

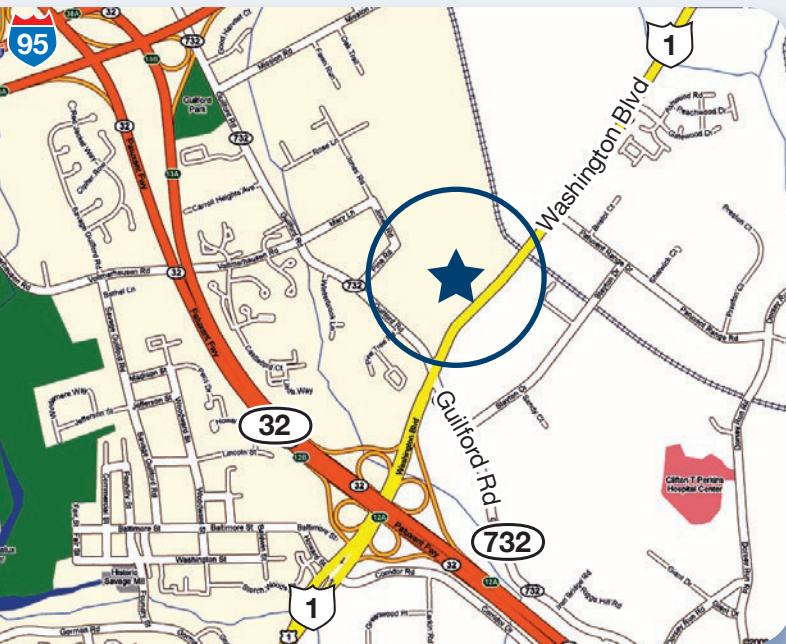
COLUMBIA JUNCTION PHASE III

8520-8530 WASHINGTON BOULEVARD, JESSUP, MD 20794

RETAIL/COMMERCIAL CENTER SERVING NORTH LAUREL, COLUMBIA, FT. MEADE & ELKBRIDGE

RETAIL/COMMERCIAL CENTER

- 18,000 square feet of retail space
- Ideal location along Rte. 1 just north of Rte. 32 in Howard County
- Expansion joins Phase I and II with Taco Bell, Royal Farms, McDonald's, and Extended Stay America. Popeye's joins center in Phase III expansion.
- Zoned B-2 for most flexible uses
- Positioned for population growth with Ft. Meade base relocation nearby
- Adjacent to the new high school – Jessup, Md



CENTER FACTS

TYPE

Community Retail /Office Center

LOCATION

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

SIZE 18,000 square feet plus two pad sites

PARKING SPACES 160 spaces

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

DAILY TRAFFIC COUNTS

Guilford Rd.	14,000
Rte. 1	36,000
Rte. 32	72,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,822	61,866	193,364
Households	2,174	21,263	70,119
Average HH Income	\$91,722	\$119,933	\$114,640

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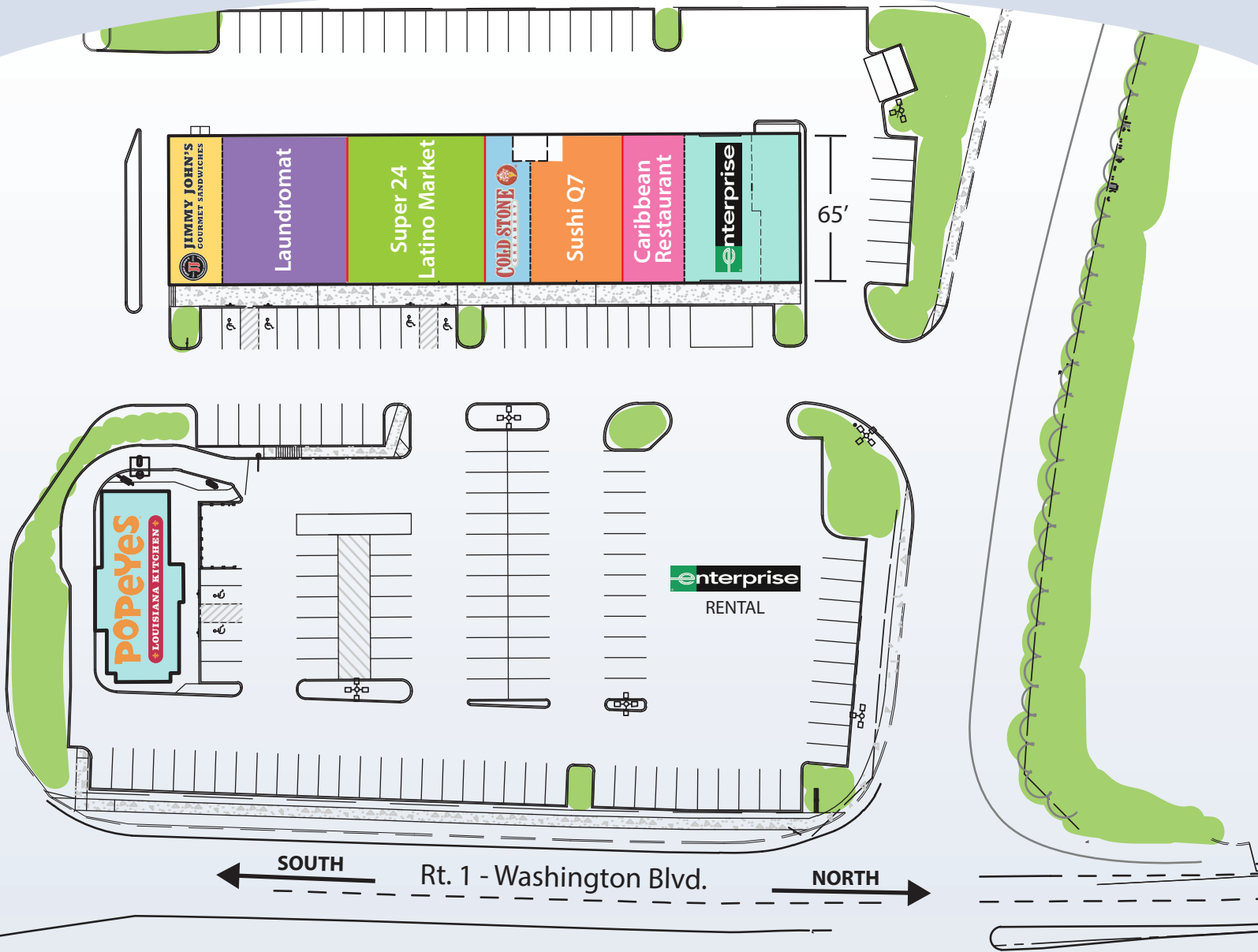
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