

FOR LEASE



13990 BALTIMORE AVE.

LAUREL, MD 20707

FOR LEASE

LAUREL

LOCATION REVIEW

LAUREL, MD 20707

LEASE PRICE:
\$16.00 NNN

AVAILABLE SF:
5,000SF WITH DRIVE THRU

LOT SIZE:
1.4224 ACRES

HIGHLIGHTS:

- ▶ OFFICE SPACE 400SF - 2,100SF AVAILABLE AT 2ND LEVEL.
- ▶ 5,000 SF AVAILABLE AT 3RD LEVEL.
- ▶ THE CORPORATE CENTER CONSIST OF 4 SEPARATE BUILDINGS
- ▶ LOCATED IN THE LAUREL LAKES CORPORATE CENTER IN THE HEART OF LAUREL, MD WITH DIRECT FRONTAGE ON ROUTE 1.
- ▶ INVESTMENT GRADE TENANCY OF LABCORP, A FORTUNE 500 COMPANY



Ross Conn |

📞 301-275-5509

🌐 AVENUEREALSTATELLC.COM

✉️ ROSS@AVENUEREALSTATELLC.COM

AVENUE REAL ESTATE, LLC | 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG MD 20878





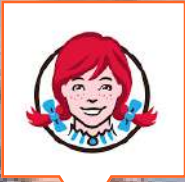
LAUREL LAKES AVE

CYPRESS ST



13990 Cypress Ave

BALTIMORE AVE



SIGNALIZED INTERSECTION



Prosperity
LIVING ORDERS & WELLNESS CENTERS

RED WING SHOES

KINGSWAY

America's Best WINGS

WTL
TAG & TITLE

LORVEN

E&A

Pizza Hut

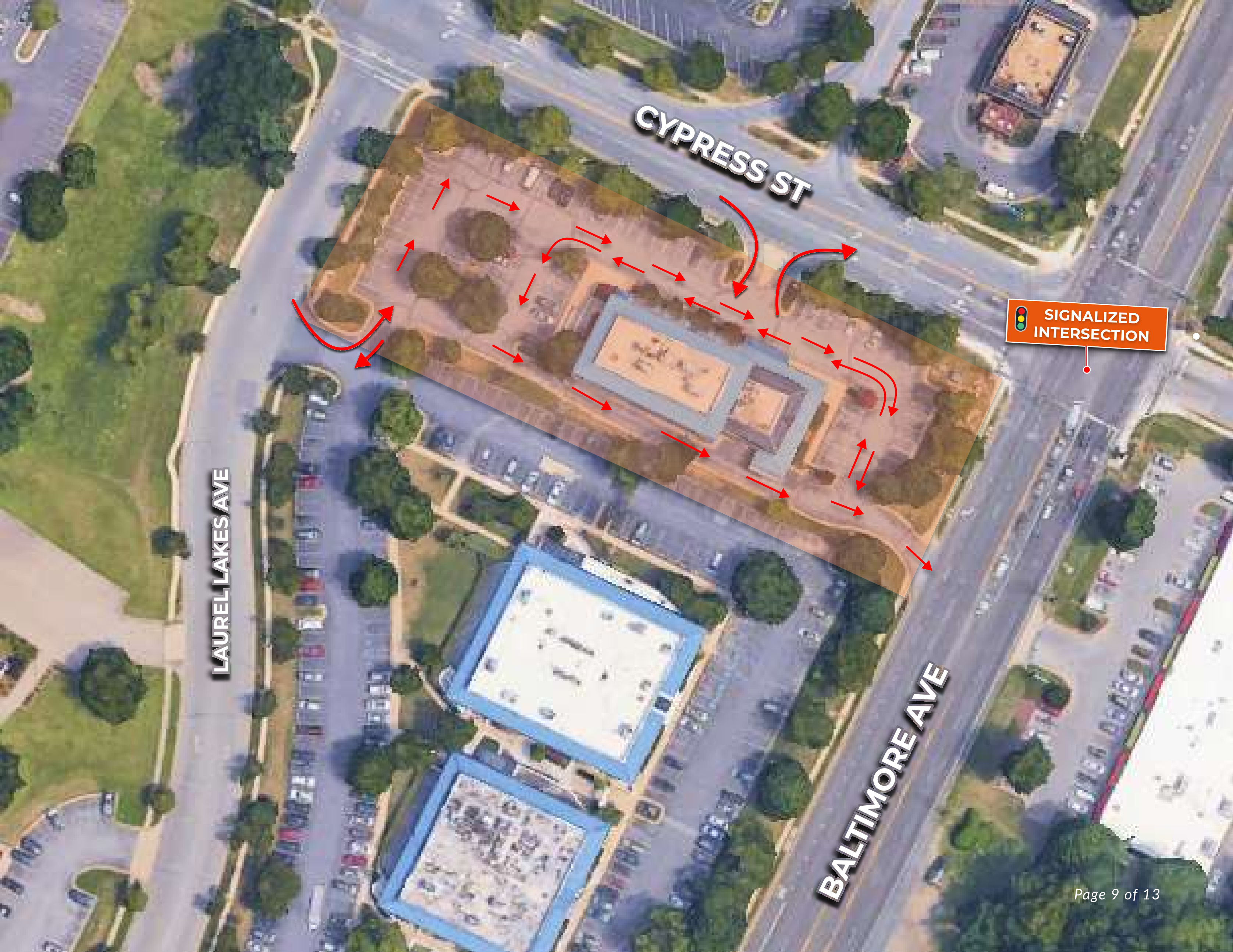
Soul Boat

Bitcoin OF AMERICA
a digital currency exchange

Valvoline
Instant Oil Change.

BALTIMORE AVE

CYPRESS ST



CYPRESS ST

LAUREL LAKES AVE

BALTIMORE AVE

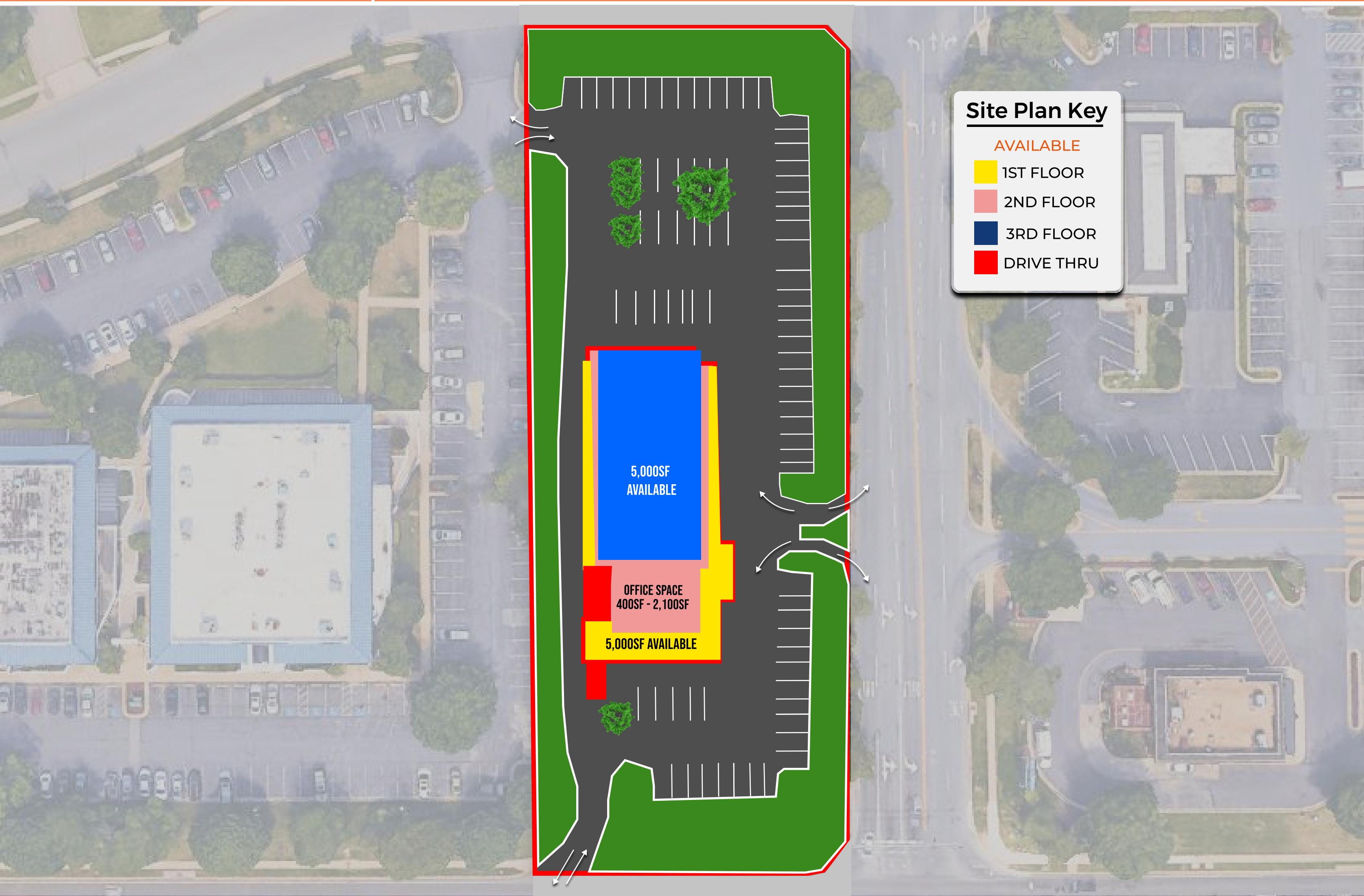
 **SIGNALIZED INTERSECTION**

FOR LEASE



SITE PLAN

LAUREL, MD 20707



Site Plan Key

AVAILABLE

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

5,000SF AVAILABLE

OFFICE SPACE
400SF - 2,100SF

5,000SF AVAILABLE

FOR LEASE

LAUREL

MAP

LAUREL, MD 20707



MULBERRY ST

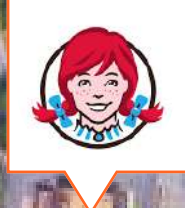
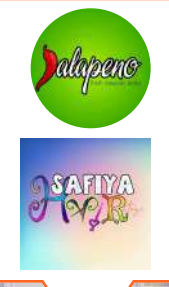
BRAYGREN RD

CYPRESS ST

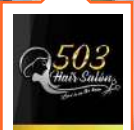
BALTIMORE AVE

SIGNALIZED INTERSECTION

BALTIMORE AVE



CARLAX USED CAR DEALER





TOWNE CENTRE AT LAUREL

Harris Teeter Neighborhood Food & Pharmacy, REGAL CINEMAS, ULTA, Burlington, OLD NAVY, carter's, OSHKOSH, CLUB PILATES, PartyCity, MISSION BBQ, noodles, FirstWatch, Panera, Sarku, mezeh, Curator Center, ME, BUFFALO WILD WINGS, BJ's, 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

LAUREL PLAZA

planet fitness, 2nd Ave, DOLLAR TREE

RUSSETT GREEN

Wendy's, Walmart, Sam's Club

LAUREL LAKES CENTRE

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

Holiday Inn Express

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-z, BURGER KING, CHIPOTLE, STARBUCKS

CENTRE AT LAUREL

SHOPPERS, STARBUCKS, PET SMART, Applebees, PLATO'S, LONGHORN STEAKHOUSE, Chick-fil-z

Hampton by Hilton, Fairfield Inn & Suites, Marriott, Pizza Hut, 7-Eleven

LAUREL TOWN CENTER

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

CRYSTAL PLAZA

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

200

BALTIMORE AVE

LAUREL BOWIE RD

198

FORT MEADE RD

295

295

RedRoof

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

13990 BALTIMORE AVE. LAUREL, MD 20707



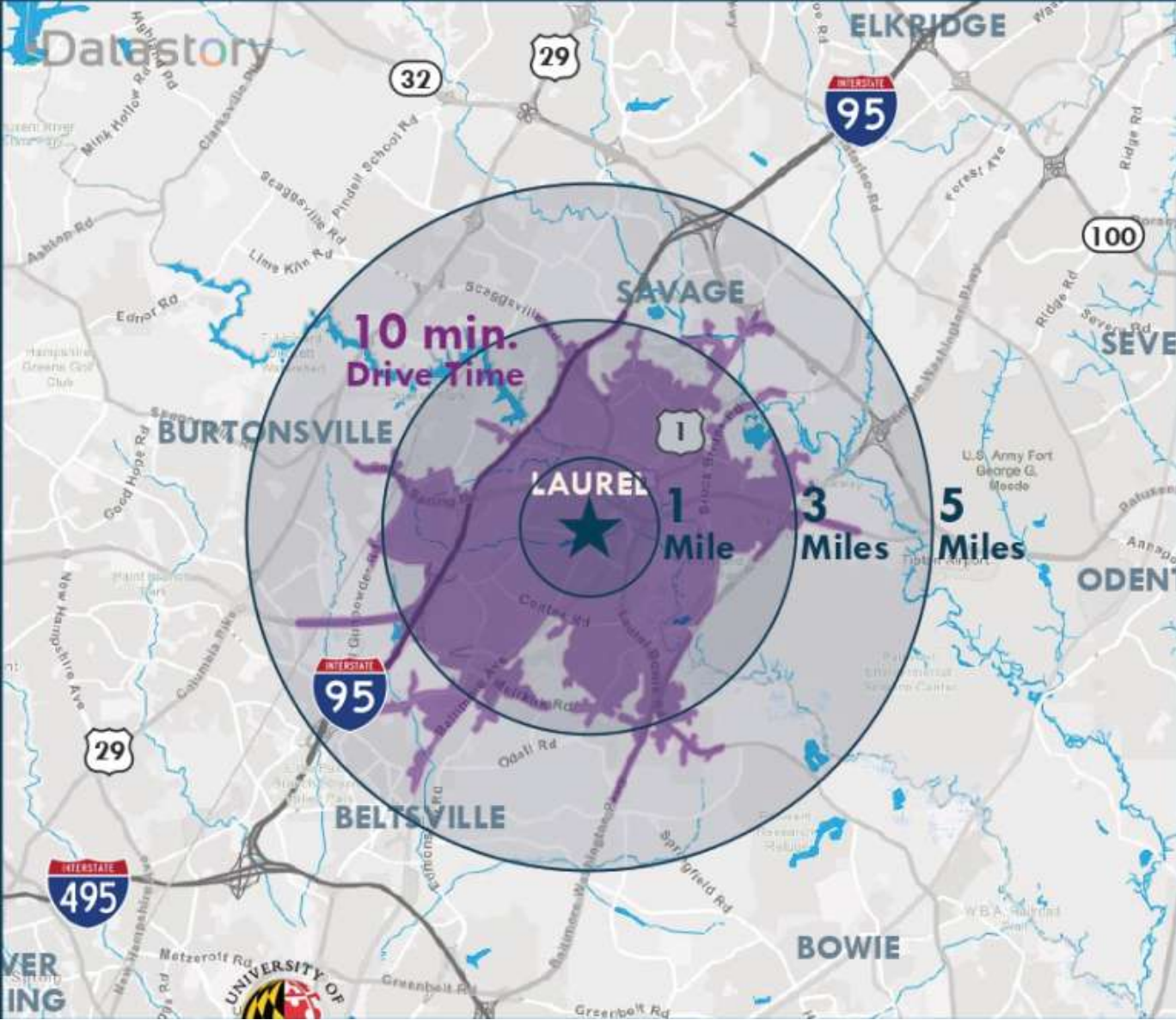
- STARBUCKS
- LE BON CAFE
- GOOD STYFF EATERY
- SWEETGREEN CAPITOL HILL
- NATIONAL CAPITAL BANK
- BANK OF FINANCIAL CENTER
- BALANCEGYM
- HILL HOUSE APARTMENT
- EASTERN MARKET
- MADISON CAFE
- CONGRESS MARKET
- FEDEX OFFICE PRINT & SHIP CENTER
- UNITED STATE CAPITOL
- LIBRARY OF CONGRESS

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



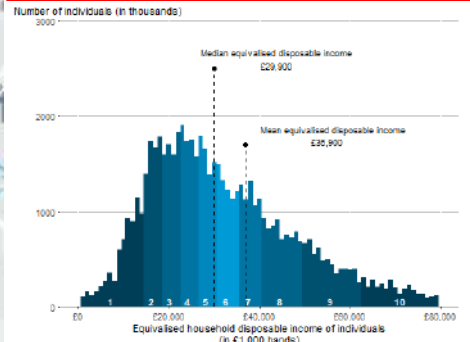
EDUCATION (COLLEGE+)
 59.4% - 1 MILE
 68.2% - 3 MILES
 72.0% - 5 MILES



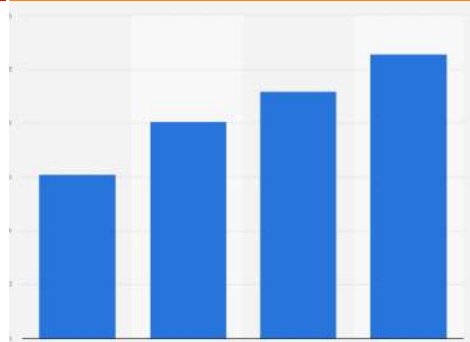
AVERAGE HOUSEHOLD SIZE
 2.43 - 1 MILE
 2.66 - 3 MILES
 2.74 - 5 MILES



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



10 MIN. DRIVE

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.



10 MIN. DRIVE

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, Generally White Collar Work. Residents Are Physically Active And Up On The Latest Technology.



10 MIN. DRIVE

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.



10 MIN. DRIVE

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.