

FOR LEASE



Howard County, Maryland



FREESTANDING RESTAURANT

9071 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21046



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FREESTANDING RESTAURANT

9071 SNOWDEN RIVER PARKWAY | COLUMBIA, MARYLAND 21046

AVAILABLE

5,717 sf on 1.79 Acres

ZONING

B-2 (Business: General District)

TRAFFIC COUNT

41,152 AADT (Snowden River Pkwy)

REAL ESTATE TAXES (2020-2021)

\$18,590.42

RENTAL RATE

\$28.86 psf

HIGHLIGHTS

- ▶ Freestanding restaurant (former Ruby Tuesday)
- ▶ All FF&E included
- ▶ Tremendous frontage and signage on Snowden River Parkway
- ▶ Outparcel pad site of Snowden Square, a dominant regional power center featuring BJ's, The Home Depot, Marshalls, Regal Cinemas, Michaels, Bed Bath & Beyond, Staples & more
- ▶ Easy access to I-95 and MD Routes 175, 32 and 29



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SITE PLAN

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BUILDING SIZE	5,717 SF
LOT SIZE	1.79 ACRES
CONSTRUCTION	CONCRETE/BLOCK
FLOOR TYPE	CONCRETE
CEILING HEIGHT	12'-15'
COOLING SYSTEM	CENTRAL A/C
HEATING SYSTEM	HEAT PUMP(S)
CABLE/FIBER TYPE	CABLE-PREWIRED
SPRINKLERS	YES
ROOFING	RUBBER
PARKING	130 SPACES
PARKING RATIO	8.5/1,000

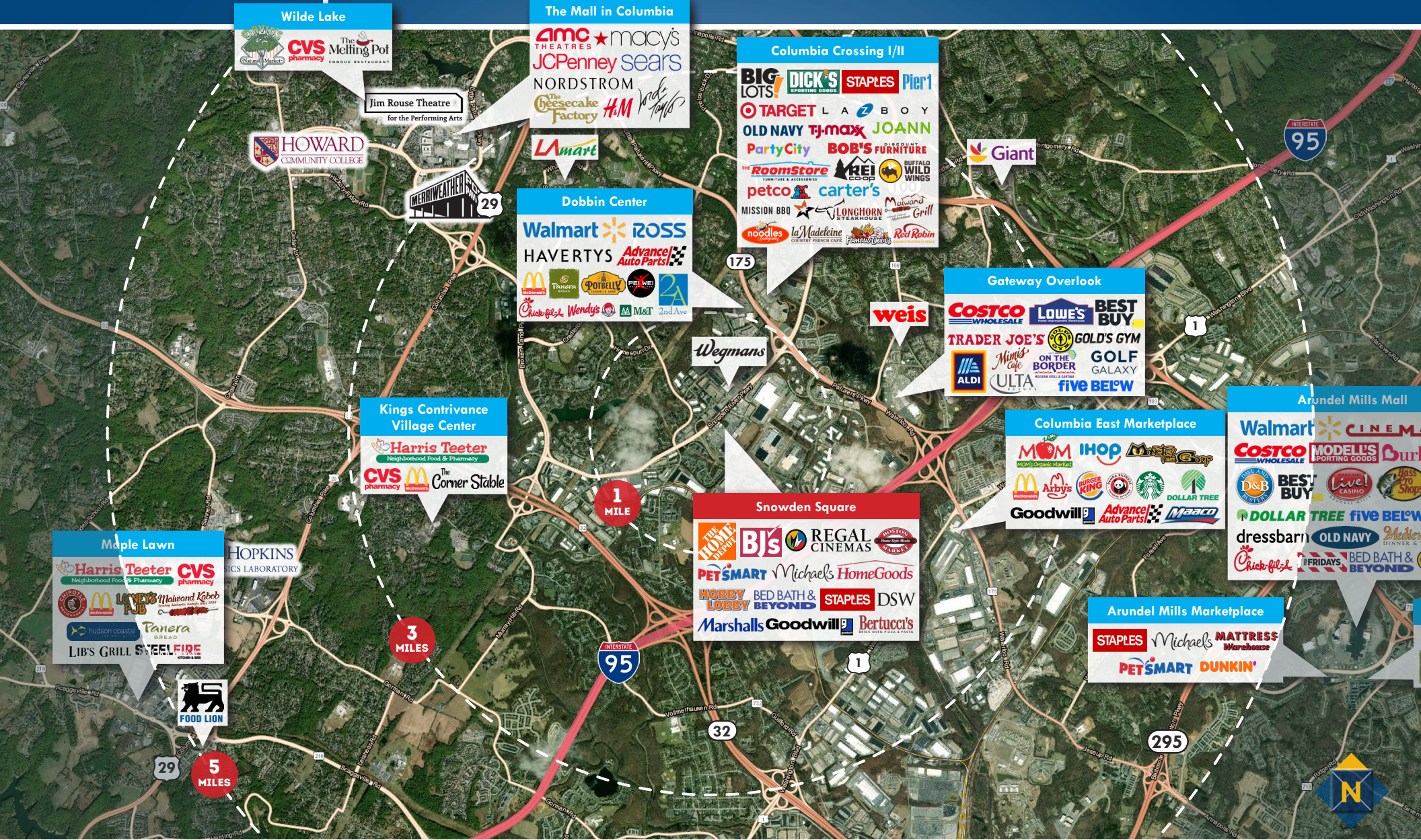


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TRADE AREA

9071 SNOWDEN RIVER PARKWAY | COLUMBIA, MARYLAND 21046

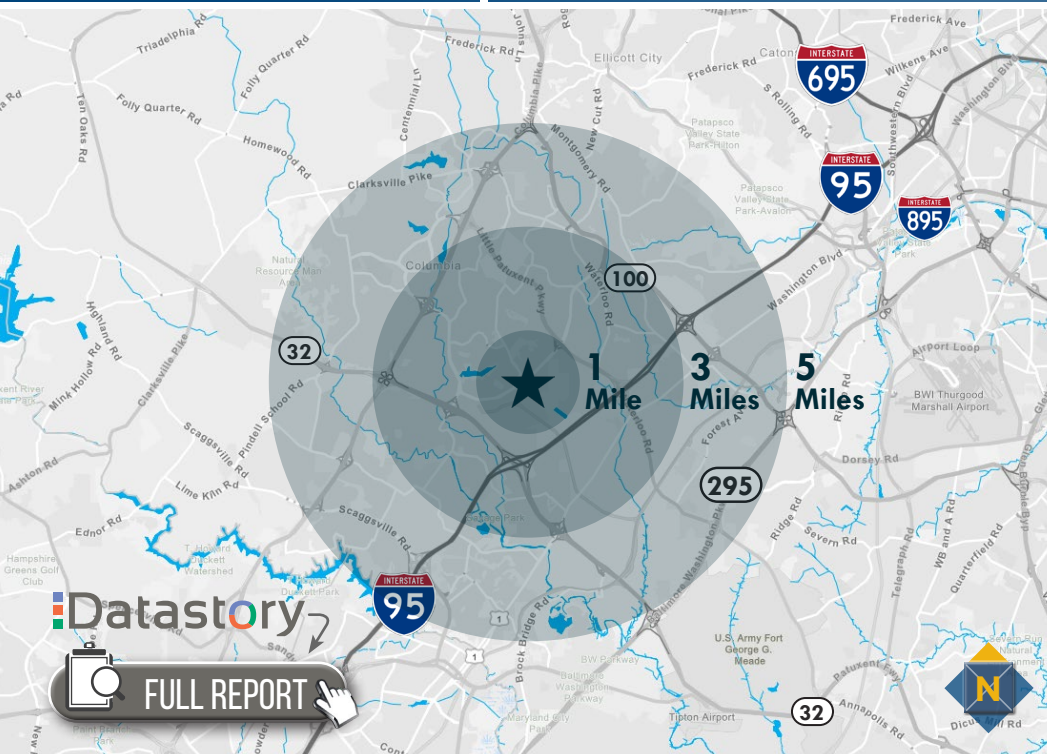


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LOCATION / DEMOGRAPHICS

9071 SNOWDEN RIVER PARKWAY | COLUMBIA, MARYLAND 21046



Datastory

FULL REPORT

RESIDENTIAL POPULATION

4,603
1 MILE
90,444
3 MILES
217,409
5 MILES

NUMBER OF HOUSEHOLDS

1,772
1 MILE
34,176
3 MILES
90,196
5 MILES

AVERAGE HH SIZE

2.59
1 MILE
2.62
3 MILES
2.63
5 MILES

MEDIAN AGE

38.7
1 MILE
37.4
3 MILES
37.9
5 MILES

AVERAGE HH INCOME

\$129,784
1 MILE
\$129,190
3 MILES
\$140,500
5 MILES

EDUCATION (COLLEGE+)

85.6%
1 MILE
81.0%
3 MILES
80.2%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.4%
1 MILE
90.6%
3 MILES
90.6%
5 MILES

DAYTIME POPULATION

10,199
1 MILE
101,453
3 MILES
228,547
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.

14%
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.

13%
URBAN CHIC
2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

9%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

LEARN MORE

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

LEARN MORE

2.39
AVERAGE HH SIZE
43.3
MEDIAN AGE
\$109,400
MEDIAN HH INCOME

LEARN MORE

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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