

FOR LEASE

Howard County, Maryland

In partnership with
merritt
PROPERTIES

2ND GENERATION RESTAURANT SPACE @ COLUMBIA CORPORATE PARK 100: BUILDING I

6000-6010 UNIVERSITY BLVD
ELLCOTT CITY, MARYLAND 21043



 **MACKENZIE**
RETAIL

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Howard County, Maryland

2ND GEN. RESTAURANT SPACE

COLUMBIA CORPORATE PARK 100 | 6000-6010 UNIVERSITY BOULEVARD | ELLICOTT CITY, MARYLAND 21043

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AVAILABLE

3,507 sf (end cap)

ZONING

POR (Planned Office Research District)

TRAFFIC COUNT

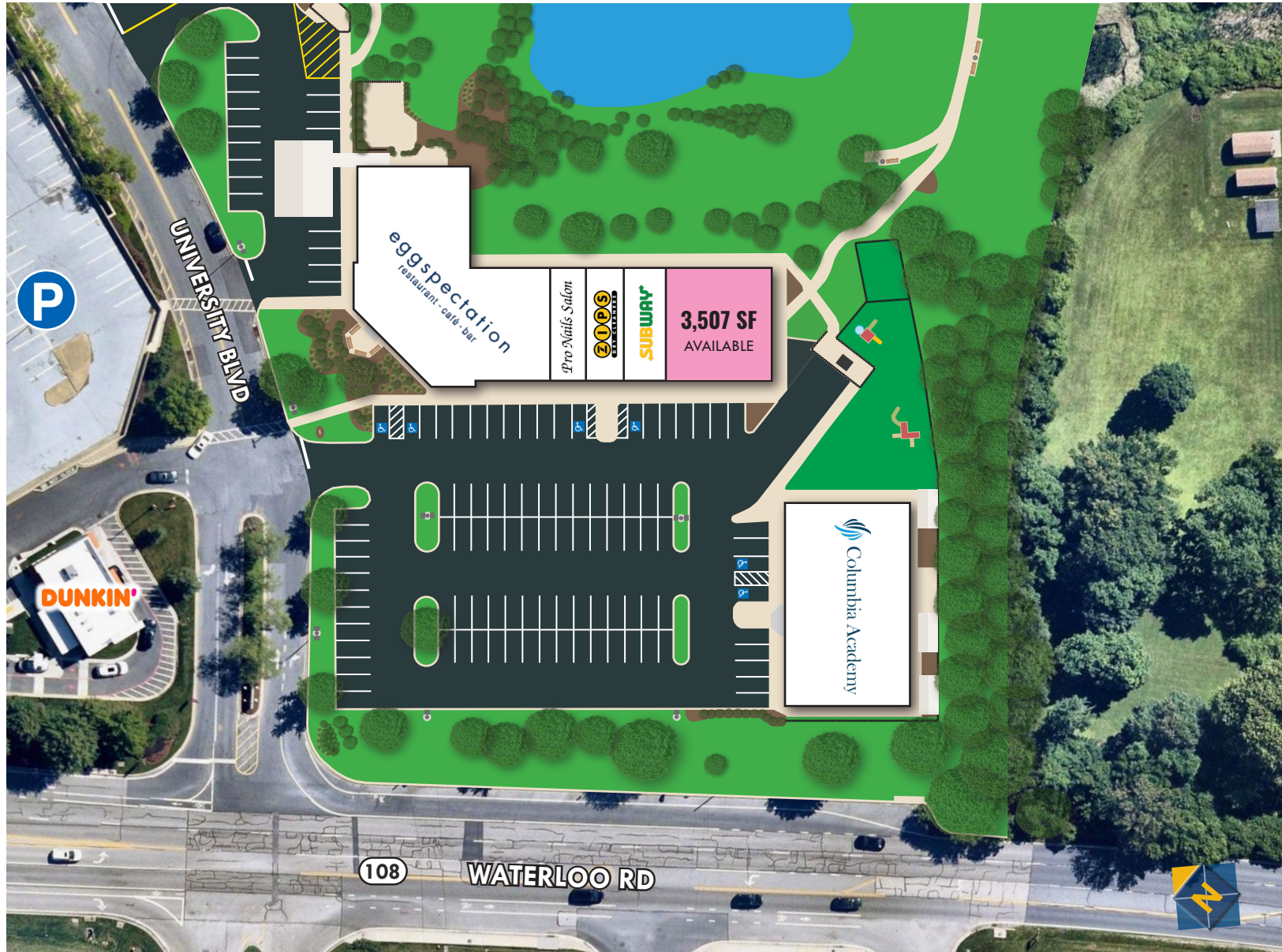
12,591 AADT (Waterloo Rd/Rt. 108)

RENTAL RATE

\$32.00 psf, NNN

HIGHLIGHTS

- ▶ 3,507 sf end cap 2nd. gen. restaurant space (formerly Pasta Blitz Italian Kitchen)
- ▶ 10' ceiling height
- ▶ Part of a 26-acre park featuring Class A office and retail
- ▶ Located at the Route 100 Snowden River Parkway interchange
- ▶ 3 minute drive to I-95
- ▶ Join Eggspectation, Subway, Dunkin', Columbia Academy
- ▶ Amenities in the immediate vicinity include Hilton Garden Inn, Dunkin', Victoria Gastro Pub, McDonald's, Howard Bank and Sandy Spring Bank



STREET VIEW



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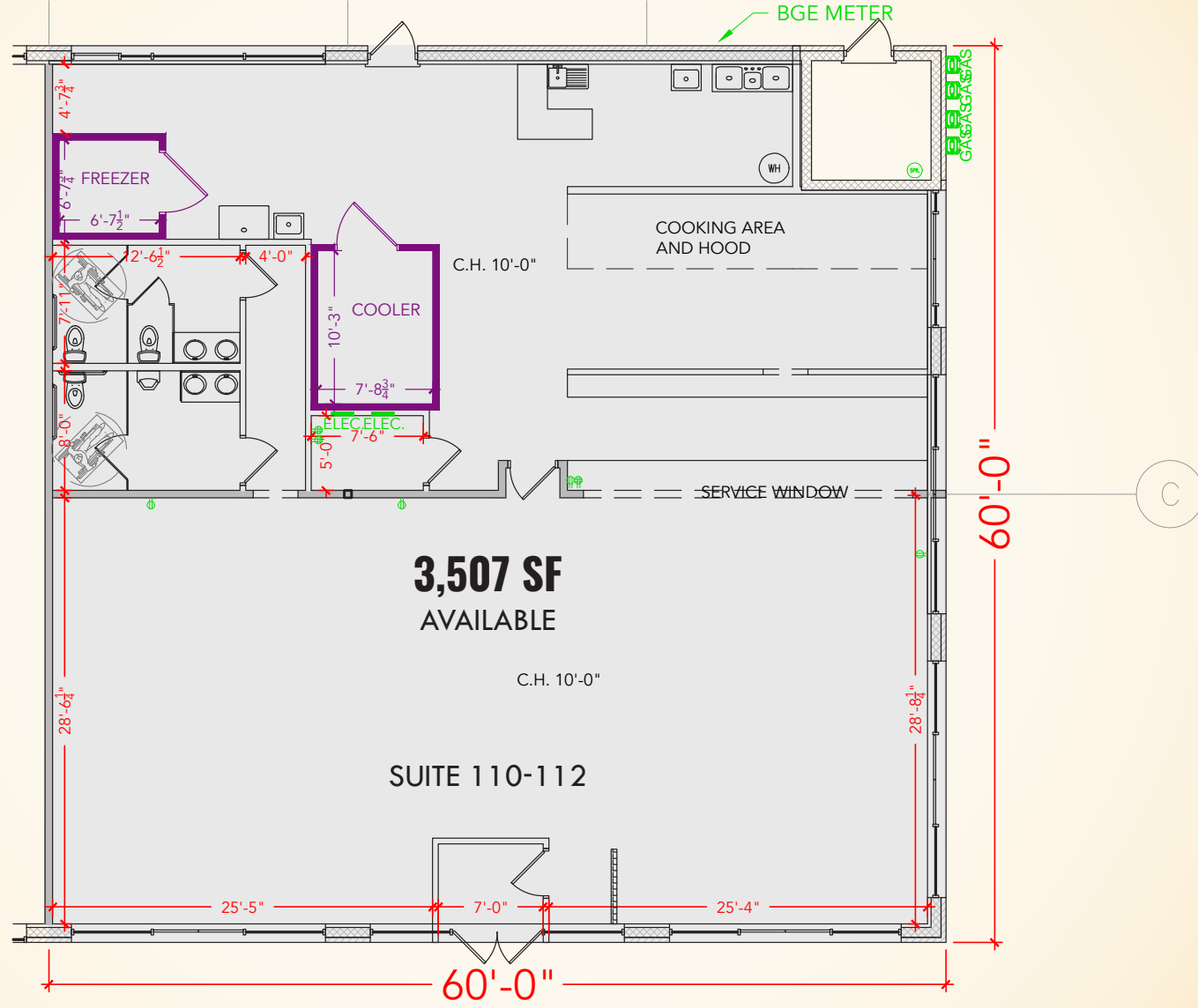
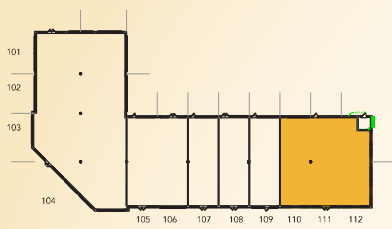
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FLOOR PLAN

COLUMBIA CORPORATE PARK 100 | 6000-6010 UNIVERSITY BOULEVARD | ELLICOTT CITY, MARYLAND 21043

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BIRDSEYE

COLUMBIA CORPORATE PARK 100 | 6010 UNIVERSITY BOULEVARD | ELLICOTT CITY, MARYLAND 21043

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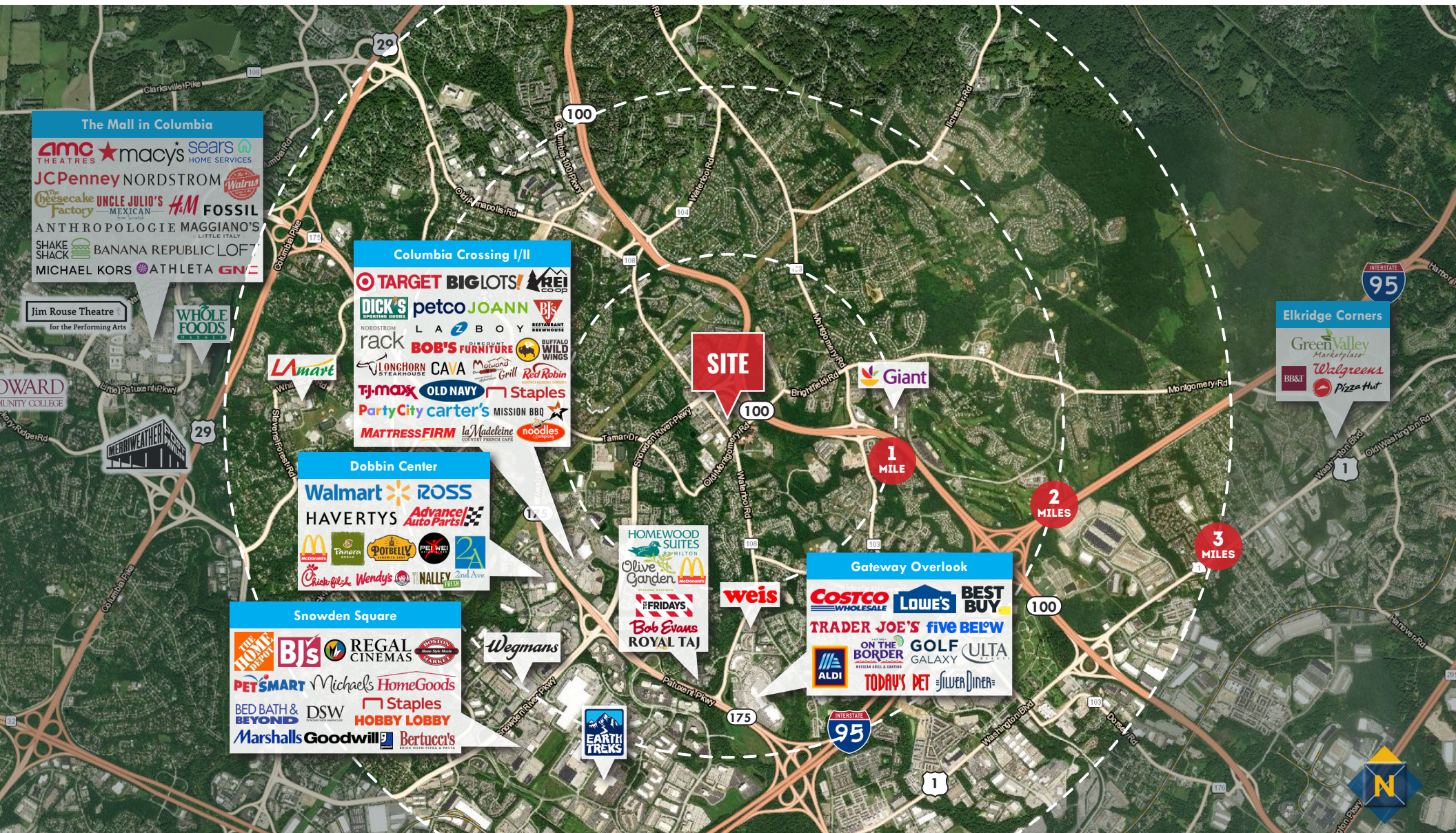
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TRADE AREA

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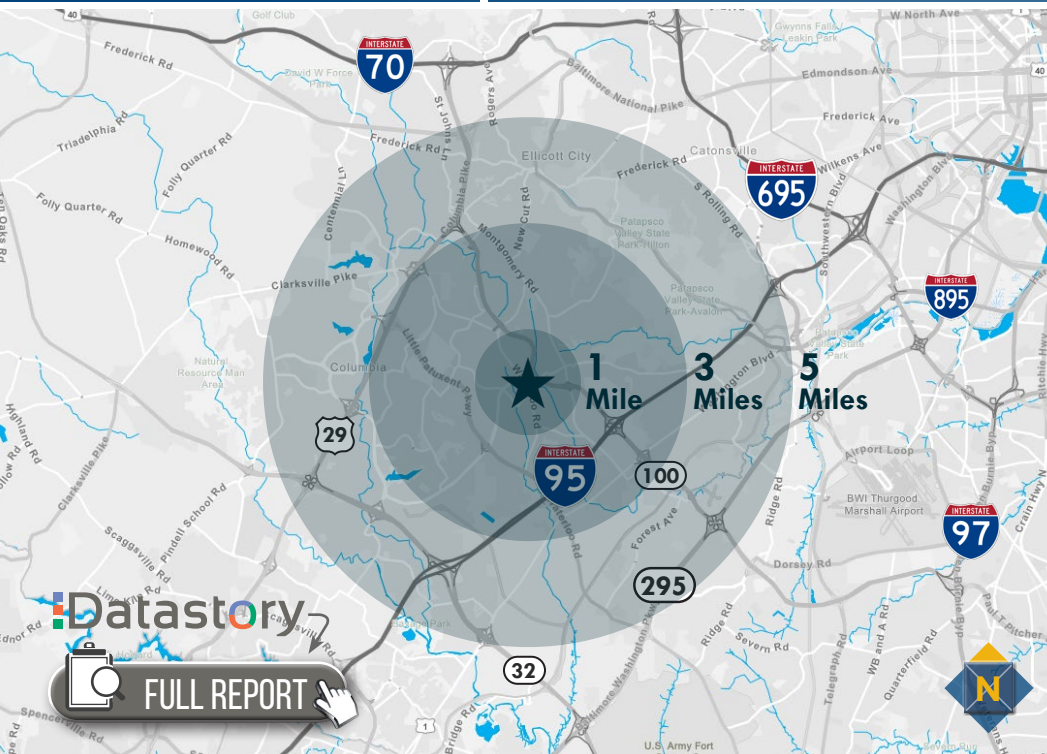
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LOCATION / DEMOGRAPHICS (2021)

COLUMBIA CORPORATE PARK 100 | 6010 UNIVERSITY BOULEVARD | ELLICOTT CITY, MARYLAND 21043



RESIDENTIAL POPULATION 14,738 1 MILE 88,700 3 MILES 199,479 5 MILES	NUMBER OF HOUSEHOLDS 5,978 1 MILE 32,414 3 MILES 74,617 5 MILES	AVERAGE HH SIZE 2.46 1 MILE 2.73 3 MILES 2.60 5 MILES	MEDIAN AGE 36.4 1 MILE 37.2 3 MILES 38.9 5 MILES
AVERAGE HH INCOME \$136,090 1 MILE \$142,372 3 MILES \$142,720 5 MILES	EDUCATION (COLLEGE+) 85.7% 1 MILE 83.0% 3 MILES 79.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.6% 1 MILE 96.4% 3 MILES 95.6% 5 MILES	DAYTIME POPULATION 13,221 1 MILE 87,686 3 MILES 211,624 5 MILES

37%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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20%
PROFESSIONAL PRIDE
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

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8%
SAVVY SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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7%
EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

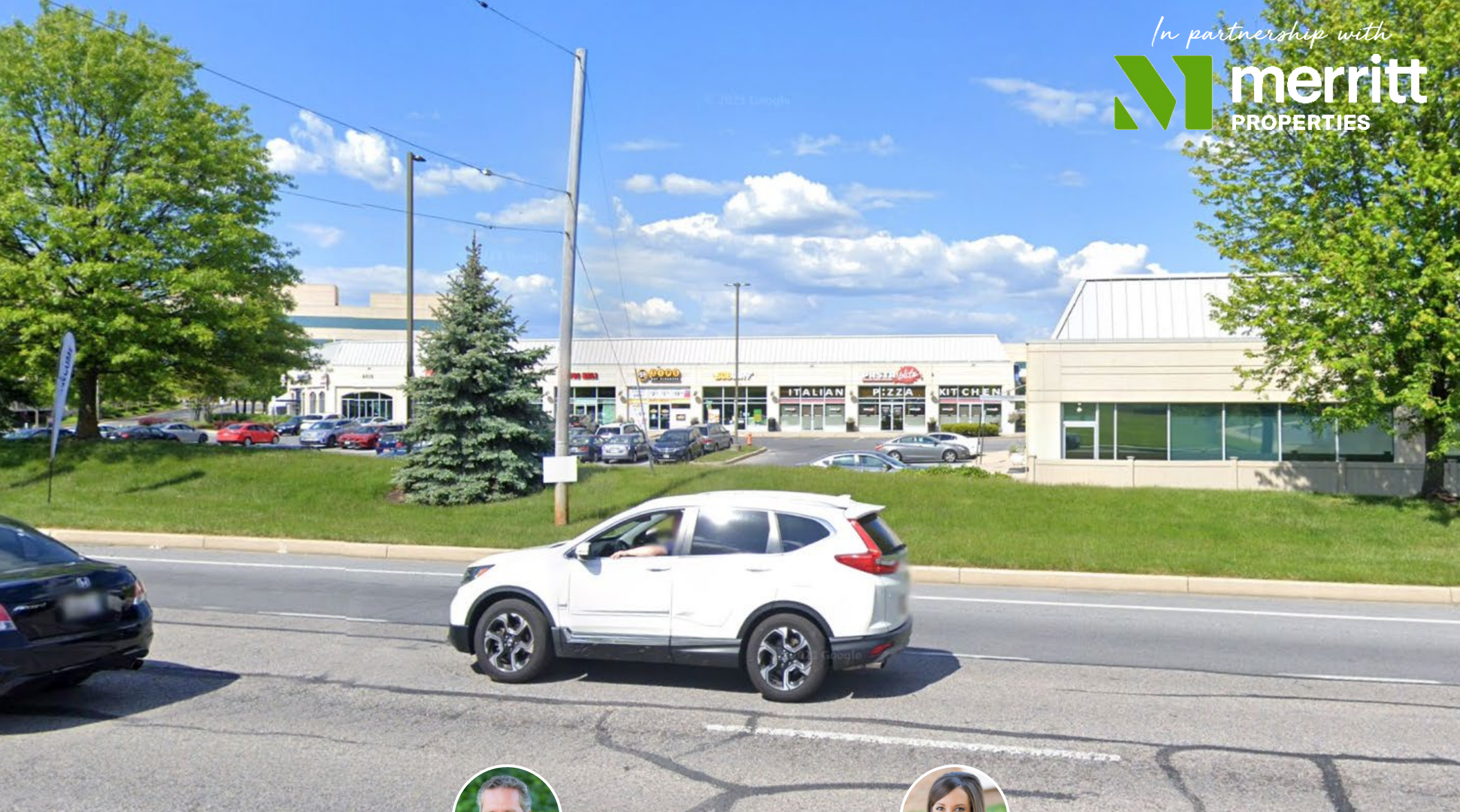
\$103,400
MEDIAN HH INCOME

[LEARN MORE](#)



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