

# COMMERCIAL SPACE FOR LEASE

## LAUREL I & II

13919-13929 Baltimore Ave  
Laurel, MD 20707

### FEATURING:

UNIT	S.F.
13919 Unit 4	2,850
13919 Unit 2	3,550

### DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,431	82,650	167,444
AVERAGE HH INCOME	\$74,189	\$76,234	\$84,545
AVERAGE AGE	34.90	36.10	36.10
POPULATION GROWTH: 2017-2022	5.01%	4.88%	4.96%

### IN THE AREA: 1 MILE RADIUS



### OVERVIEW:

**Unit #2** at Laurel I, is an open rectangle ideal for any retail use, previously an event space. **Unit #4** at Laurel II, features a grease trap, W/I freezer, hood, refrigerators, large sink, plumbing for 4 bathrooms, 1 toilet and new electrical. Existing tables & chairs, with a private event/dining room offers great potential as a 2nd gen restaurant. Laurel I & II are free standing side by side strip centers on Baltimore Ave (US 1), separated by Cypress St. Laurel I is comprised of 10,000 sq. ft., 6 units; Laurel II is comprised of approximately 18,000 sq. ft., 10 units, and both have ample front and rear parking. Excellent exposure on Baltimore Avenue, along with signage for drive-by visibility. Join a strong tenant mix consisting of successful businesses: Red Wing Shoes, Pizza Hut, Wells Fargo, Mattress Company, Papa John's, Soul Boat Fish Market, Pharmacy, Beauty Supply, Mini Mart, Massage, Hair and Nail Salons.

### STREET VISIBILITY: LAUREL I



GREAT LOCATION



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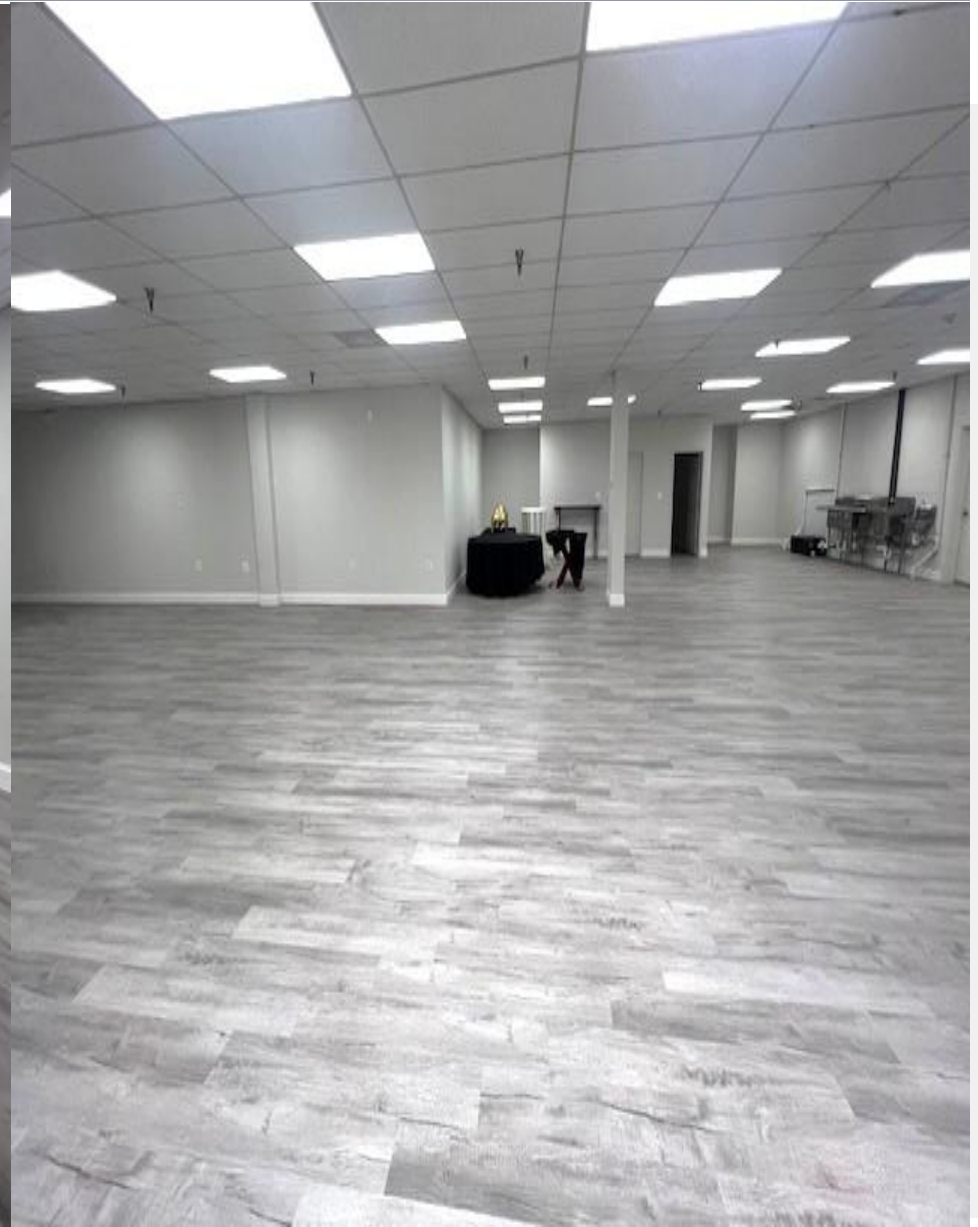
[WWW.WOODMONT.US](http://WWW.WOODMONT.US)

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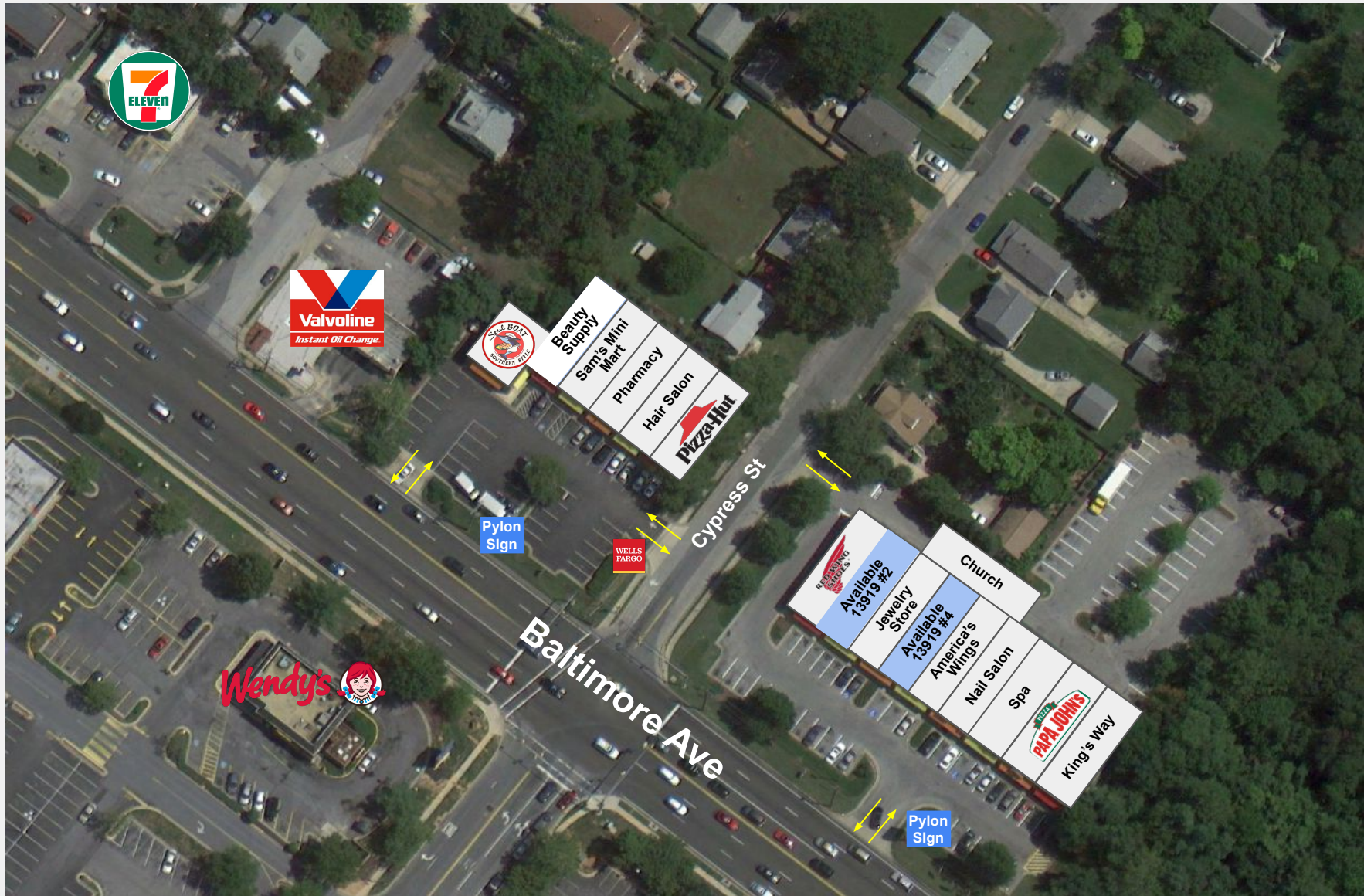
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