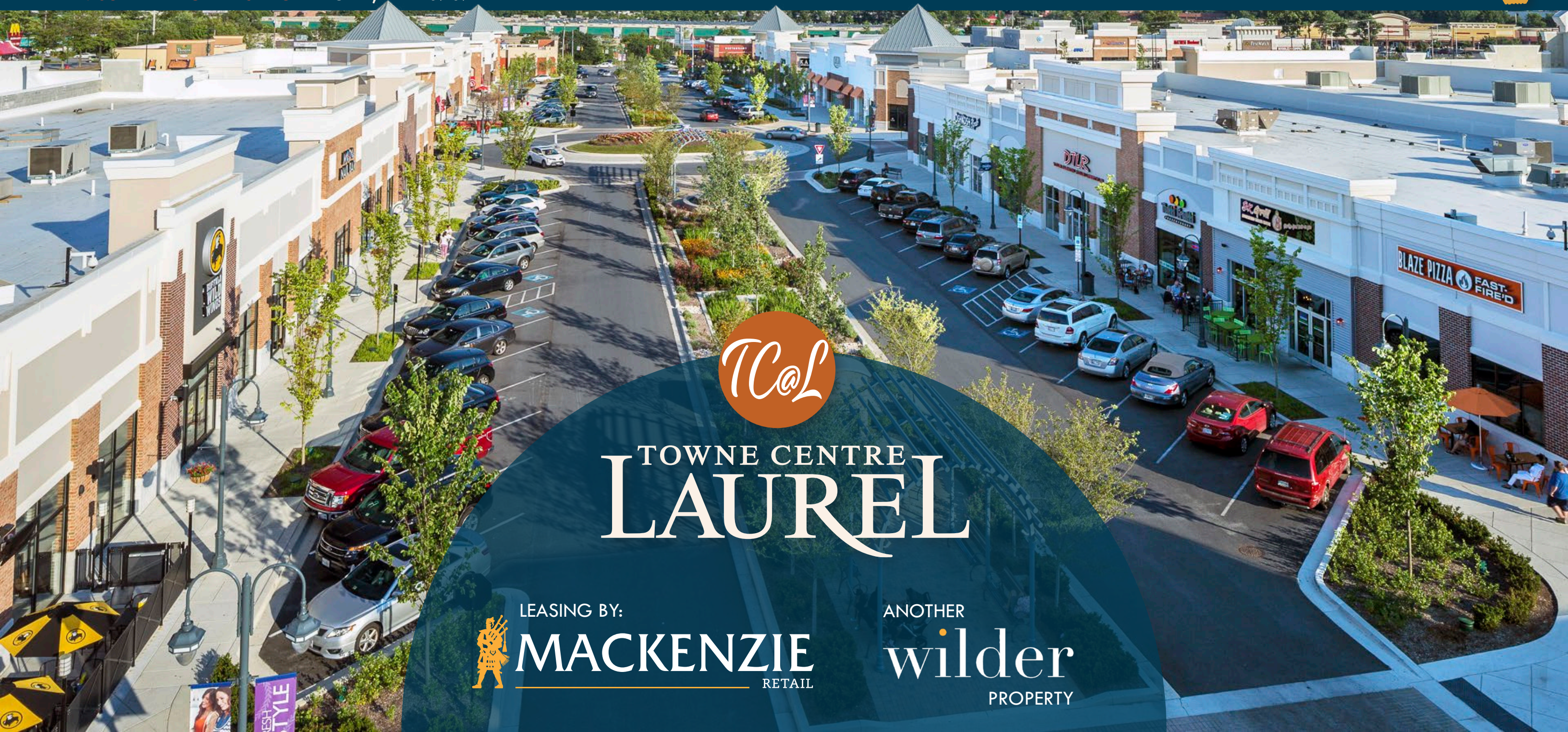


TOWNE CENTRE AT LAUREL



14708 BALTIMORE AVENUE LAUREL, MD 20707



TOWNE CENTRE
LAUREL

LEASING BY:



MACKENZIE
RETAIL

ANOTHER

wilder
PROPERTY



TOWNE CENTRE AT LAUREL

2

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

EVOLUTION

4 STORIES
340 UNITS

REGAL
CINEMAS

P
612-CAR CAPACITY

Harris Teeter
Neighborhood Food & Pharmacy

MD
FURNITURE
33,533 SF

OLD NAVY

BLAZE
MISS ULTA'S
TOUS les JOURS
DTLR
Nstyle
OSHKOSH
carter's

BUFFALO
WILD WINGS
MODO
NAIL BAR
7th
Foot Locker

Burlington

Hobby
Works

HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

HomeGoods

5,727 SF

Guitar
Center

V&V
TRENDSETTER
ULTA

Nando's
FLATUS
EUROPEAN WAX CENTER
Dumping District

KAY
ASHLEY STEWART
SWEET ROLLED TACOS
CLUB PILATES
MISSION BBQ

Sarku
1,238 SF
ME Massage Envy
mezeh

noodles
FirstWatch
MATRESS Warehouse
1,498 SF
NAVY FEDERAL Credit Union
at&t

BJ's
RESTAURANT
BREWHOUSE

OUTBACK
STEAKHOUSE

Tanaka

McDonald's

NTS

LAUREL
LAKE

AVAILABLE:

BUILDING:	SF:
14700 BALTIMORE AVE	1,498 SF
14720 BALTIMORE AVE	1,238 SF
14828 BALTIMORE AVE	2,000-5,727 SF
14704 BALTIMORE AVE*	33,533 SF

* Currently occupied by MD Furniture

CHERRY LN

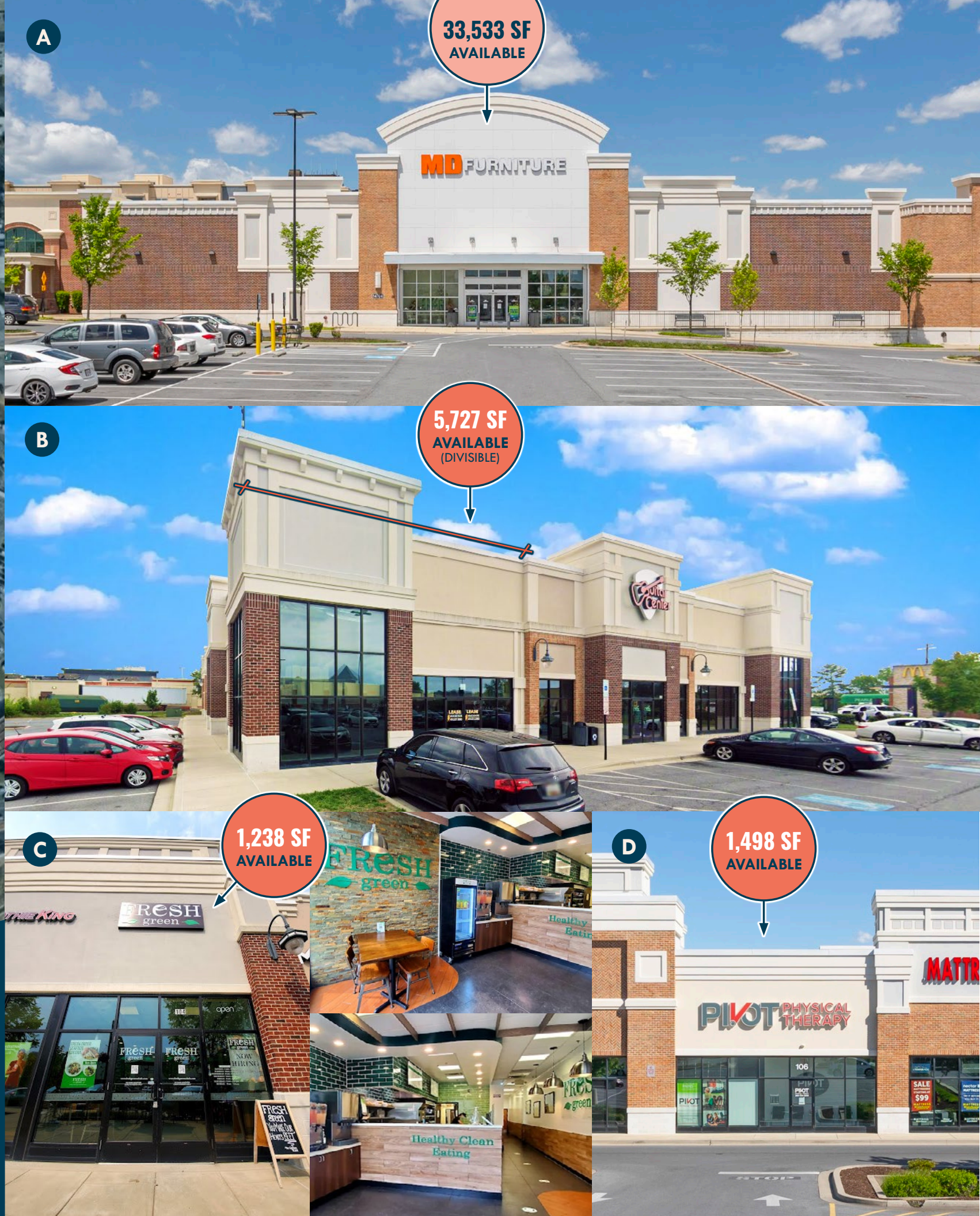
BALTIMORE AVE





TOWNE CENTRE AT LAUREL

CURRENT OPPORTUNITIES

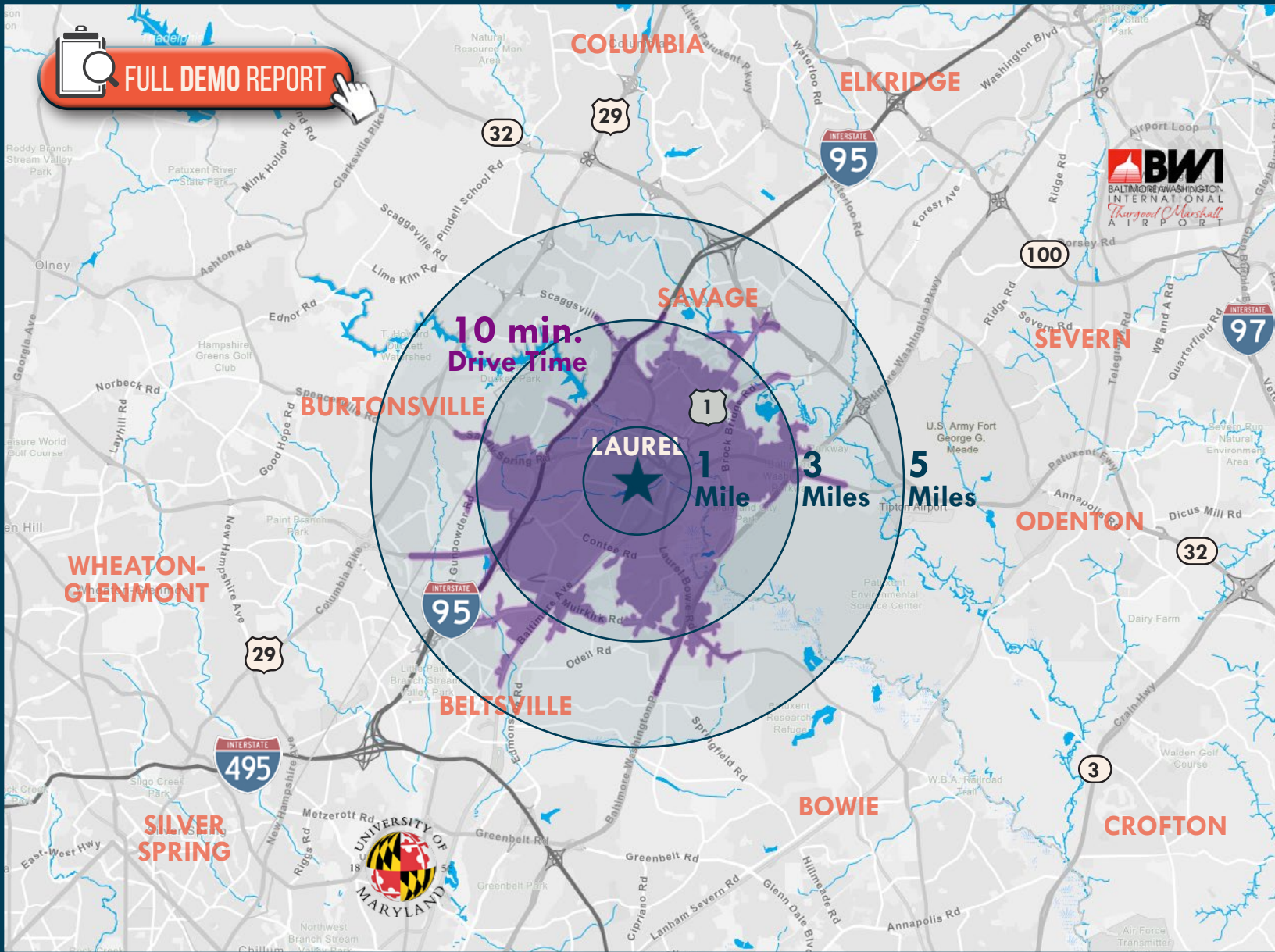


Laurel Trade Area



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**.



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

7

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 concessions 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.



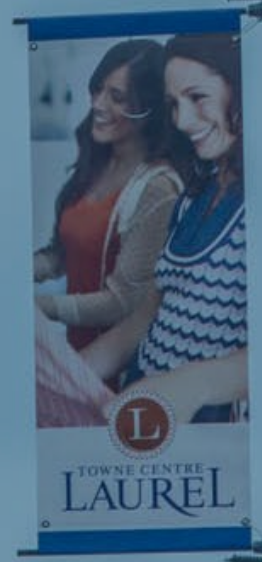
Every day is a good day at Towne Centre at Laurel. Throughout the year, patrons enjoy **community events**, free concerts, holiday programs and more!

www.visittcl.com





VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



ANOTHER
wilder
PROPERTY

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