

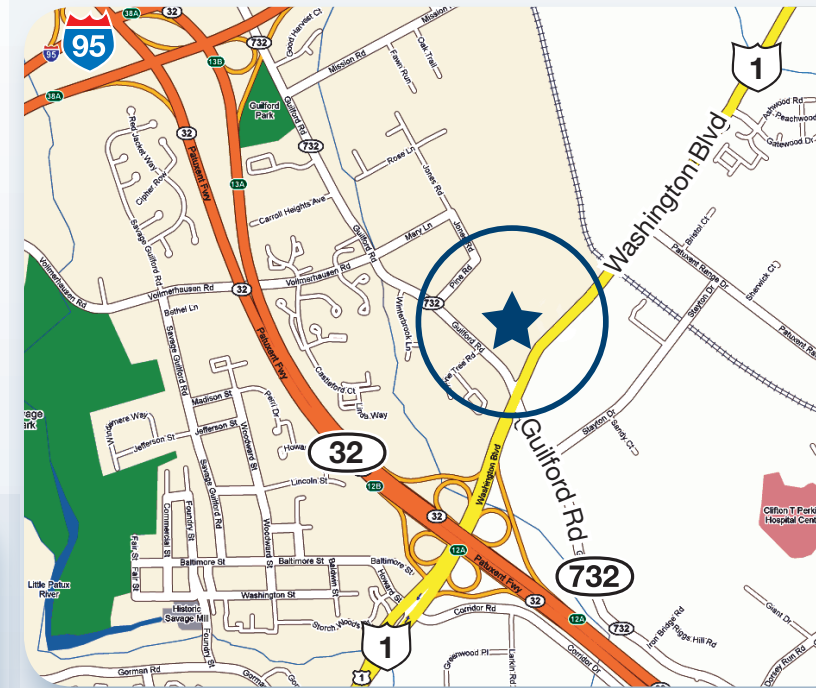
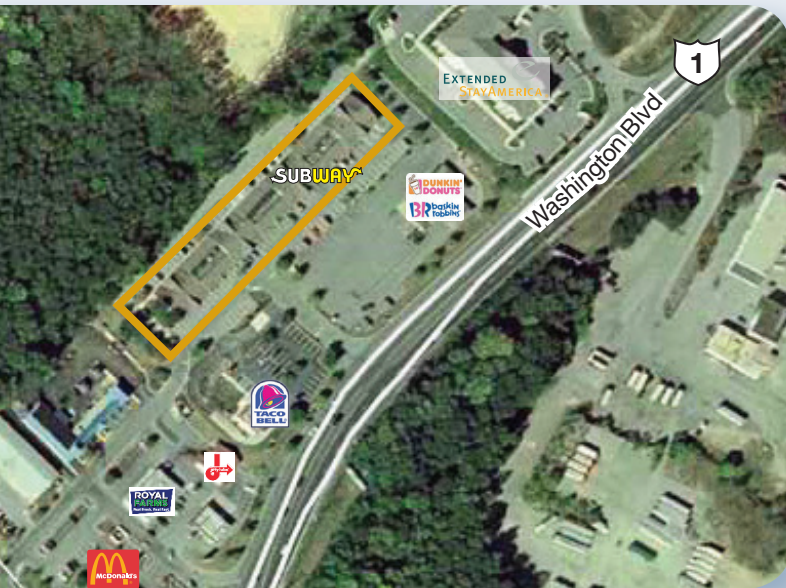
COLUMBIA JUNCTION

8610 WASHINGTON BLVD., JESSUP, MD 20794

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

SPACE FOR LEASE

- Spaces now available for office or retail use
- Flexible use and opportunity for growth
- Signage visibility from Rte. 1
- Varied tenants include Taco Bell, McDonald's, Royal Farm, Extended Stay America, Dunkin Donuts/Baskin Robbins
- Positioned for population growth with Ft. Meade base relocation nearby



CENTER FACTS

TYPE

Community Retail/Office Center

LOCATION

Rte. 1 & Guilford Road in Jessup, MD/Howard County

SIZE 47,191 square feet

PARKING SPACES 222

TENANTS

Center for Advanced Orthopedics, Superior Staffing, Nail Salon, Wine/Spirits, Restaurants, Dance Studio

SERVING Baltimore/Washington, DC/Annapolis Corridor

ACCESS Easy access from Guilford Road & Rte. 1

DAILY TRAFFIC COUNTS

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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,796	68,141	216,093
Households	2,177	23,084	79,093
Average HH Income	\$126,325	\$146,026	\$146,581

SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
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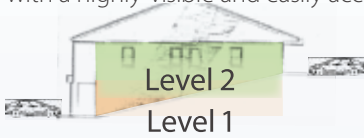
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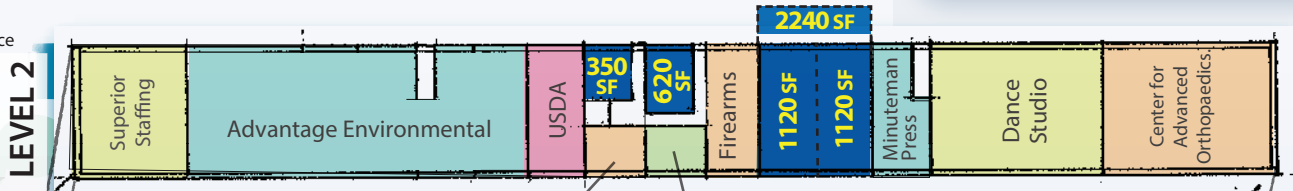
Columbia Junction is an established community shopping center hosting a combination of retail and office locations serving the communities of North Laurel, Columbia, Fort Meade and Elkridge. This Howard County project offers the perfect combination of flexible uses with a highly-visible and easily accessible location. The center hosts a varied and popular

tenant mix including McDonald's, Taco Bell, Royal Farm, Extended Stay America, Dunkin Donuts, Baskin Robbins, various restaurants, nail salon, offices and more. Columbia Junction is the ideal center for a growing community of tenants. Join us!



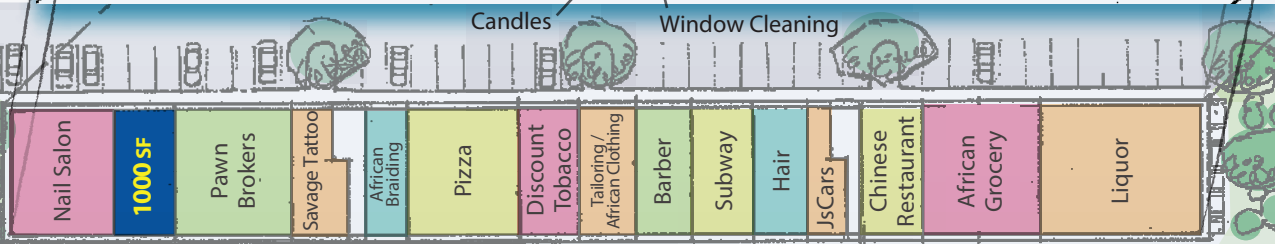
"Piggyback" style building for convenient on-level parking for both levels!

Vacant Space



LEVEL 2

LEVEL 1



Washington Blvd. (Rt. 1)

Washington Blvd. (Rt. 1)

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