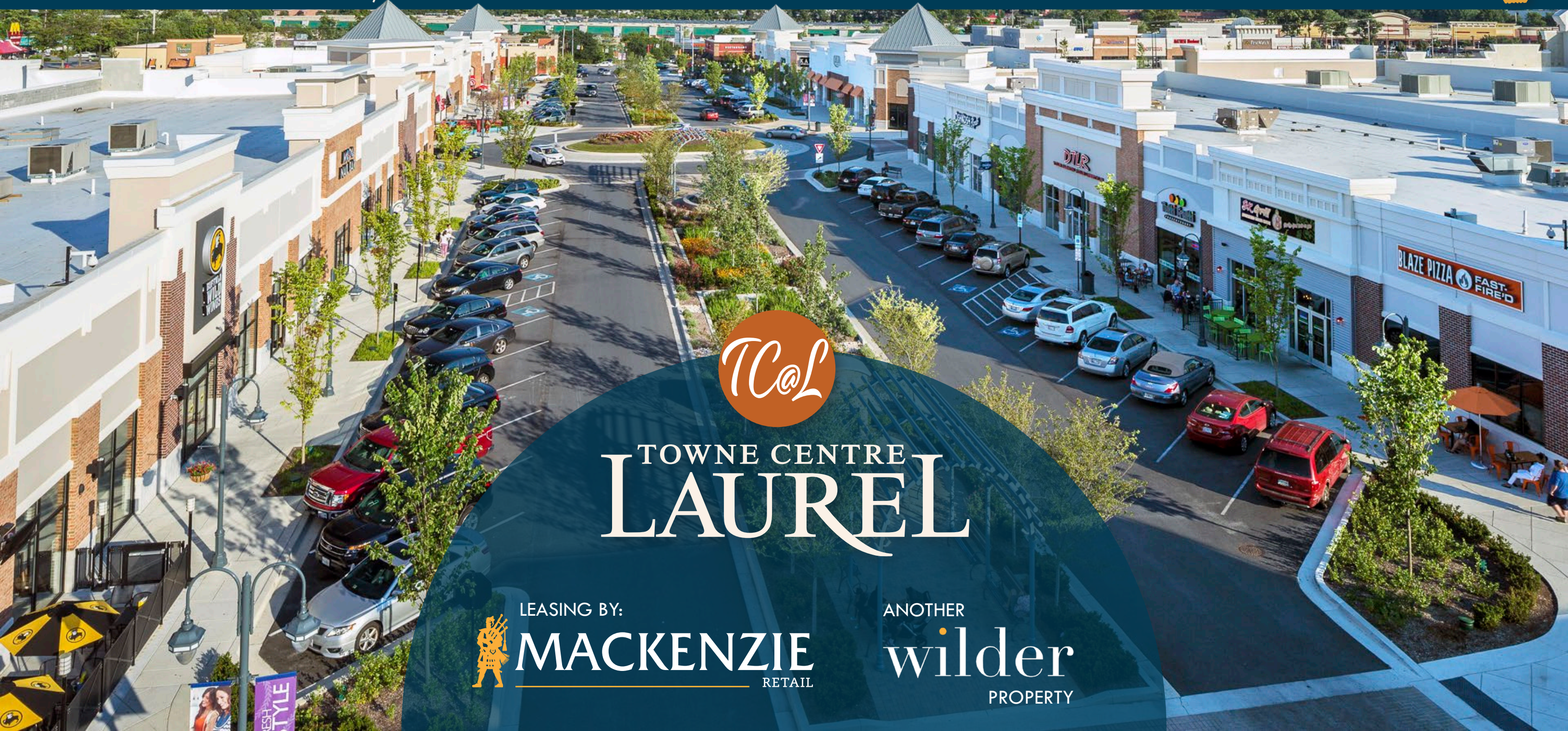


TOWNE CENTRE AT LAUREL



14708 BALTIMORE AVENUE LAUREL, MD 20707



TOWNE CENTRE LAUREL

LEASING BY:



MACKENZIE
RETAIL

ANOTHER

wilder
PROPERTY



TOWNE CENTRE AT LAUREL

Property Overview:

- Towne Centre at Laurel is a **392,500 square foot mixed-use shopping center** offering various retail shopping opportunities and multiple dining and entertainment options
- Convenient and well located community-oriented shopping center at the intersection of Baltimore Avenue and Cherry Lane, providing **easy access to I-95, Route 32 and the Capital Beltway**
- Over **37,000 vehicles per day** on Baltimore Avenue, providing a major thoroughfare between College Park and North Laurel
- Anchored by **Harris Teeter and Regal Cinemas**, Towne Centre at Laurel boasts national retailers that include Burlington, Old Navy, Ulta, Party City, Mattress Warehouse, Carter's, Panera Bread, Mission BBQ, Outback Steakhouse, BJ's & more!

Welcome to Laurel's freshest destination...

Join:





TOWNE CENTRE AT LAUREL



4TH ST

4TH ST

EVOLUTION

4 STORIES
340 UNITS

REGAL
CINEMAS

P

612-CAR CAPACITY

CHERRY LN

Harris Teeter
Neighborhood Food & Pharmacy

MD
FURNITURE
33,533 SF

OLD NAVY

DTLR
NStyle
OSHKOSH
Byrd
carter's

BUFFALO
WILD WINGS

MODO
NAIL BAR

Thai

Foot Locker

Burlington

Party City



LAUREL
LAKE

AVAILABLE:

BUILDING:	SF:
14712 BALTIMORE AVE	1,400-3,013 SF
14828 BALTIMORE AVE	2,000-5,727 SF
14704 BALTIMORE AVE*	33,533 SF

* Currently occupied by MD Furniture

CHERRY LN

ULTA

Nando's
FLATUS
EUROPEAN WAX CENTER
Kool

5,727 SF
Guitar Center

KAY
3,013 SF
SWEET ROLLED TACOS
CLUB PILATES
MISSION BBQ

Sarkuz
mezeh

live garden
ITALIAN KITCHEN

1

BALTIMORE AVE

1

BALTIMORE AVE





Current Opportunities

TOWNE CENTRE AT LAUREL



Laurel Trade Area



Towne Centre at Laurel

Harris Teeter, REGAL CINEMAS, ULTA, Burlington, OLD NAVY, carter's, OSHKOSH, CLUB PILATES, PartyCity, MISSION BBQ, noodles, FirstWatch, Panera, Sarku, mezeh, Guitar Center, ME, BUFFALO WILD WINGS, BJS, Nando's

Laurel Shopping Center

Giant, BAMI, Advance Auto Parts, Marshalls, HomeGoods, LA FITNESS, Starbucks, KIDS FIRST Swim Schools, SALLY BEAUTY, SHOE CITY, HARBOR FREIGHT, CHUCK E. CHEESE, Dunkin', Denny's, AutoZone, Walgreens, CVS, AMF, IHOP, Dunkin', Burger King, Hooters, Olive Garden, Double Dayz, Friday's, Double Dayz

Laurel Plaza

planet fitness, 2nd Ave, DOLLAR TREE

Russett Green

Wendy's, Walmart, Sam's Club

Maryland City Plaza

SHOPPERS, TJ-maxx, SUBWAY, Advance Auto Parts, FAMILY DOLLAR

Corridor Marketplace

TARGET, Panera, KOHL'S, Bob Evans, HOBBY LOBBY, ALDI, Chick-fil-A, BURGER KING, CHIPOTLE, STARBUCKS

Laurel Lakes Centre

LOWE'S, BEST BUY, ROSS, STAPLES, Michaels, POTBELLY, Famous Dave's, Red Lobster, Wendy's, DOLLAR TREE

Centre at Laurel

SHOPPERS, STARBUCKS, PET SMART, Applebee's, PLATOS, LONGHORN STEAKHOUSE, Chick-fil-A, Hampton Inn & Suites, Fairfield Inn & Suites, Marriott

Laurel Town Center

SUPER BEST INTERNATIONAL SUPERMARKET, TACO BELL, CVS pharmacy, Pep Boys, FAMILY DOLLAR, McDonald's

Crystal Plaza

FOOD LION, RITE AID, DUNKIN', The RoomStyle FURNITURE & MATTRESS

125 Food Away From Home

123 Furniture

124 Games/Crafts

124 Personal Care

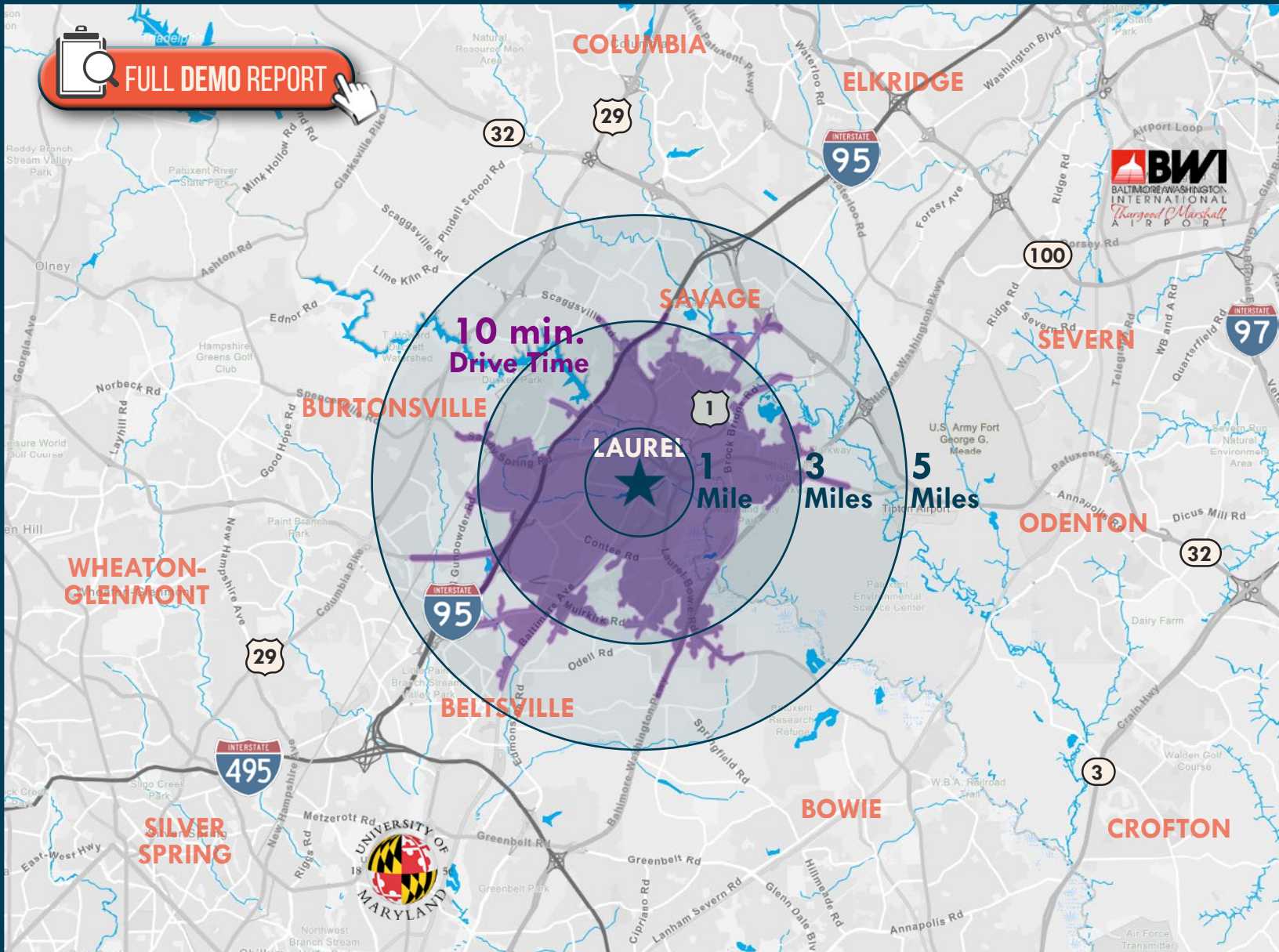
125 Apparel & Services

125 Sports/Rec. Exercise

Spending Potential Index (3 mi.)

The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

FULL DEMO REPORT



RESIDENTIAL POPULATION

25,062
1 MILE
100,115
3 MILES
182,737
5 MILES



NUMBER OF HOUSEHOLDS

9,832
1 MILE
36,902
3 MILES
65,906
5 MILES



AVERAGE HH SIZE

2.53
1 MILE
2.69
3 MILES
2.75
5 MILES



MEDIAN AGE

34.9
1 MILE
35.9
3 MILES
36.2
5 MILES



AVERAGE HH INCOME

\$103,989
1 MILE
\$124,135
3 MILES
\$135,721
5 MILES



EDUCATION (COLLEGE+)

63.1%
1 MILE
70.4%
3 MILES
73.6%
5 MILES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.1%
1 MILE
95.1%
3 MILES
94.8%
5 MILES



DAYTIME POPULATION

24,759
1 MILE
91,374
3 MILES
168,458
5 MILES

TOWNE CENTRE AT LAUREL



47%
ENTERPRISING PROFESSIONALS
10 MIN. DRIVE TIME

These residents are well educated and climbing the ladder in STEM (science, technology, engineering & 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

TAPESTRY PDF



12%
BRIGHT YOUNG PROFESSIONALS
10 MIN. DRIVE TIME

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

TAPESTRY PDF



7%
METRO FUSION
10 MIN. DRIVE TIME

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE
29.3
MEDIAN AGE
\$35,700
MEDIAN HH INCOME

TAPESTRY PDF



6%
SAVVY SUBURBANITES
10 MIN. DRIVE TIME

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

TAPESTRY PDF



REGAL CINEMAS
 at Towne Centre at Laurel
 is a **12-screen** theater
 complex featuring new
 release films, plush seating
 and a concessoin stand.



TOWNE CENTRE AT LAUREL





TOWNE CENTRE AT LAUREL

EVOLUTION

at Towne Centre at Laurel is the area's newest luxury community...

Completed in 2017, this 4-story, **340-unit** building offers residents a high quality of life with expansive amenities and distinct outdoor spaces, including three enclosed courtyards.



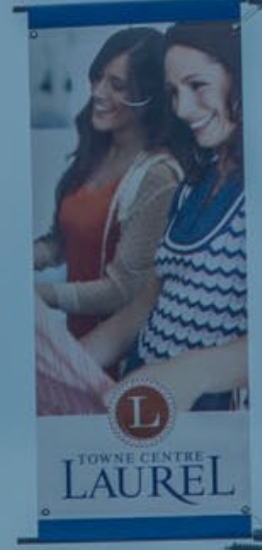
Every day is a good day at Towne Centre at Laurel. Throughout the year, patrons enjoy **community events**, free concerts, holiday programs and more!

www.visittcl.com





VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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