

FOR LEASE Available Immediately



9021 Snowden River Parkway

Columbia, MD 21046

Overview

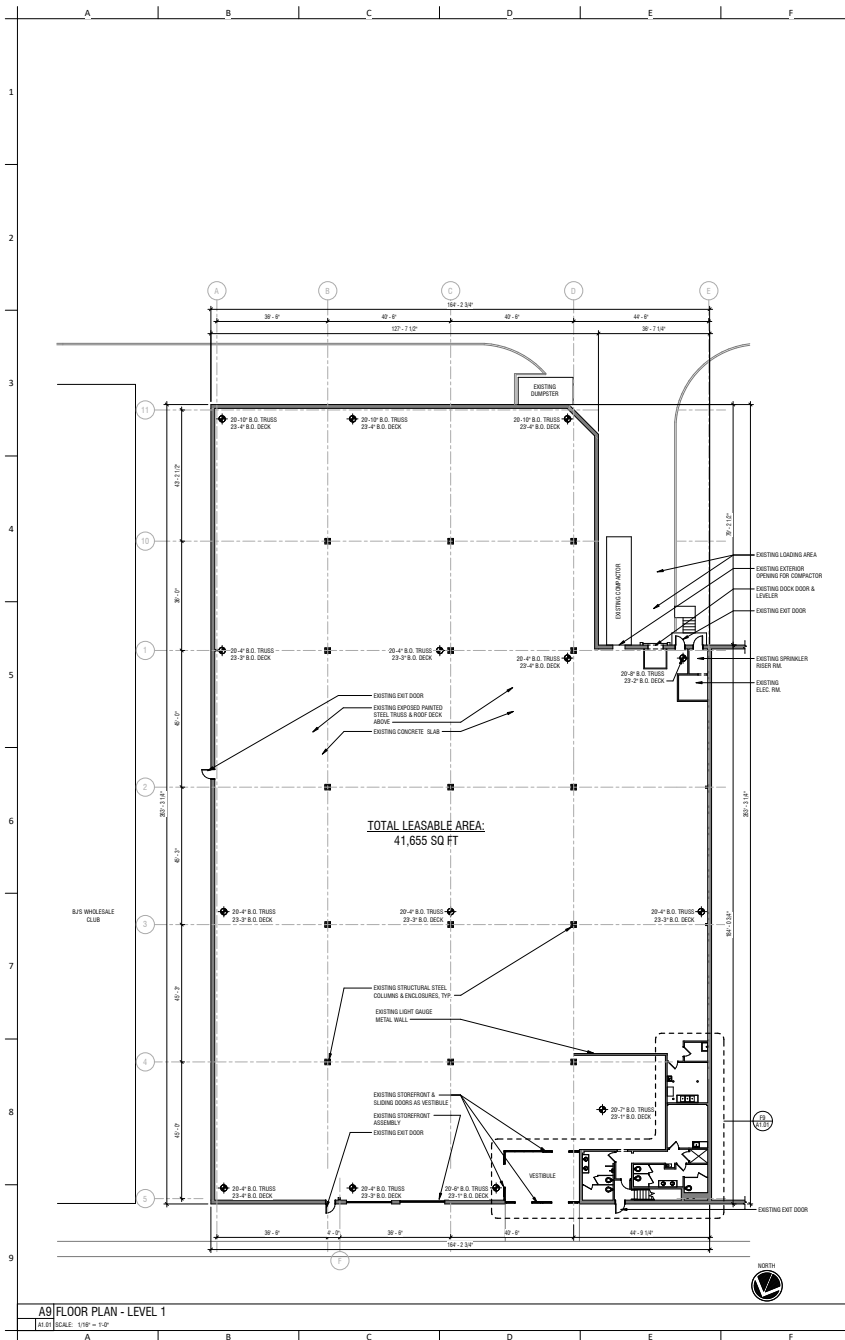
Snowden Square Shopping Center is a bustling retail destination in the heart of Columbia, anchored by BJ's, Home Depot, HomeGoods, Michaels, DSW, and Marshalls. The project's strategic positioning, coupled with its affluent consumer base, makes this an exceptional opportunity for a big box retailer. 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

Availability	Immediate
Size	41,655 square feet
Ceiling Height	20' (joist), 23' (roof)
Rental Rate	Negotiable
Net Charges	(2023) \$1.88 psf CAM; \$0.15 psf INS; \$3.67 psf TAX
Co-Tenants	Michaels, Marshalls, Staples, PetSmart, HomeGoods, Home Depot, Hobby Lobby, BJ's, DSW, Raising Cane's

2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	3,601	88,883	221,526
 HOUSEHOLDS	1,438	33,959	82,283
 AVG. HH INCOME	\$119,625	\$129,942	\$139,135
 DAYTIME POPULATION	21,476	86,005	166,042
 TRAFFIC COUNT	39,314 AADT (Snowden River Pkwy)	65,081 AADT (Route 175)	



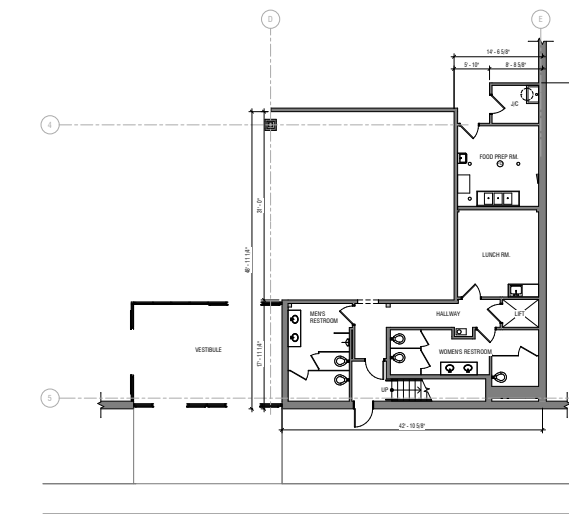
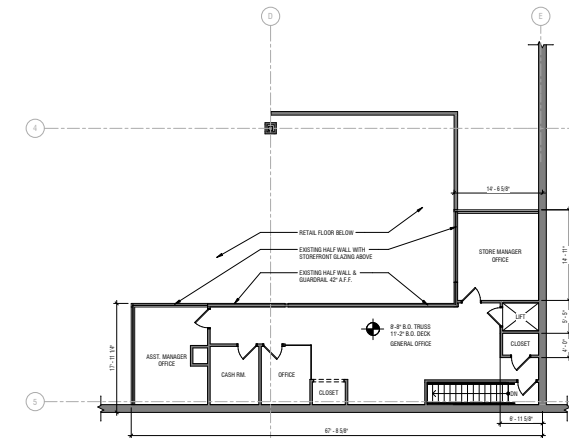


LEASABLE AREA SUMMARY

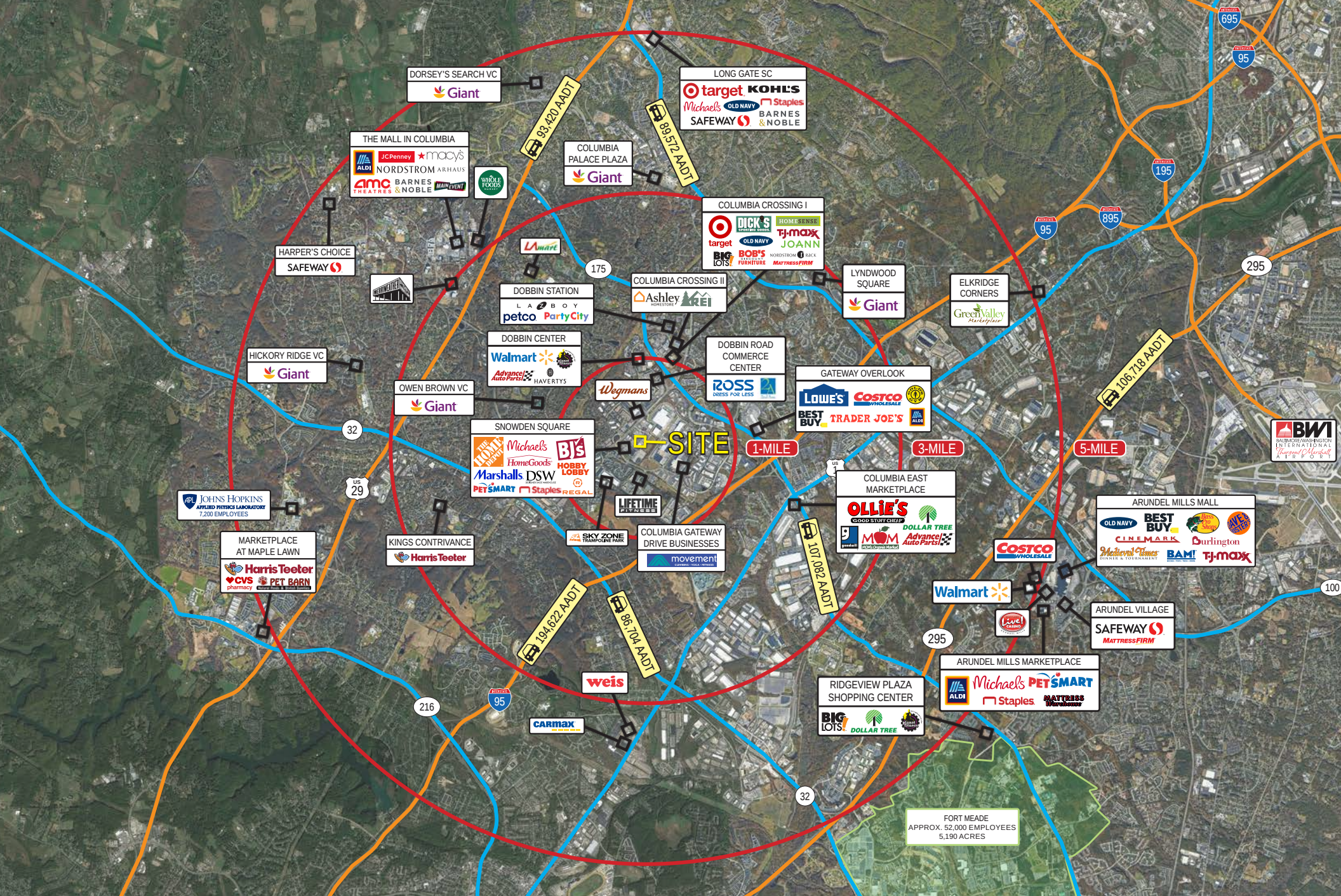
GROUND LEVEL: 40,245 SQ FT
 MEZZANINE LEVEL: 1,410 SQ FT
TOTAL LEASABLE AREA: 41,655 SQ FT

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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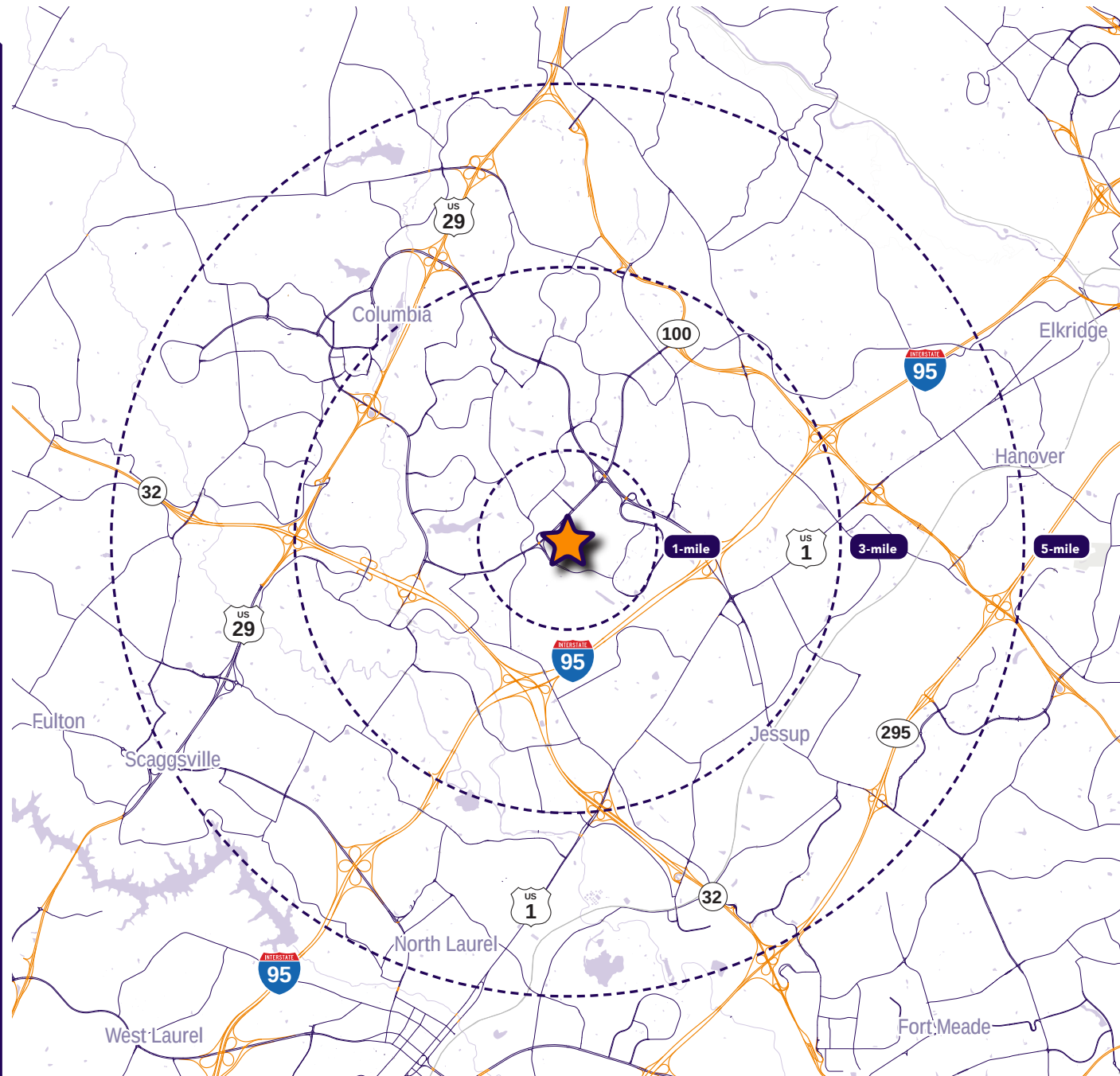
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