

**FOR LEASE** Available Immediately



# 9021 Snowden River Parkway






Columbia, MD 21046

## Overview

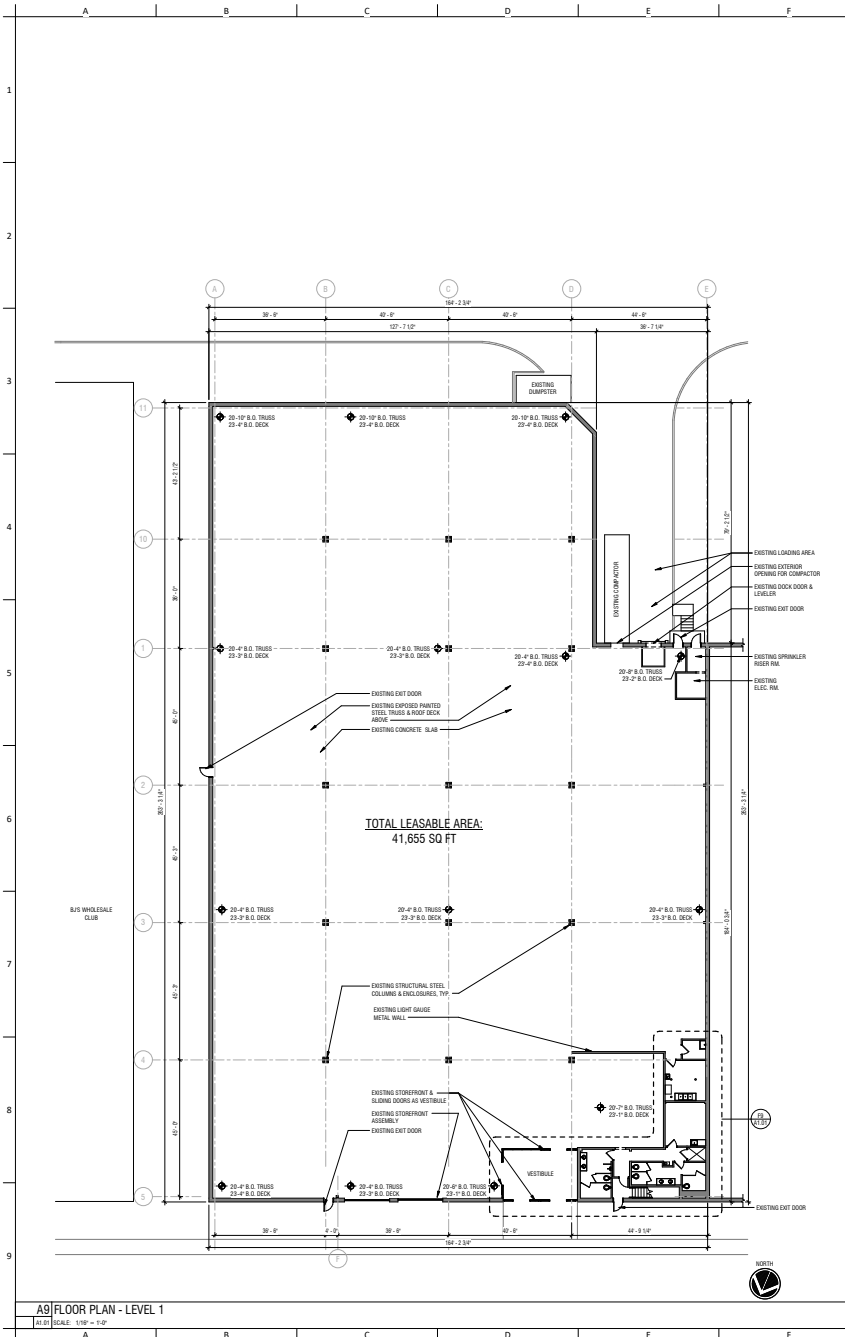
Snowden Square Shopping Center is a bustling retail destination in the heart of Columbia, anchored by BJ's, Home Depot, HomeGoods, Michaels, DSW, and Marshalls. The project's strategic positioning, coupled with its affluent consumer base, makes this an exceptional opportunity for a big box retailer. The property can be accessed via a signalized intersection on Robert Fulton Drive and on Snowden River Parkway, and is a short drive to Route 32, Route 175, and I-95.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	41,655 square feet
<b>Ceiling Height</b>	20' (joist), 23' (roof)
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	(2024 est.) \$2.50 psf CAM & INS; \$3.79 psf TAX
<b>Co-Tenants</b>	Michaels, Marshalls, Staples, PetSmart, HomeGoods, Home Depot, Hobby Lobby, BJ's, DSW, Raising Cane's

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>3,658</b>	<b>88,782</b>	<b>225,777</b>
 HOUSEHOLDS	<b>1,496</b>	<b>33,221</b>	<b>82,854</b>
 AVG. HH INCOME	<b>\$113,795</b>	<b>\$125,098</b>	<b>\$134,372</b>
 DAYTIME POPULATION	<b>27,542</b>	<b>139,180</b>	<b>296,542</b>
 TRAFFIC COUNT	<b>39,314 AADT</b> (Snowden River Pkwy)	<b>65,081 AADT</b> (Route 175)	



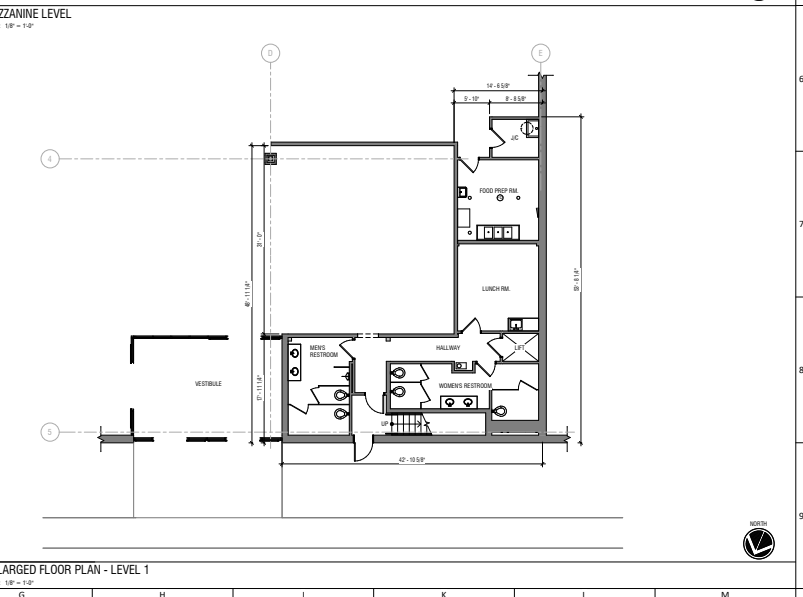
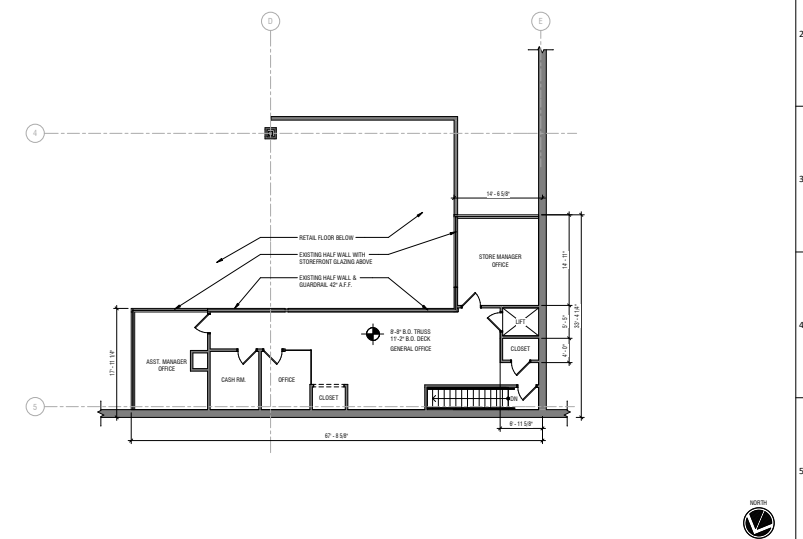


### LEASABLE AREA SUMMARY

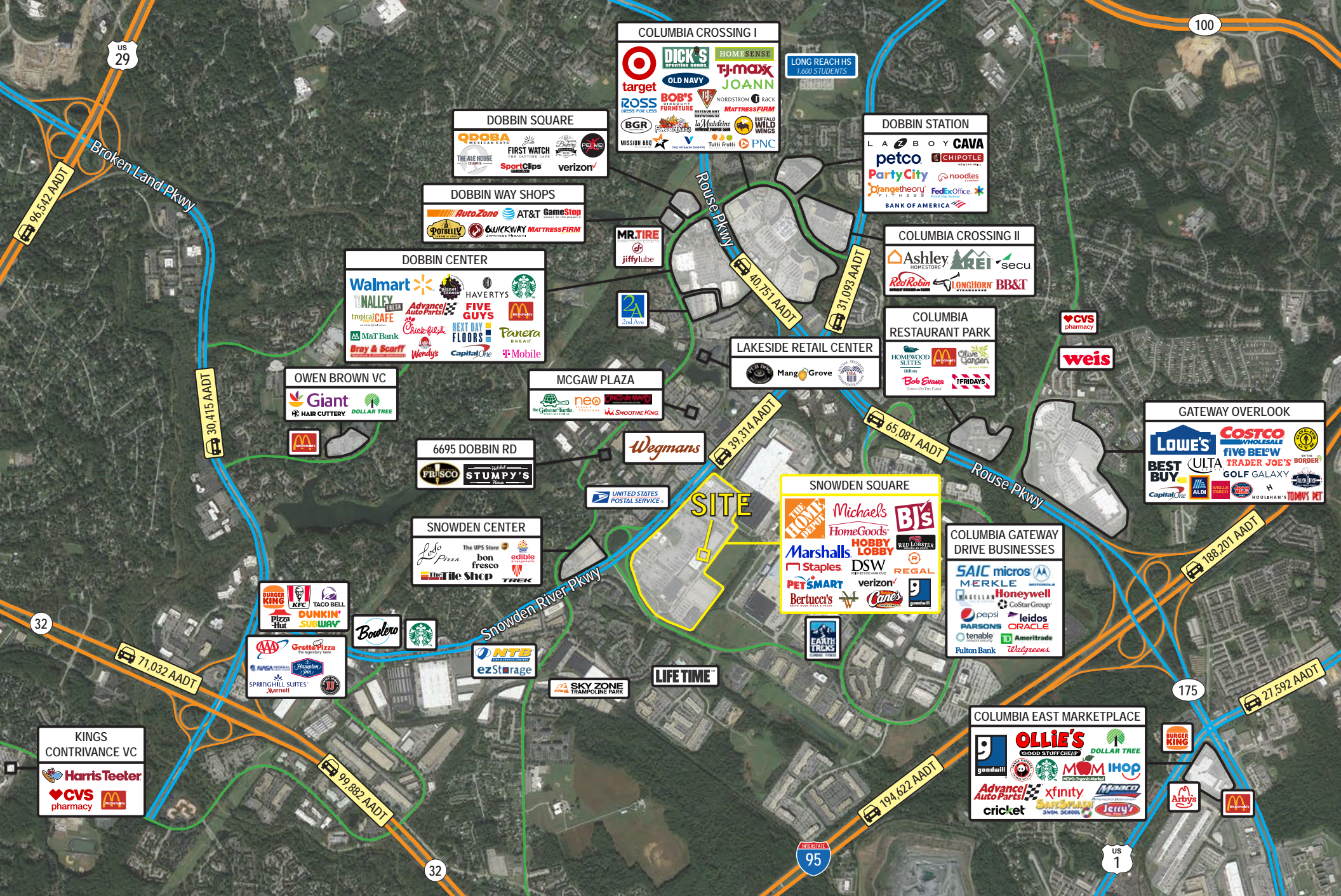
GROUND LEVEL: 40,245 SQ FT  
 MEZZANINE LEVEL: 1,410 SQ FT  
**TOTAL LEASABLE AREA: 41,655 SQ FT**

### GENERAL NOTES:

- ALL DIMENSIONS ARE PER EXISTING DRAWINGS OF THE TENANT SPACE, AND ON-SITE SURVEYS
- ALL DIMENSIONS ARE +/- AND SHALL BE VERIFIED IN-FIELD PRIOR TO ANY CONSTRUCTION PROCEEDING
- OVERALL LEASING AREA DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALLS, AND CENTERLINE OF TENANT DEMISING WALL









# Interested? Contact:

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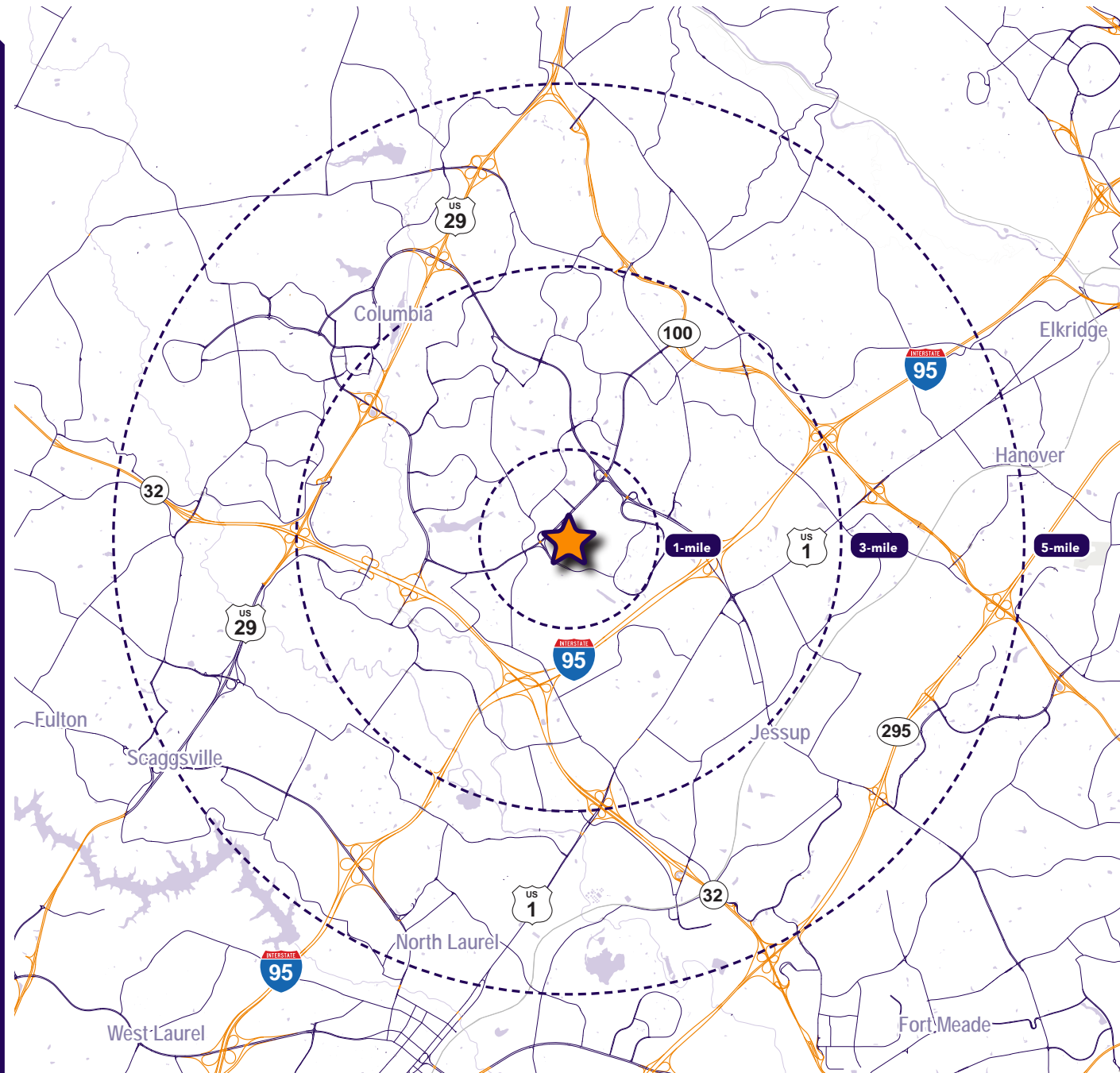
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