

FOR LEASE Available Immediately



9021 Snowden River Parkway






Columbia, MD 21046

Overview

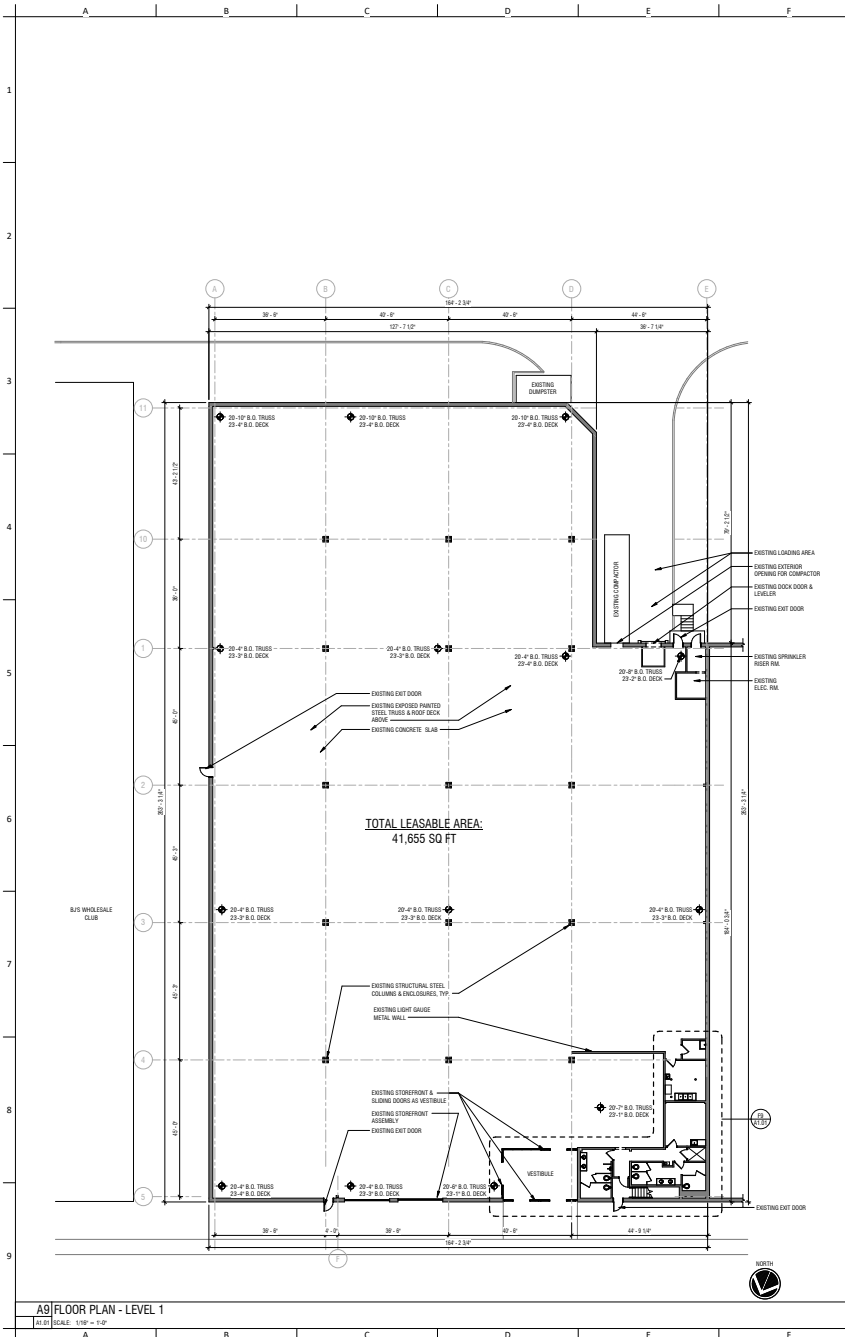
Snowden Square Shopping Center is a bustling retail destination in the heart of Columbia, anchored by BJ's, Home Depot, HomeGoods, Michaels, DSW, and Marshalls. The project's strategic positioning, coupled with its affluent consumer base, makes this an exceptional opportunity for a big box retailer. 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	(2024 est.) \$2.50 psf CAM & INS; \$3.79 psf TAX
Co-Tenants	Michaels, Marshalls, Staples, PetSmart, HomeGoods, Home Depot, Hobby Lobby, BJ's, DSW, Raising Cane's

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	3,657	88,447	227,281
 HOUSEHOLDS	1,496	33,119	83,194
 AVG. HH INCOME	\$129,246	\$144,583	\$157,804
 DAYTIME POPULATION	19,479	116,218	256,405
 TRAFFIC COUNT	41,250 AADT (Snowden River Pkwy)	63,430 AADT (Route 175)	



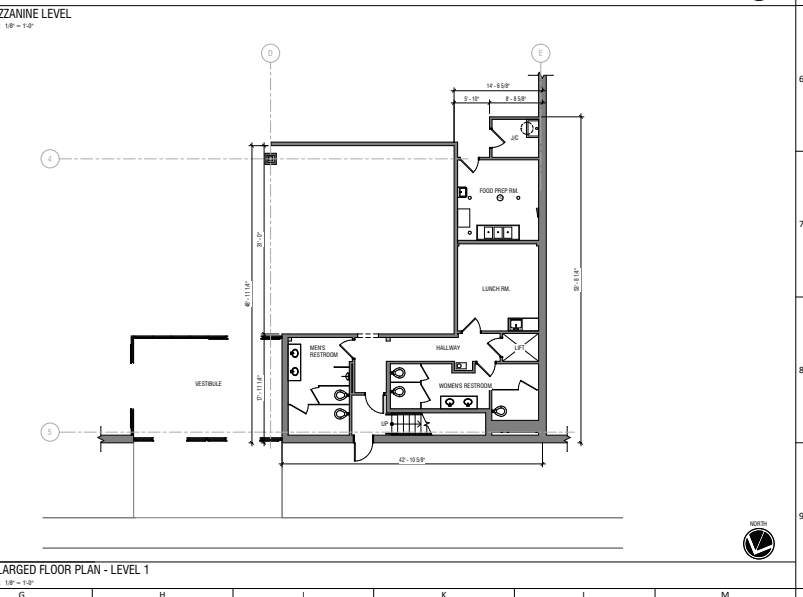
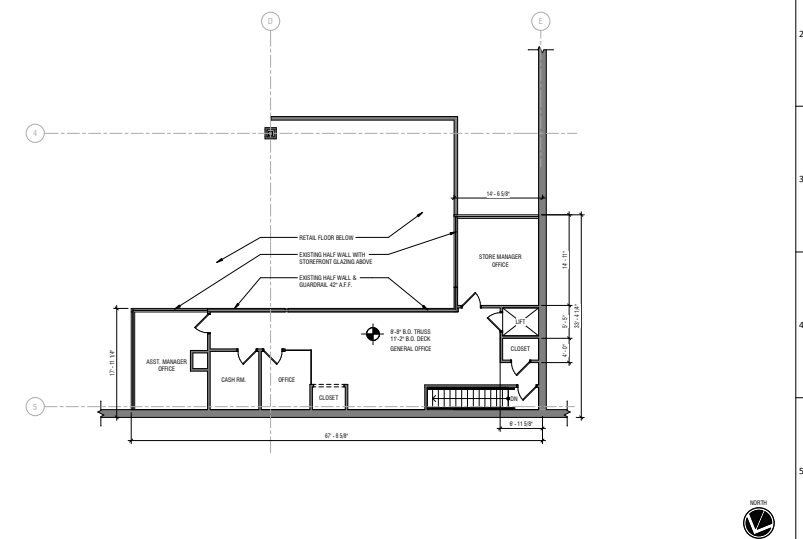


LEASABLE AREA SUMMARY

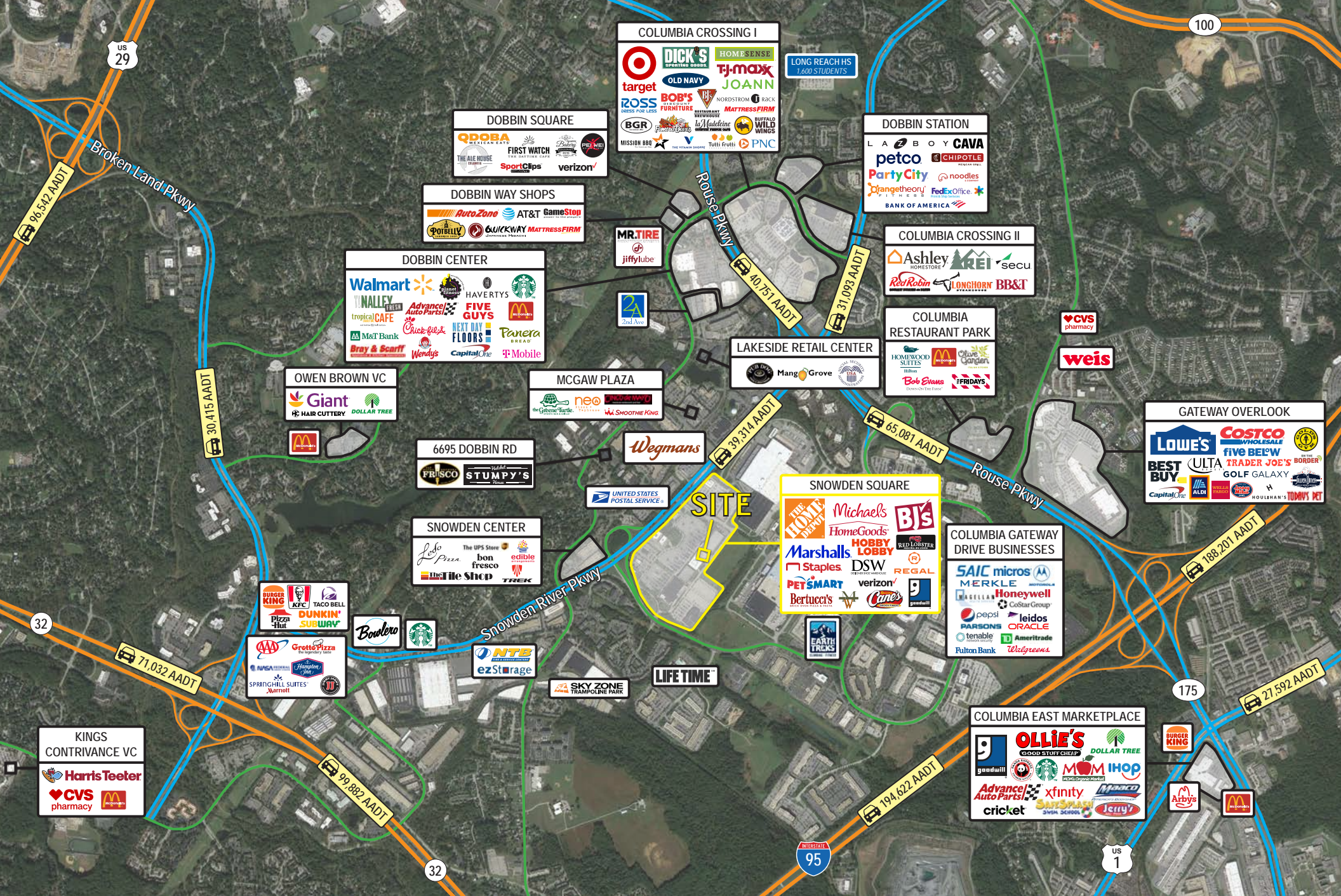
GROUND LEVEL: 40,245 SQ FT
 MEZZANINE LEVEL: 1,410 SQ FT
TOTAL LEASABLE AREA: 41,655 SQ FT

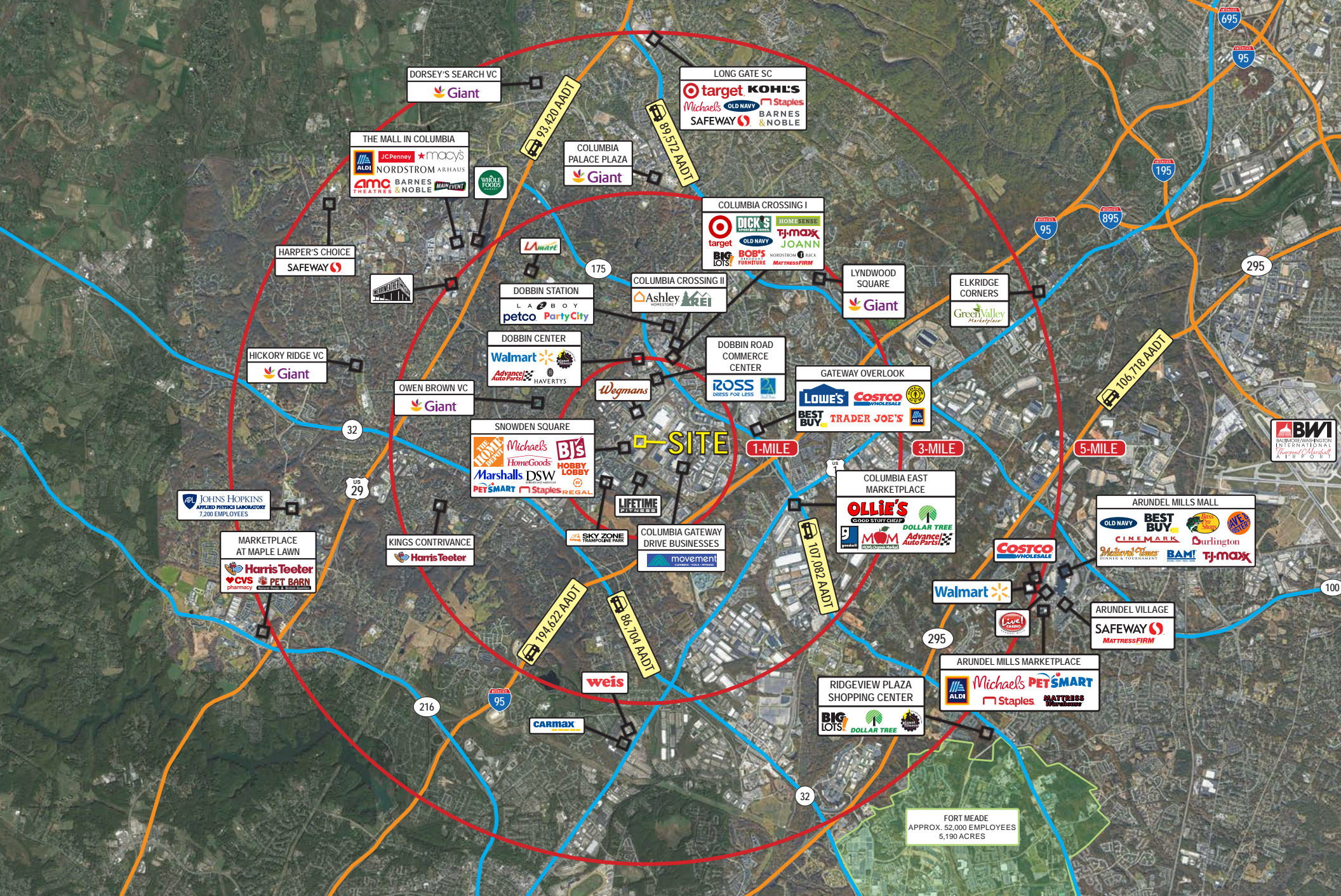
GENERAL NOTES:

- 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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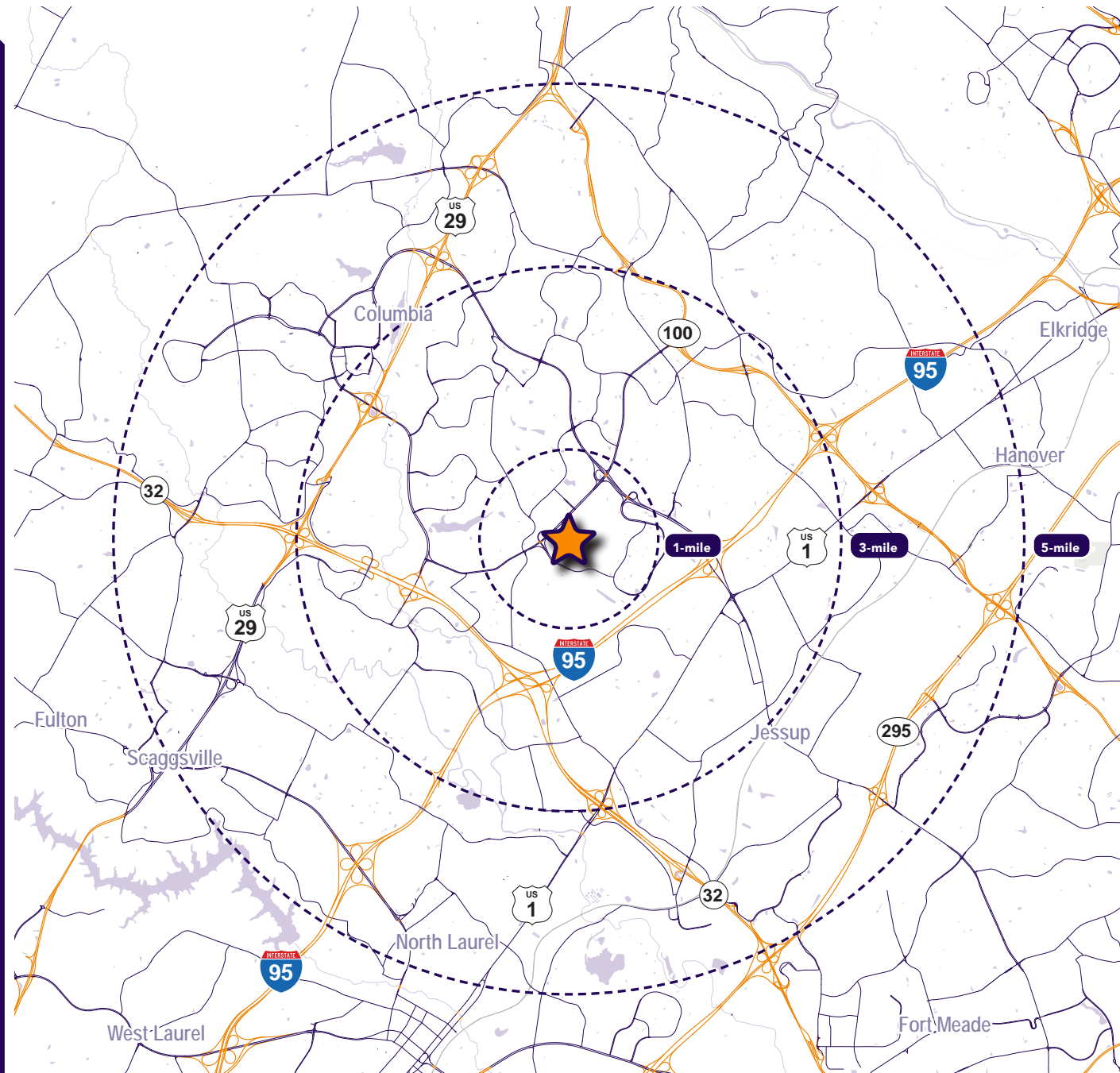
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