

# THE EPICENTER OF DOWNTOWN COLUMBIA

WWW.LITTLEPATUXENTSQUARE.COM



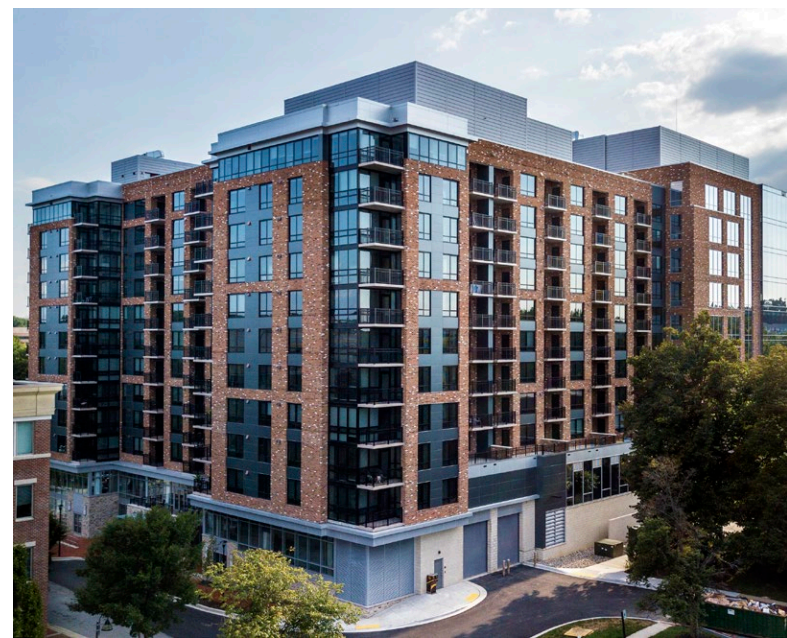
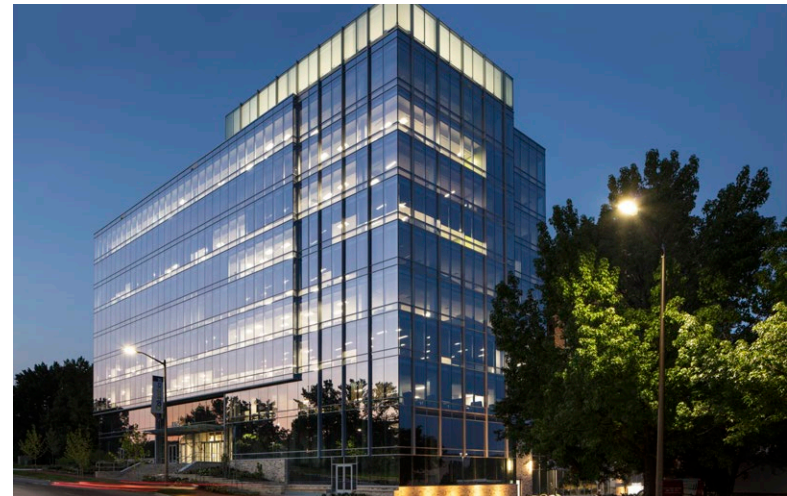
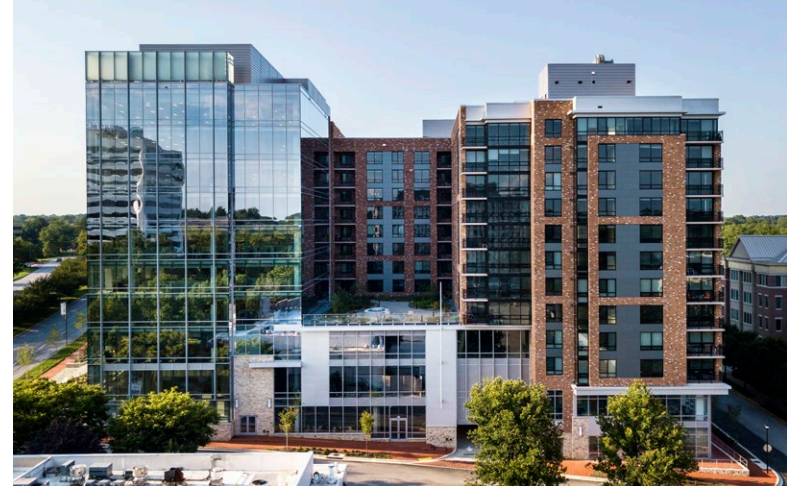
LITTLE  
PATUXENT  
SQUARE



RETAIL OPPORTUNITIES WITH RARE  
ROADSIDE VISIBILITY IN THE HEART  
OF DOWNTOWN COLUMBIA, MD

MULTIPLE RETAIL SUITES  
**AVAILABLE**

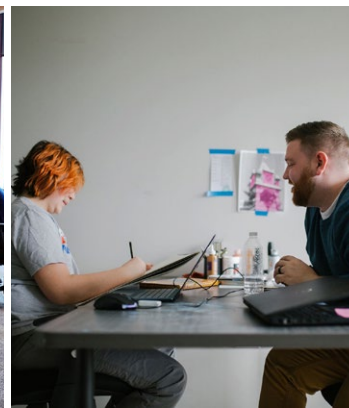
NEIGHBORING PROJECTS WILL INCREASE  
THE EXISTING DENSITY BY 2,500 RESIDENTS  
AND 30,000 OFFICE EMPLOYEES OVER  
THE NEXT 1-3 YEARS.



# THE PROJECT

**LITTLE PATUXENT SQUARE** is the new standard for **MODERN RETAIL SPACE**, Class A office space, and luxury apartment units in Columbia, Maryland. With a facade composed predominantly of an elaborate Curtain Wall system accented by metal wall panels and precast concrete, the project will be designed, developed and constructed to the highest standard of quality. Designed to meet LEED Gold criteria, Little Patuxent Square will also become the new benchmark for sustainable construction in Columbia.

<b>SPACE CONDITION:</b>	SHELL
<b>PARKING :</b>	ON-SITE FREE PARKING
<b>OCCUPANCY DATE:</b>	IMMEDIATE
<b>HIGHLIGHTS:</b>	2-STORY INTERIOR ATRIUM
<b>AVAILABLE RETAIL:</b>	1,380-2,300 SF



OPTUM



**LAKEHOUSE**  
**160 LUXURY APARTMENTS**  
STUDIO / 1BR / 2BR / 3BR

**GrillMarx**  
STEAKHOUSE & RAW BAR



**2,300 SF**  
**AVAILABLE**





LITTLE PATUXENT PKWY

WINCOPIN CIR

WINCOPIN CIR

GARAGE ENTRY

ELEVATOR LOBBY

VERTICAL CIRCULATION

STRUCTURED PARKING

RESIDENTIAL

2,300 SF ±  
RETAIL AVAILABLE



**LOWER GROUND LEVEL**

THE MALL  
IN COLUMBIA



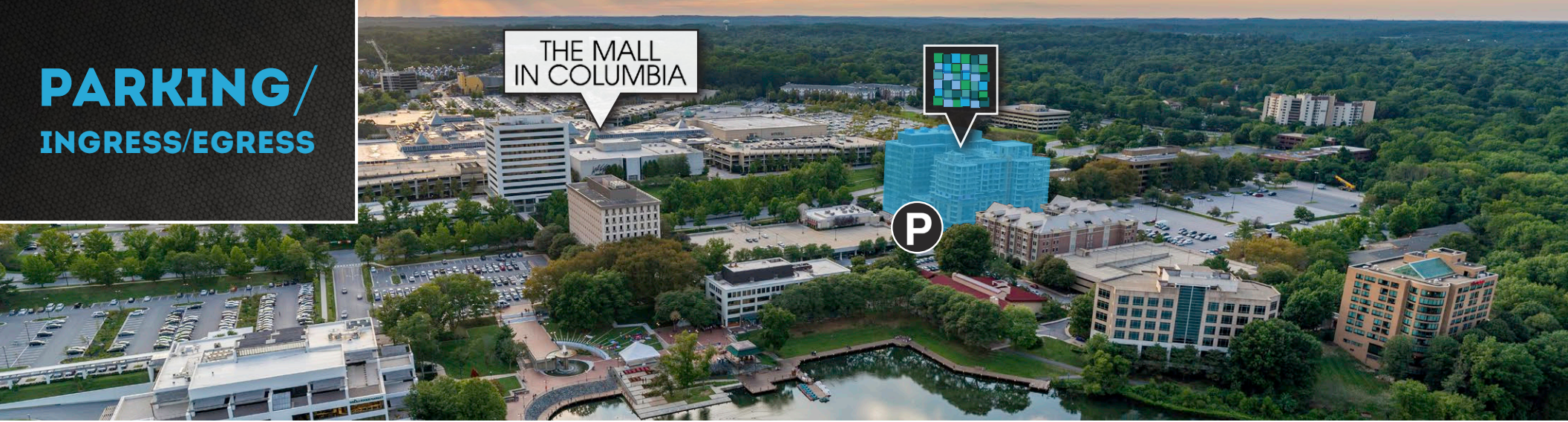
**P** UNDERGROUND  
PARKING GARAGE

BAILEY PARK

LAKE  
KITAMAQUNDI

# PARKING / INGRESS/EGRESS

THE MALL  
IN COLUMBIA





# LOCAL AMENITIES

- A** CORNER BAKERY CAFE
- B** CALIBURGER
- C** MOD PIZZA
- D** FLOYD'S BARBERSHOP
- E** BB&T
- F** M&T BANK
- G** AMC COLUMBIA 14
- H** THE CHEESECAKE FACTORY
- I** NORDSTROM
- J** MACY'S
- K** EDDIE BAUER
- L** WILLIAMS-SONOMA
- M** EXPRESS
- N** LORD & TAYLOR
- O** J. CREW
- P** H&M
- Q** JCPENNEY
- R** CHICK-FIL-A
- S** CHIPOTLE
- T** SEARS
- U** PNC
- V** SHERATON
- W** SUSHI SONO
- X** PETIT LOUIS BISTRO
- Y** CLYDE'S
- Z** WHOLE FOODS



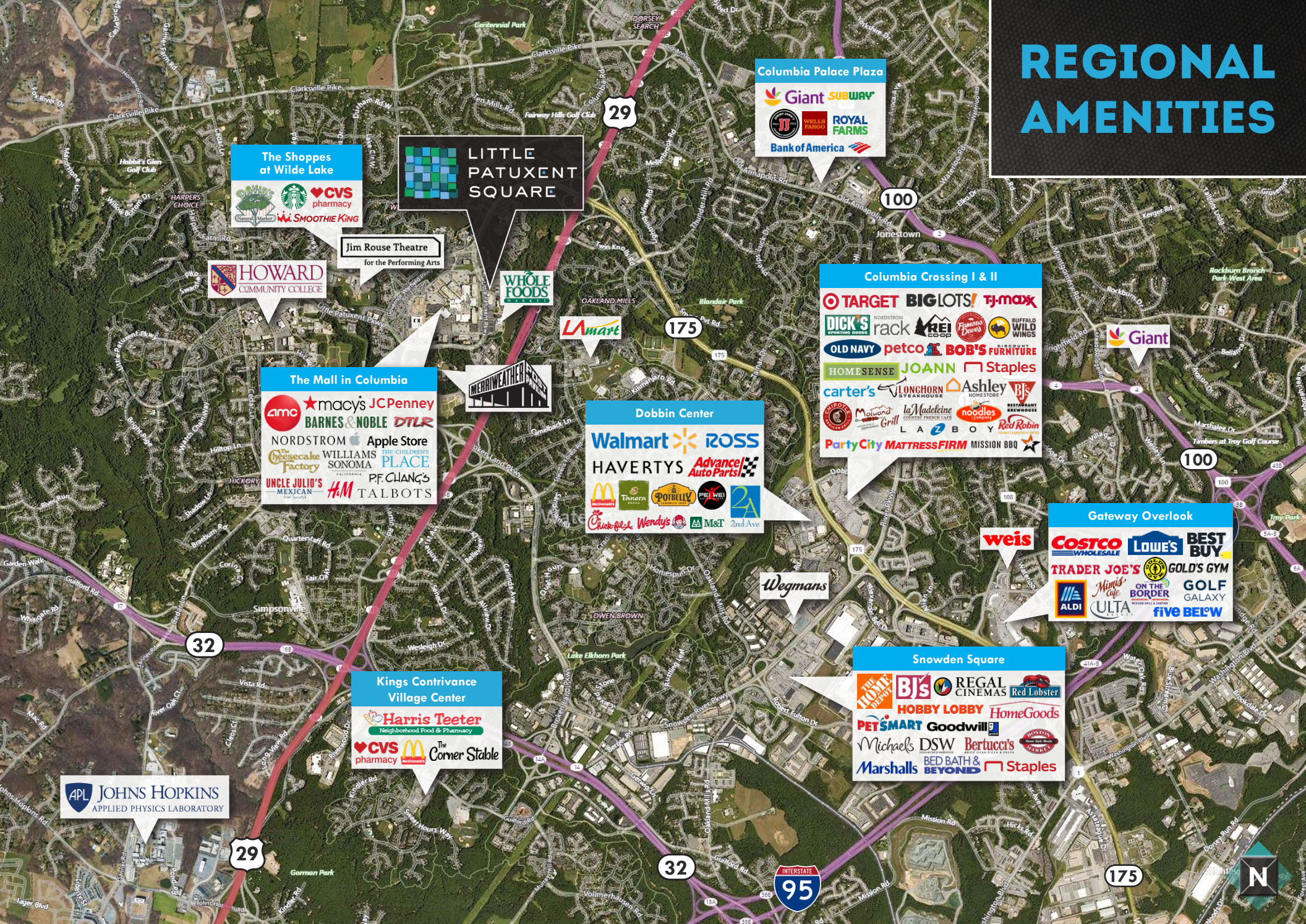
**LITTLE PATUXENT SQUARE**

18,740 AADT

97,790 AADT

29

# REGIONAL AMENITIES



**The Shoppes at Wilde Lake**

- Starbucks
- CVS pharmacy
- SMOOTHIE KING

**LITTLE PATUXENT SQUARE**

**Columbia Palace Plaza**

- Giant
- SUBWAY
- WELLS FARGO
- ROYAL FARMS
- Bank of America

**HOWARD COMMUNITY COLLEGE**

**Jim Rouse Theatre for the Performing Arts**

**WHOLE FOODS MARKET**

**Lamart**

**Columbia Crossing I & II**

- TARGET
- BIG LOTS!
- TJ-MAXX
- DICK'S SPORTING GOODS
- rack
- REI
- petco
- BOB'S FURNITURE
- HOMESENSE
- JOANN
- Staples
- carter's
- LONGHORN STEAKHOUSE
- Ashley FURNITURE
- Party City
- MATTRESS FIRM
- MISSION BBQ

**The Mall in Columbia**

- amc
- macy's
- JCPenney
- BARNES & NOBLE
- DTLR
- NORDSTROM
- Apple Store
- THE CHILDREN'S PLACE
- WILLIAMS SONOMA
- PF. CHANG'S
- UNCLE JULIO'S MEXICAN
- AM
- TALBOTS

**Dobbin Center**

- Walmart
- ROSS
- HAVERTYS
- Advance Auto Parts
- McDonald's
- Tanera
- POBELLY
- Wendy's
- Wendy's
- M&M
- 2nd Ave

**Gateway Overlook**

- weis
- COSTCO WHOLESALE
- LOWE'S
- BEST BUY
- TRADER JOE'S
- GOLD'S GYM
- ALDI
- Mimi's Cafe
- ON THE BORDER
- GOLF GALAXY
- ULTA
- FIVE BELOW

**Wegmans**

**Kings Contrivance Village Center**

- Harris Teeter
- CVS pharmacy
- McDonald's
- The Corner Stable

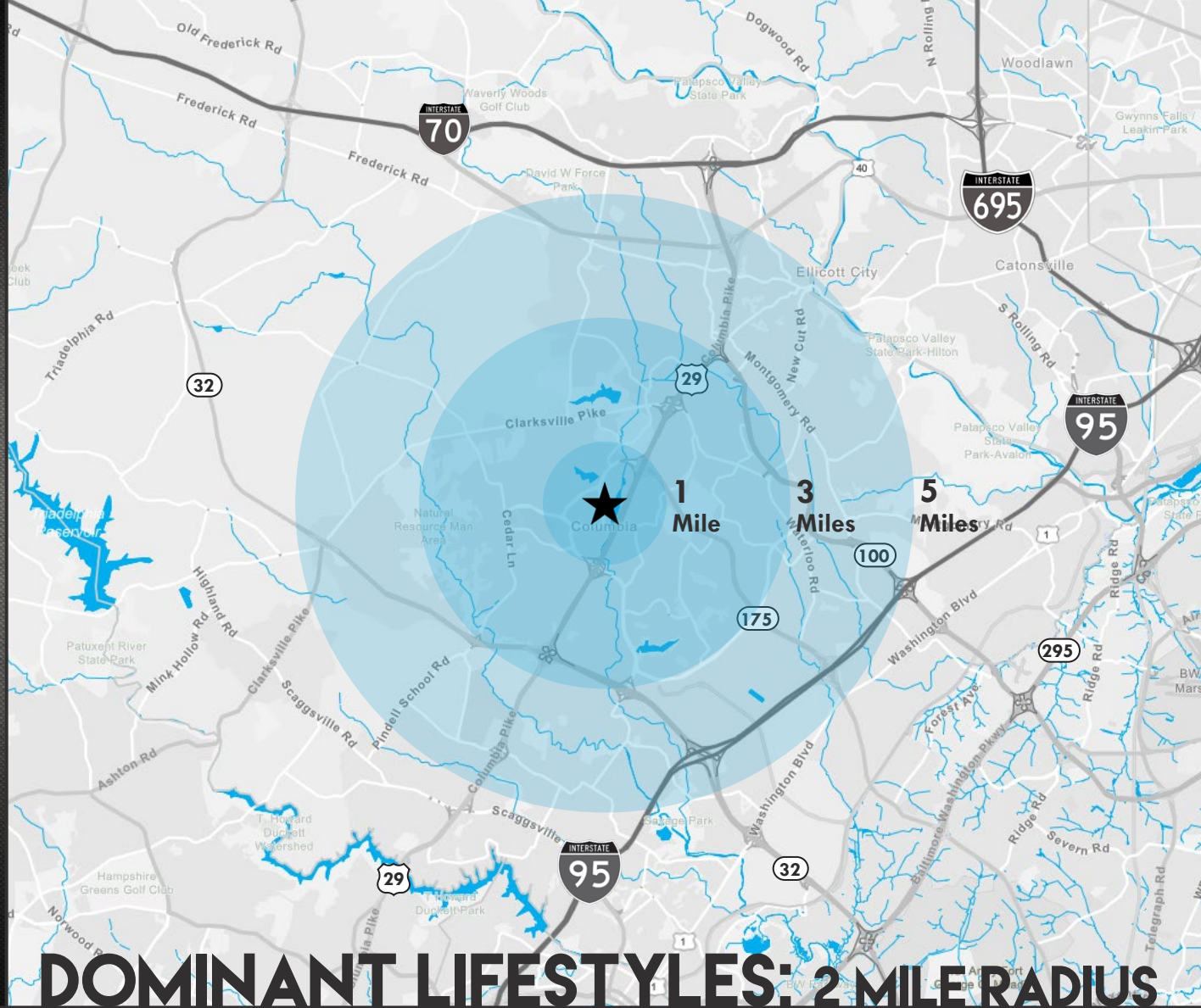
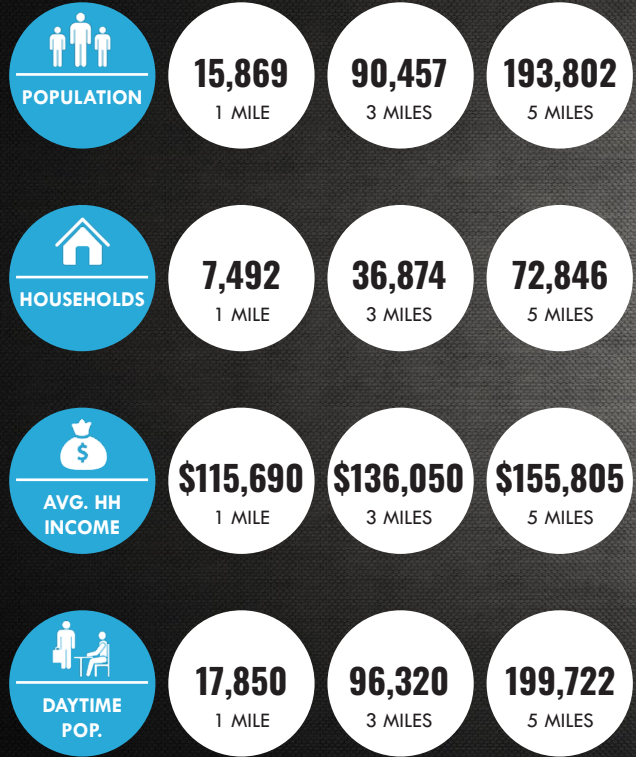
**Snowden Square**

- THE HOME DEPOT
- BJS
- REGAL CINEMAS
- Red Lobster
- HOBBY LOBBY
- HomeGoods
- PETSMART
- Goodwill
- Michaels
- DSW
- Bertucci's
- Marshall's
- BED BATH & BEYOND
- Staples

**APL JOHN'S HOPKINS APPLIED PHYSICS LABORATORY**

**HOWARD COUNTY** is one of Maryland's fastest growing regions. In 2019, Howard County had a population of **325,690** people with a median age of 38.9. Howard County residents are the wealthiest in Maryland (and rank third in the nation according to a 2010 American Community Survey) with median household incomes of **\$121,618**.

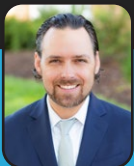
# DEMOGRAPHICS



**27%**  
**ENTERPRISING PROFESSIONALS**  
 Median HH Income: \$86,600  
 Avg. HH Size: 2.48  
 Median Age: 35.3

**12%**  
**EXURBANITES**  
 Median HH Income: \$103,400  
 Avg. HH Size: 2.50  
 Median Age: 51.0

**12%**  
**CITY LIGHTS**  
 Median HH Income: \$69,200  
 Avg. HH Size: 2.59  
 Median Age: 39.3



**RETAIL:**

**MIKE RUOCCO**

SENIOR VICE PRESIDENT & PRINCIPAL

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**ALLISON PERRY**  
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