

FOR LEASE Available Immediately



NOW OPEN!

THE SHOPS AT HOWARD SQUARE



segall
GROUP

A Development By:

Atapco
PROPERTIES



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 | 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) | |



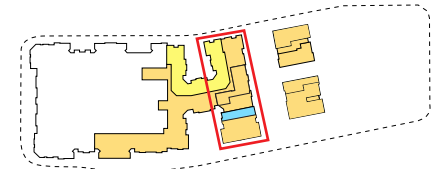
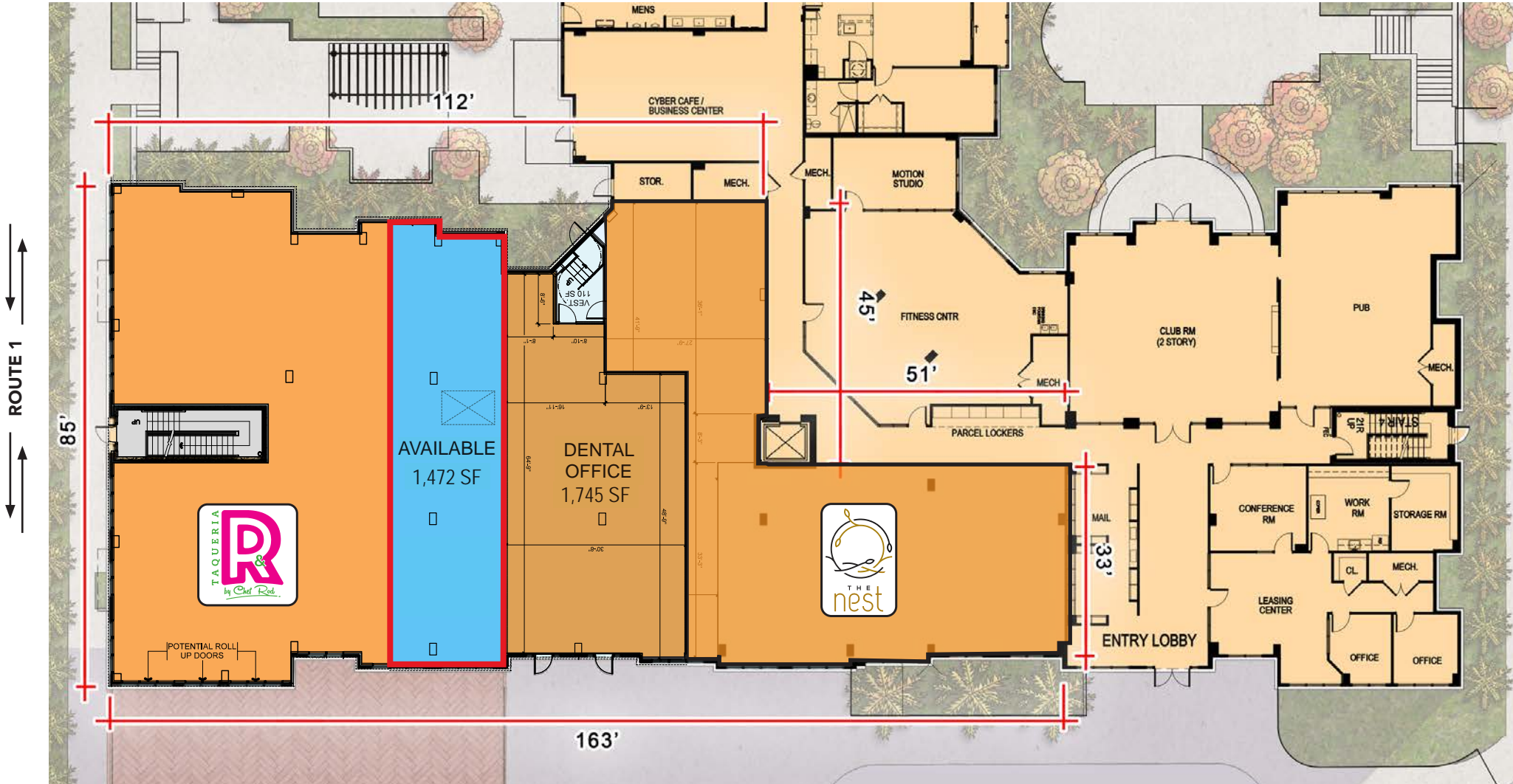
PROJECT DATA

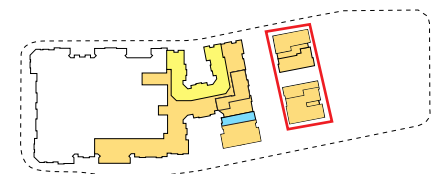
Retail _____ 22,317 GSF
-Building A - 10,183 GSF
-Building B - 12,134 GSF
Retail Parking _____ 175 Spaces

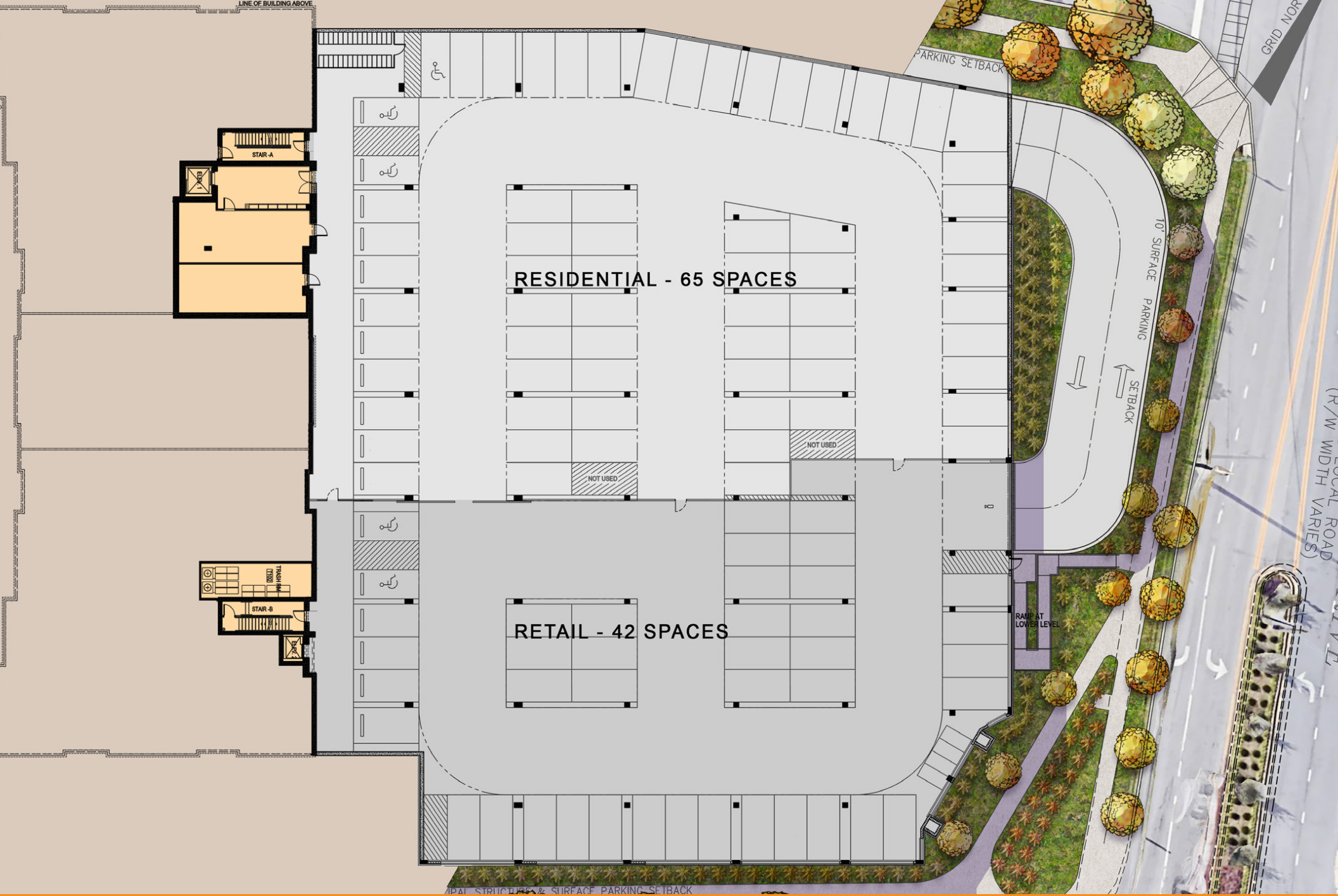
KEY

-  Retail Space
-  Residential Space











Public Storage

0.50 MILES TO I-95

1.25 MILES TO COLUMBIA GATEWAY BUSINESS PARK
630 ACRE MASTER PLANNED BUSINESS PARK WITH 4.2 MILLION SF OF OFFICE SPACE

SITE

CVS pharmacy ROYAL FARMS
Real Fresh. Real Fast.

28,742 AADT

50,301 AADT

TACOS BROTHERS



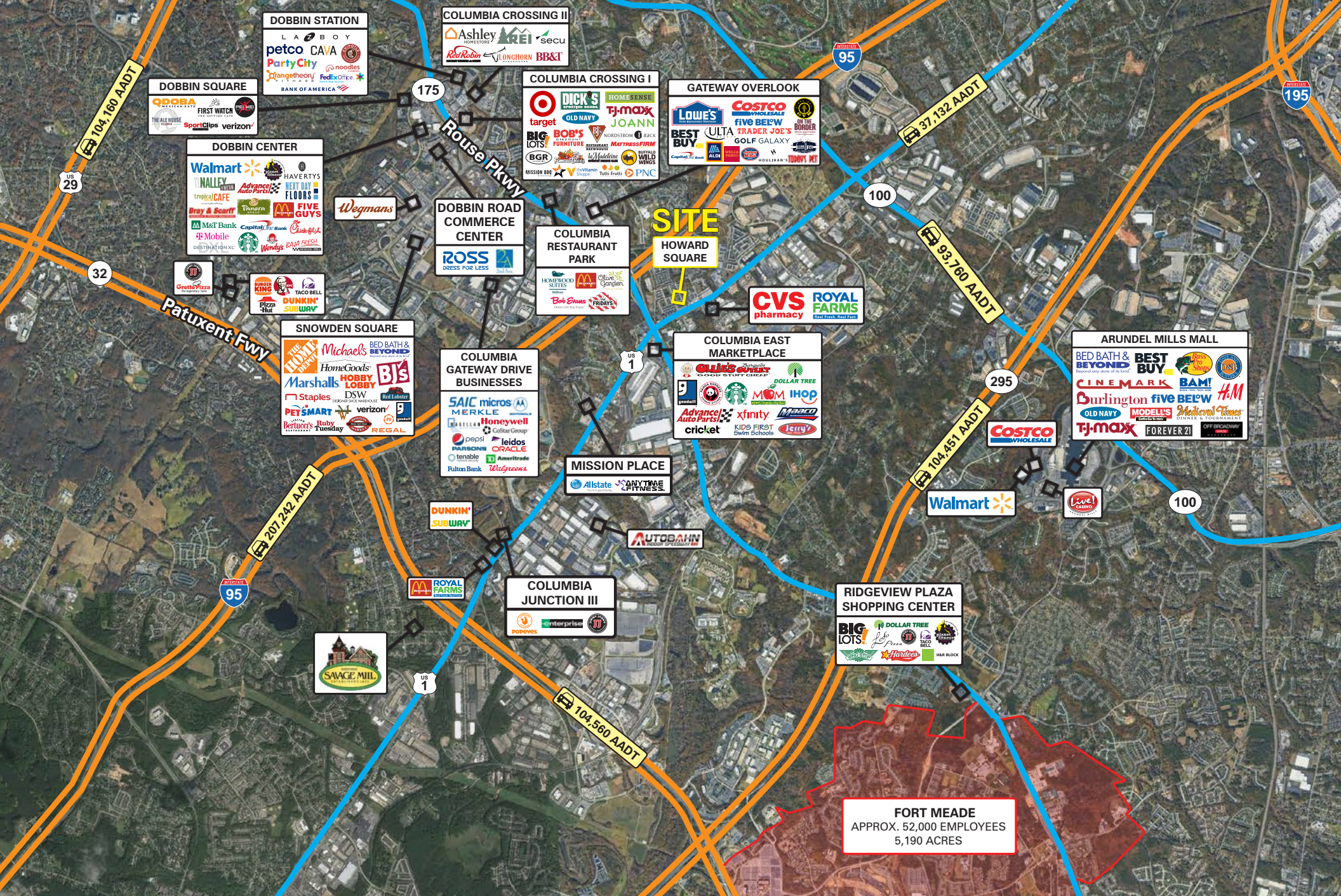
Holiday Inn

EXXON

BURGER KING

COLUMBIA EAST MARKETPLACE
MOM JERRY'S IHOP
Advance Auto Parts DOLLAR TREE
CLUBS Retro Fitness
Starbucks cricket KIDS FIRST Swim Schools


5.5 MILES TO FT. MEADE
APPROX. 52,000 EMPLOYEES
5,190 ACRES




Interested? Contact:

Bryan Spund


 bspund@segallgroup.com

 410.753.3123

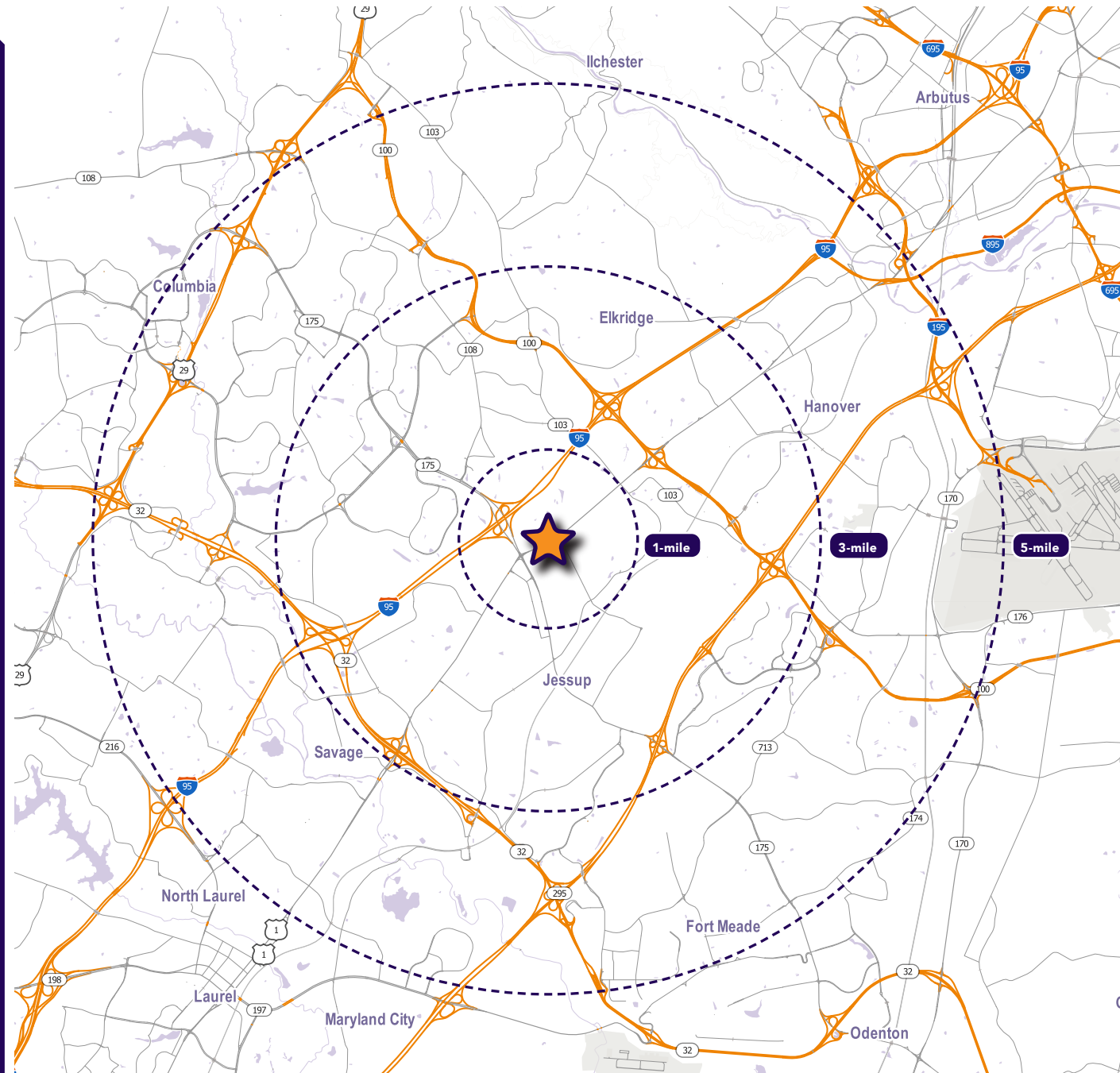
 443.904.2429

Marcelo Grosberg

 mgrosberg@segallgroup.com

 410.753.3948

 443.927.6100



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of


**RETAIL
READY.**