development By

Atapco PROPERTIES

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Segall Group is proud to offer retail space at Howard Square 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** | 1,472 square feet available |
| **Delivery** | Immediate |
| **Rental Rate** | Negotiable |
| **Net Charges** | CAM (includes INS) - $7.25 psf, RET - $1.31 psf |
| **Access** | Signalized intersection (Route 1 & Port Capitol Drive) |
| **Parking** | 175 Spaces Dedicated to Retail & Restaurants |

## Nearby Retailers

MOM's Organic Market · Royal Farms (Real Fresh. Real Fast.) · CVS pharmacy · IHOP

# Property Overview

**Howard Square** / 7600-7700 Hearthside Way / Elkridge, MD 21075










| Demographics | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| POPULATION | 11,828 | 71,556 | 203,416 |
| HOUSEHOLDS | 4,024 | 24,785 | 73,154 |
| AVG. HH INCOME | $152,088 | $163,561 | $166,697 |
| DAYTIME POPULATION | 13,549 | 91,721 | 238,755 |
| TRAFFIC COUNTS | 25,680 AADT (Route 1 - Washington Blvd) | 52,051 AADT (MD-175 - Waterloo Rd) | |

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# Demographics

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# Exterior Images

**Howard Square** / 7600-7700 Hearthside Way / Elkridge, MD 21075

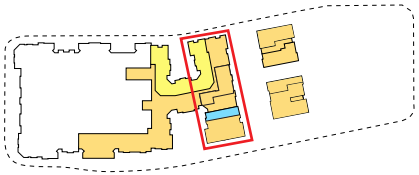



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# Site Plan

**Howard Square** / 7600-7700 Hearthside Way / Elkridge, MD 21075

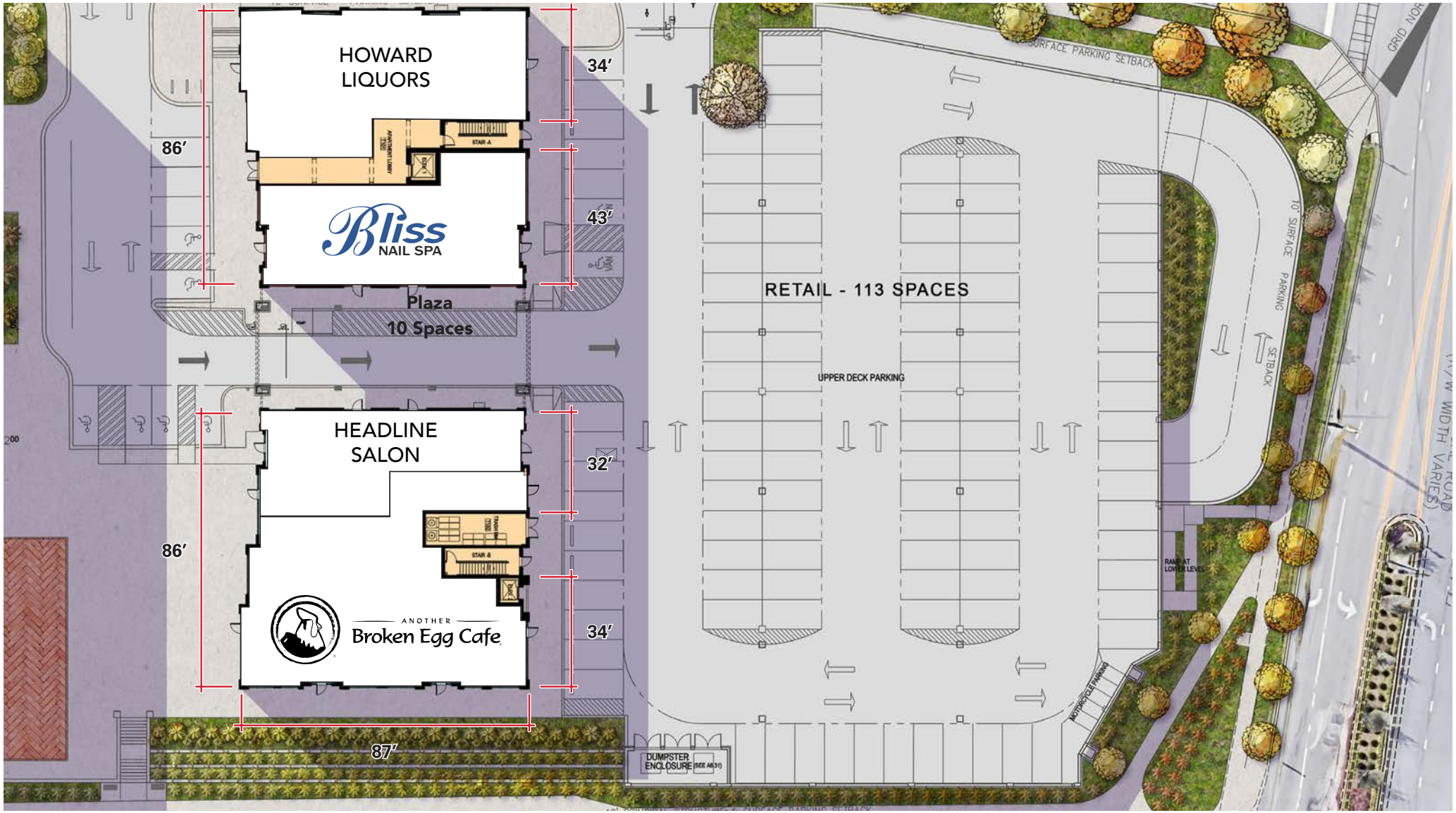


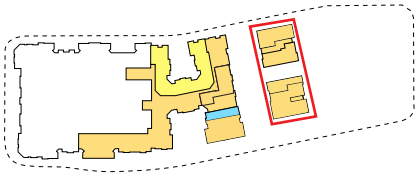



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# Building A Plan

**Howard Square** / 7600-7700 Hearthside Way / Elkridge, MD 21075



# Building B Plan

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# Parking Plan - Lower Level

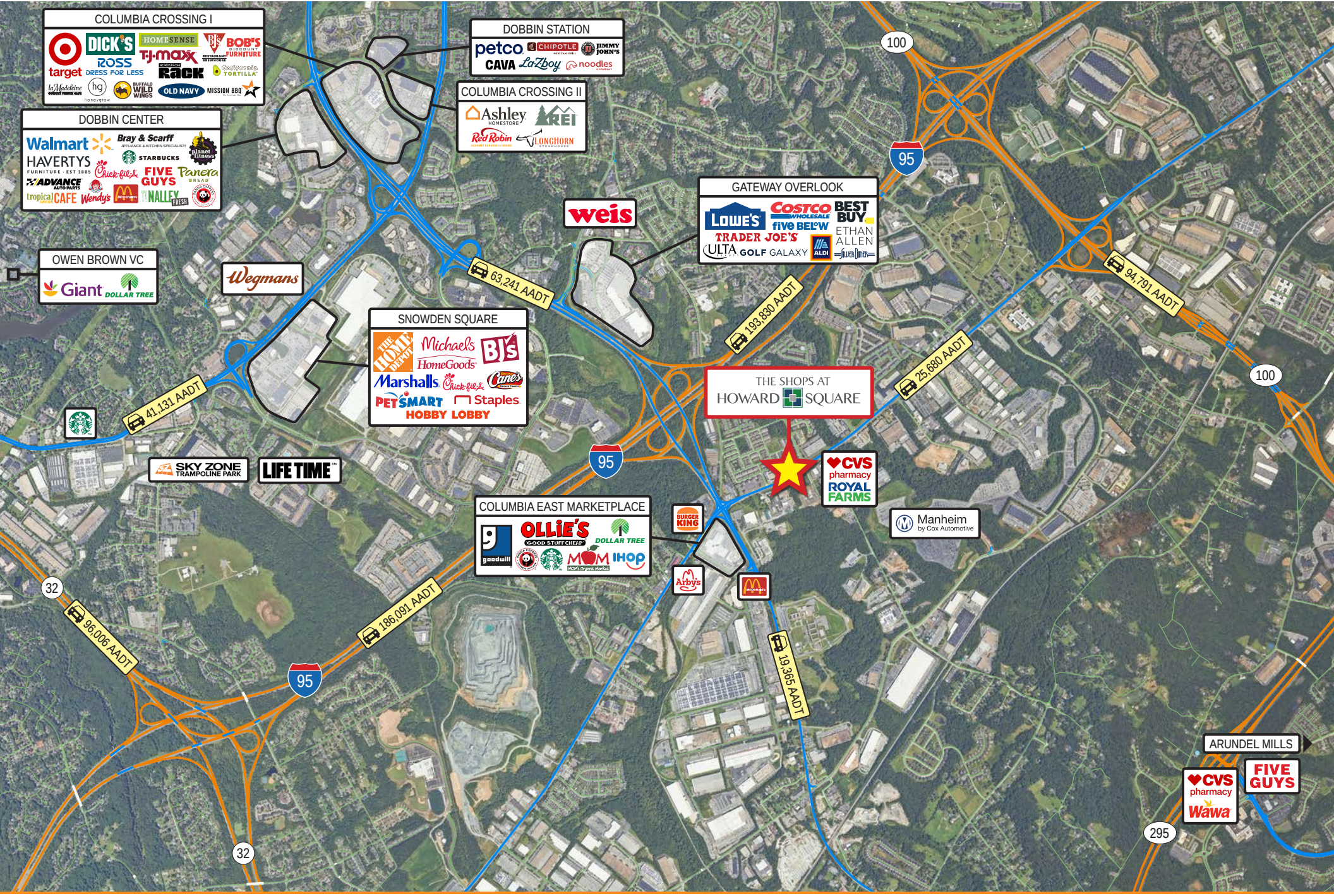
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# Site Aerial

**Howard Square** / 7600-7700 Hearthside Way / Elkridge, MD 21075




# Market Aerial

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# Interested? Contact:


**Marcelo Grosberg**

mgrosberg@segallgroup.com

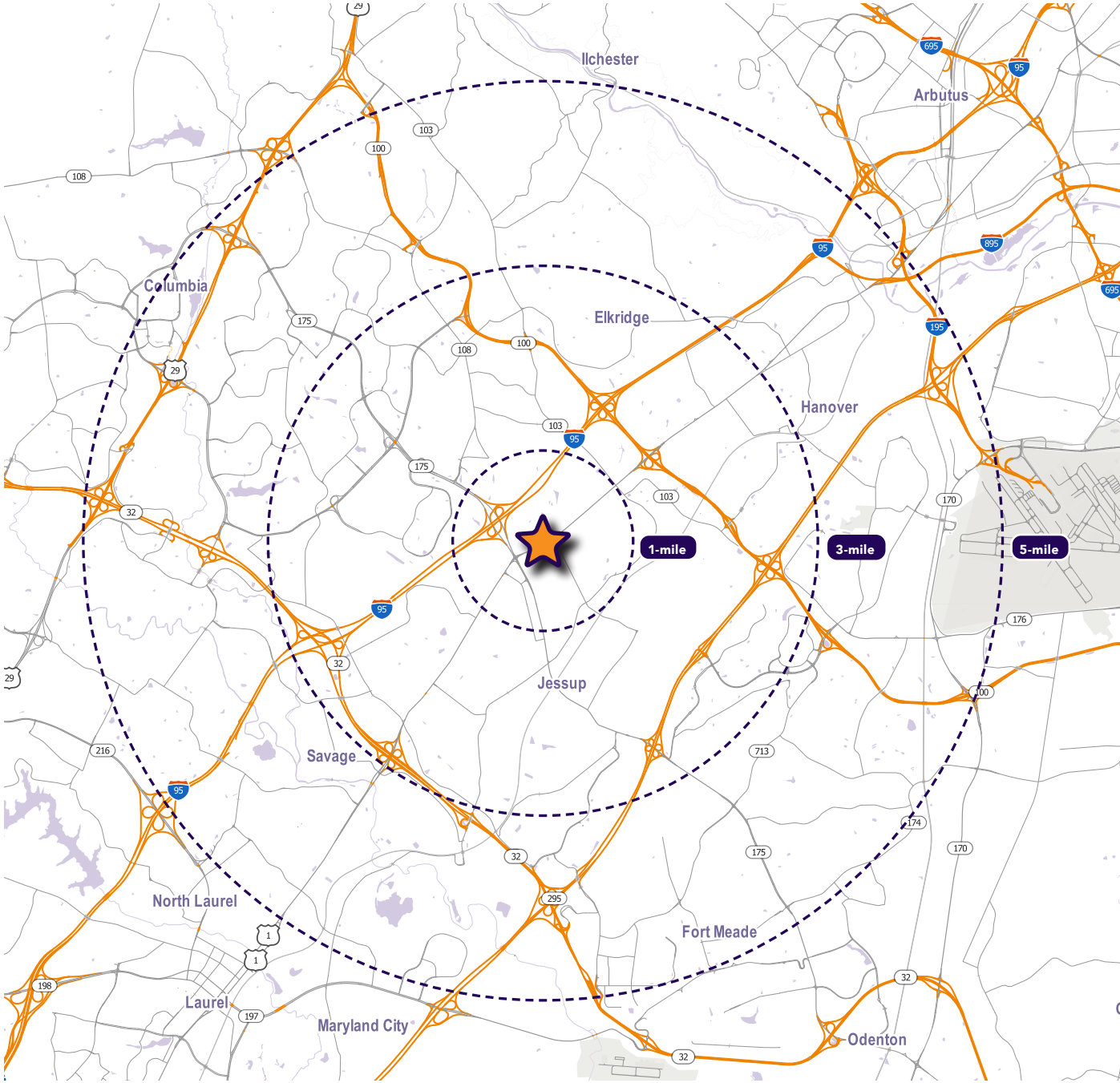
410.753.3948

443.927.6100


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**A Development By:**

Atapco PROPERTIES




segALL GROUP


**Maryland**
605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

**DC • Northern VA**
8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

**Richmond**
4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

**Online**
www.segallgroup.com

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