

FOR LEASE
LAUREL



13990 BALTIMORE AVE.
LAUREL, MD 20707

FOR LEASE



LOCATION REVIEW

LAUREL, MD 20707

LEASE PRICE:
\$12 NNN

AVAILABLE SF:
6,000SF

LOT SIZE:
1,4224 ACRES

HIGHLIGHTS:

- ▶ ELEVATOR ACCESS
- ▶ HIGHLY VISIBLE CORNER AT SIGNALIZED INTERSECTION
- ▶ HIGH TRAFFIC ROUTE 1 - 37,000 VPD
- ▶ WELL LOCATED IN THE LAUREL LAKES CORPORATE CENTER IN THE HEART OF LAUREL, MD WITH DIRECT FRONTAGE ON ROUTE 1



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LAUREL LAKES AVE

CYPRESS ST



13090 Cypress Ave

BALTIMORE AVE

SIGNALIZED INTERSECTION



BALTIMORE AVE

CYPRESS ST

FOR LEASE



SITE PLAN

LAUREL, MD 20707



Site Plan Key

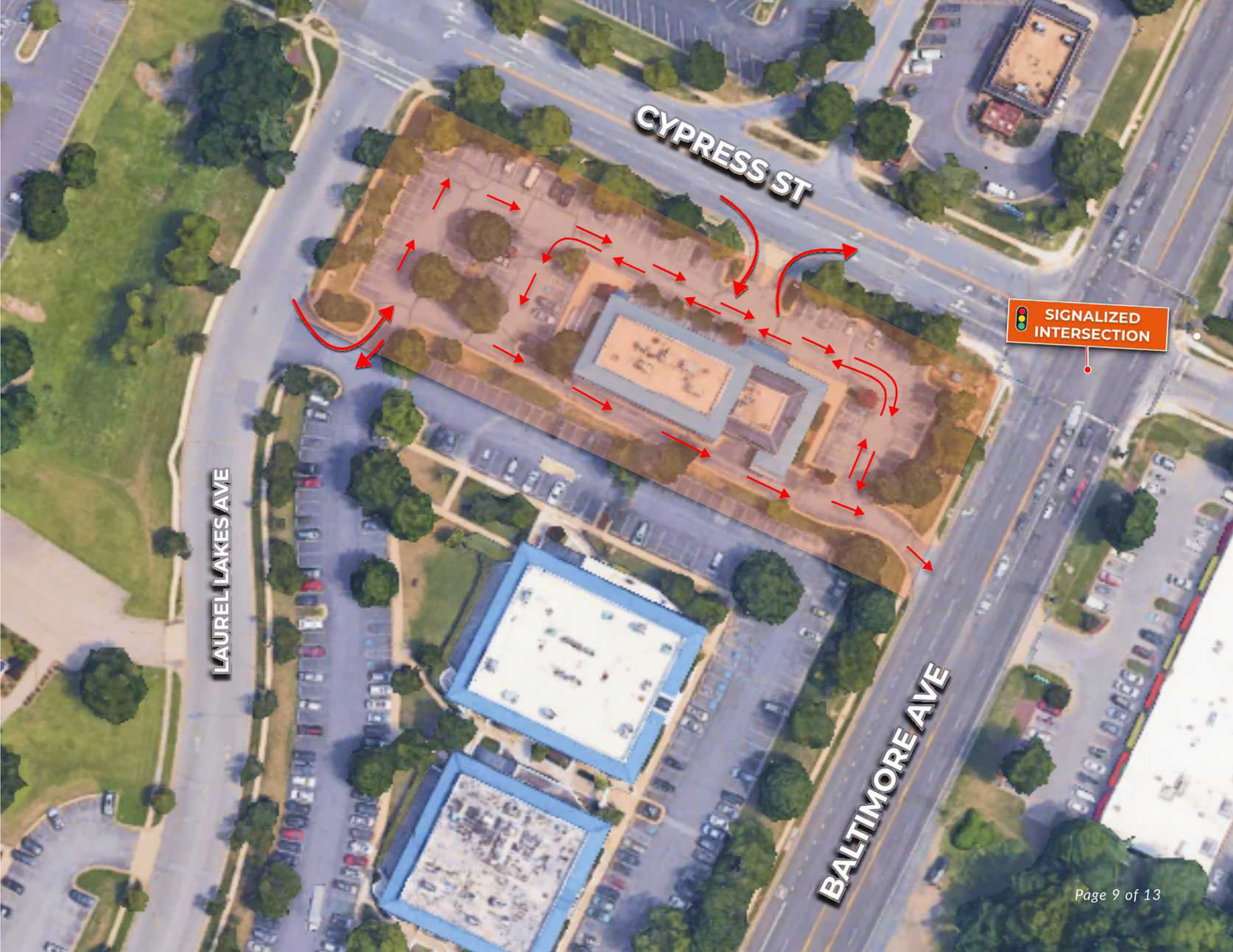
AVAILABLE

- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- DRIVE THRU

6,000SF
AVAILABLE

OFFICE SPACE
400SF - 2,100SF

6,000SF AVAILABLE



CYPRESS ST

SIGNALIZED
INTERSECTION

LAUREL LAKES AVE

BALTIMORE AVE

WEST LAUREL

- BURMD UPS HUB
- BABY STORKS MD
- UPS COSTUMER CENTER
- SHELL GASOLINE STATION.
- DOUBLETREE BY HILTON
- HOTEL LAUREL
- WSSC WATER(WASHINGTON SUBURBAN SANITARY COMMISSION)
- TUBBY'S LIQUORS
- T. HOWARD DUCKETT
- INTOUCH MOBILE SPA
- NICOLAS PELLON PIANO STUDIO

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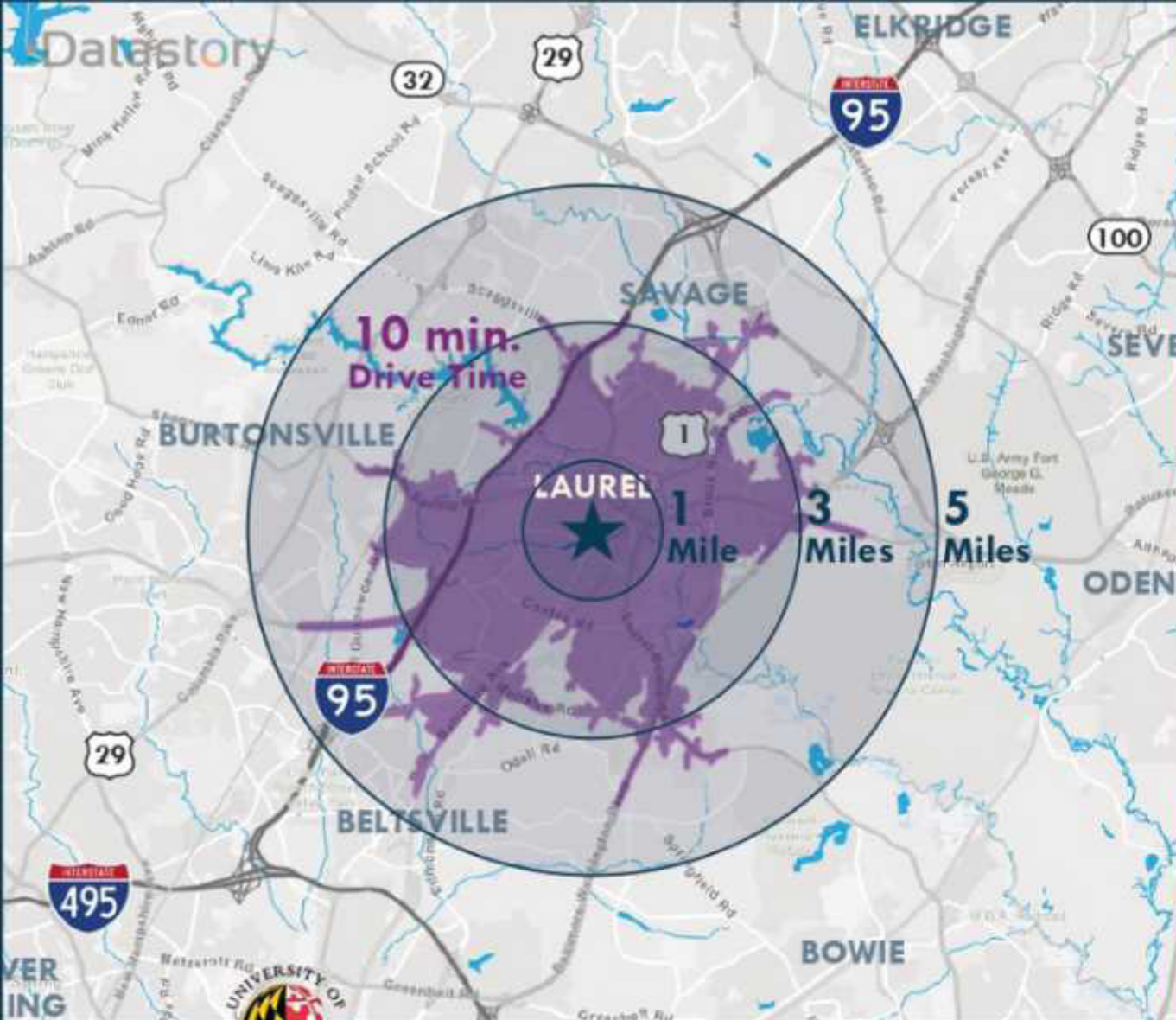
- STARBUCKS
- LE BON CAFE
- GOOD STYFF EATERY
- SWEETGREEN CAPITOL HILL
- NATIONAL CAPITAL BANK
- BANK OF FINANCIAL CENTER
- BALANCEGYM
- HILL HOUSE APARTMENT
- EASTERN MARKET
- MADISON CAFE
- CONGRESS MARKET
- FEDEX OFFICE PRINT & SHIP CENTER
- UNITED STATE CAPITOL
- LIBRARY OF CONGRESS

BELTSVILLE

- ATOMIC MUSIC
- HIP HOP FISH
- CARQUEST AUTO PARTS
- WENDY'S FAST FOOD
- EXXON GASOLINE STATION
- TACO BELL
- BANK OF AMERICA
- MOBILITY WORKS
- CAPITAL ONE BANK
- MC DONALD'S
- PET CO PET STORE
- MANDARIN DELIGHT
- AGAPE FAMILY HEALTH CENTER

SOUTH LAUREL

- MC DONALD'S
- TACOBELL
- TONY'S FURNITURE
- DEERFIELD RUN AND SQUARE NORTH APARTMENTS
- FOOD LION
- CAPITOL TECHNOLOGY
- UNIVERSITY
- FOOD LION
- CARPIN CONTRACTORS
- ID'S KITCHEN
- MAD COW GRILL
- LAUREL SHOPPOING CENTER



RESIDENTIAL POPULATION

23,206 - 1 MILE
92,166 - 3 MILES
169,999 - 5 MILES



EDUCATION (COLLEGE+)

59.4% - 1 MILE
68.2% - 3 MILES
72.0% - 5 MILES



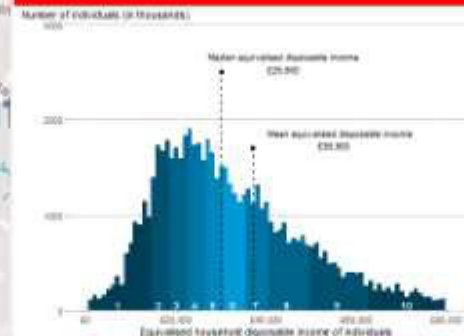
AVERAGE HOUSEHOLD SIZE

2.43 - 1 MILE
2.66 - 3 MILES
2.74 - 5 MILES



MEDIAN AGE

34.5 - 1 MILE
35.5 - 3 MILES
35.8 - 5 MILES



AVERAGE HOUSEHOLD INCOME

\$83,551 - 1 MILE
\$101,259 - 3 MILES
\$10,546 - 5 MILES



NUMBER OF HOUSEHOLDS

9,445 - 1 MILE
34,475 - 3 MILES
61,825 - 5 MILES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.7% - 1 MILE
95.4% - 3 MILES
95.2% - 5 MILES



DAYTIME POPULATION

25,127 - 1 MILE
81,934 - 3 MILES
151,231 - 5 MILES



41%

ENTERPRISING PROFESSIONALS

2.84 AVERAGE HH SIZE
35.3 MEDIAN AGE
\$86,6 MEDIAN HH INCOME

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.



15%

BRIGHT YOUNG PROFESSIONALS

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

These communities Are Home To Young, Educated, Working Professionals, Labor Force Participation Is High, Generately White Collar Work. Residents Are Physically Active And Up On The Latest Technology.



10%

METRO FUSION

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

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.



7%

YOUNG AND RESTLESS

2.04 AVERAGE HH SIZE
29.8 MEDIAN AGE
\$40,500 MEDIAN HH INCOME

These Well-Educated Young Workers, Some Of Whom Are Still Completing Their Education, Are Largely Employed In Professionals/ Technical Occupations. Smartphones: And The Internet Are A Way Of Life.