

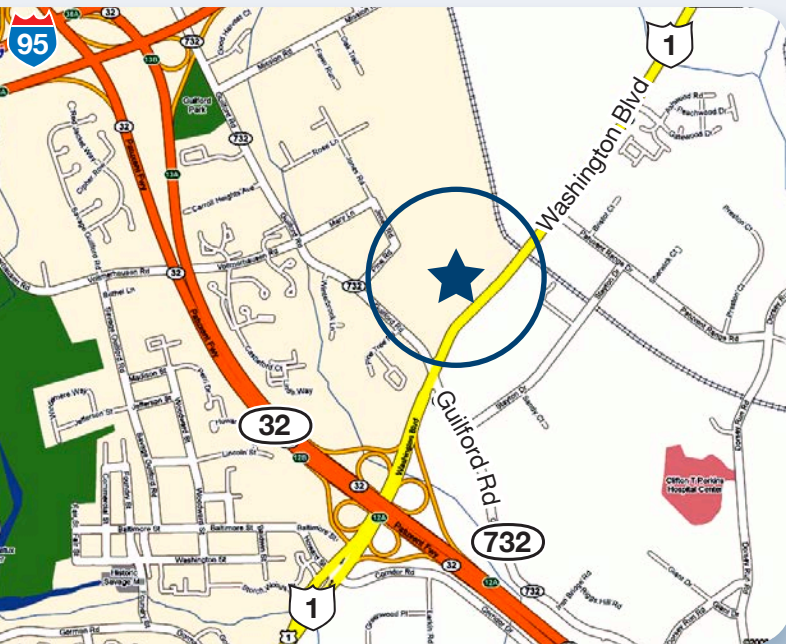
COLUMBIA JUNCTION PHASE III EXPANSION

8530 WASHINGTON BOULEVARD, JESSUP, MD 20794

JOIN THE LEARNING EXPERIENCE DAY CARE: PAD SITES FOR LEASE

NOW LEASING

- 3 pad sites now available
- Pad sites have drive-thru capability
- Ideal location along Rte. 1 just north of Rte. 32 in Howard County
- Expansion joins Phase I and II with Taco Bell, Royal Farm, McDonald's and ExtendedStay America
- Zoned B-2 for most flexible uses
- Positioned for population growth with Ft. Meade base relocation nearby



CENTER FACTS

DAILY TRAFFIC COUNTS	
Guilford Rd.	13,525
Rte. 1	36,525
Rte. 32	72,125

TYPE

Community Retail /Office Center

LOCATION

Rte. 1 & Rte. 32 in Jessup, MD/Howard County

PARKING SPACES 200 spaces

ACCESS Easy access from Rte. 1 & Guilford Road, Rte. 32 & Rte. 175

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,458	51,414	177,864
Households	2,040	16,042	59,048
Average HH Income	\$77,703	\$98,331	\$102,341

SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
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Columbia Junction is an established community shopping center hosting a combination of retail and office locations serving the communities of North Laurel, Columbia, Fort Meade and Savage. Ideally situated at the intersection of Rte. 1 and Guilford Road, this Howard County project offers the perfect combination of flexible uses with a highly-visible and easily accessible location. Designed to serve the surrounding neighborhoods, the center enjoys a popular tenant mix including McDonald's, Taco Bell, Royal Farm, ExtendedStay America, restaurants, nail salon, various offices and more. Nearby Fort Meade's base relocation program will bring additional population growth to an already popular community, adding to the vibrant environment at Columbia Junction. Whether you're looking for a retail location or an office space, Columbia Junction is the ideal center for a growing community of tenants. Join us!

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