

# FOR LEASE



LAUREL

## 13990 BALTIMORE AVE.

LAUREL, MD 20707

# FOR LEASE



# LOCATION REVIEW

LAUREL, MD 20707

**LEASE PRICE:**  
\$25 NNN

**AVAILABLE SF:**  
1,300SF

**LOT SIZE:**  
1,4224 ACRES

## HIGHLIGHTS:

- ▶ 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



Ross Conn | ☎ 301-275-5509 | 🌐 AVENUEREALESTATELLC.COM | ✉ ROSS@AVENUEREALESTATELLC.COM  
AVENUE REAL ESTATE, LLC | 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG MD 20878





**FOR LEASE**  
LAUREL

**2ND FLOOR ACCESS**  
LAUREL, MD 20707



**2ND FLOOR SPACE HAS DIRECT ACCESS FROM THE  
PARKING LOT AND ACCESSIBLE HANDICAP RAMP**

# 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

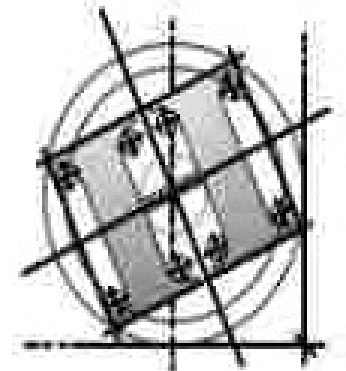
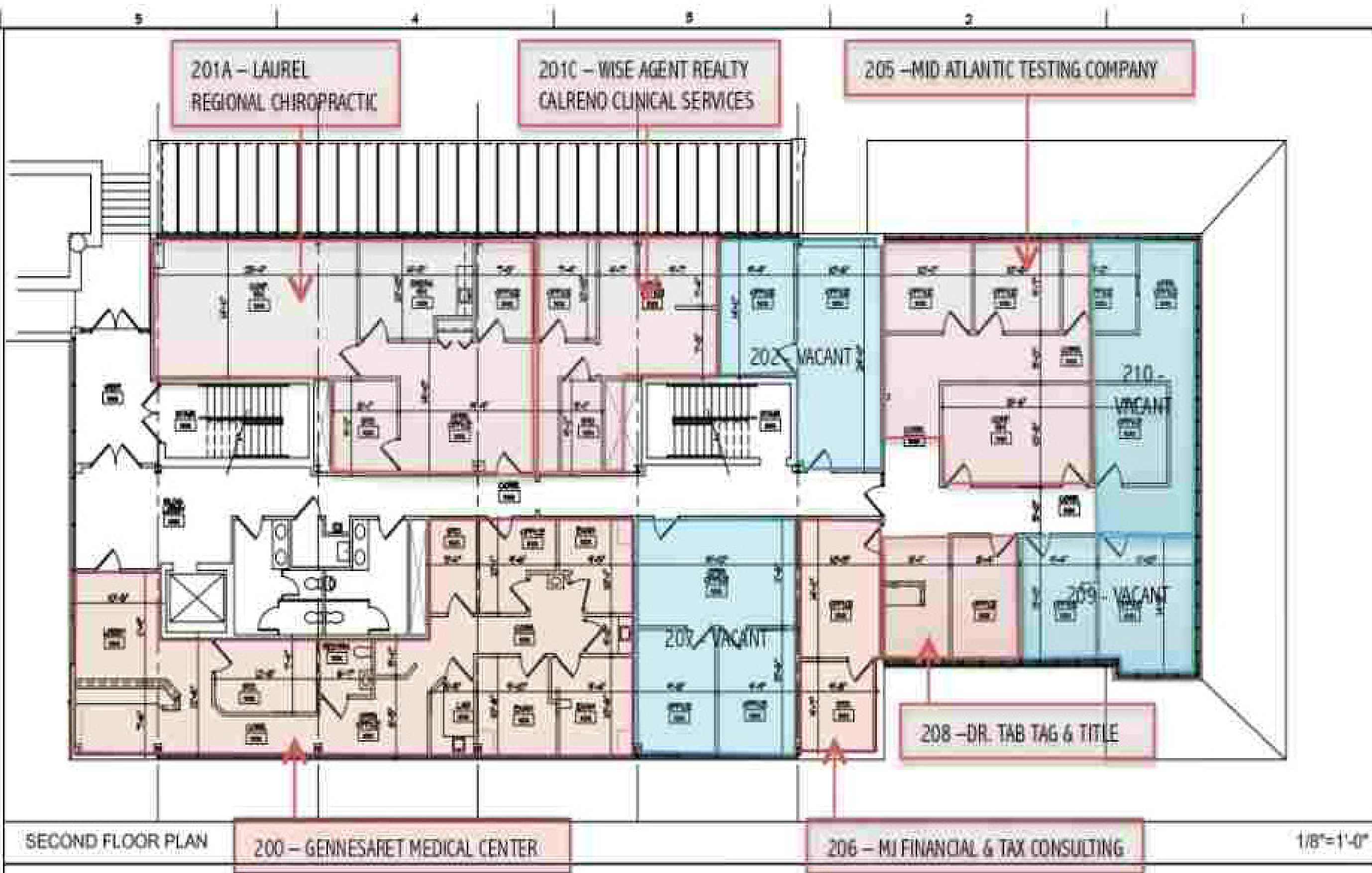
6,000SF AVAILABLE

# FOR LEASE



# 2ND FLOOR PLAN

LAUREL, MD 20707



HEATH DESIGN GROUP, LLC  
515 NORTH CHARLES STREET SUITE 400  
BALTIMORE, MARYLAND 21201  
PH: 410-752-2100 FAX: 410-752-2102  
www.heathdesigngroup.com  
CONSULT

**DIPLOMAT  
BUILDING**

13990 BALTIMORE BLVD.  
LAUREL, MD





**LAUREL, MD 20707**





## 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

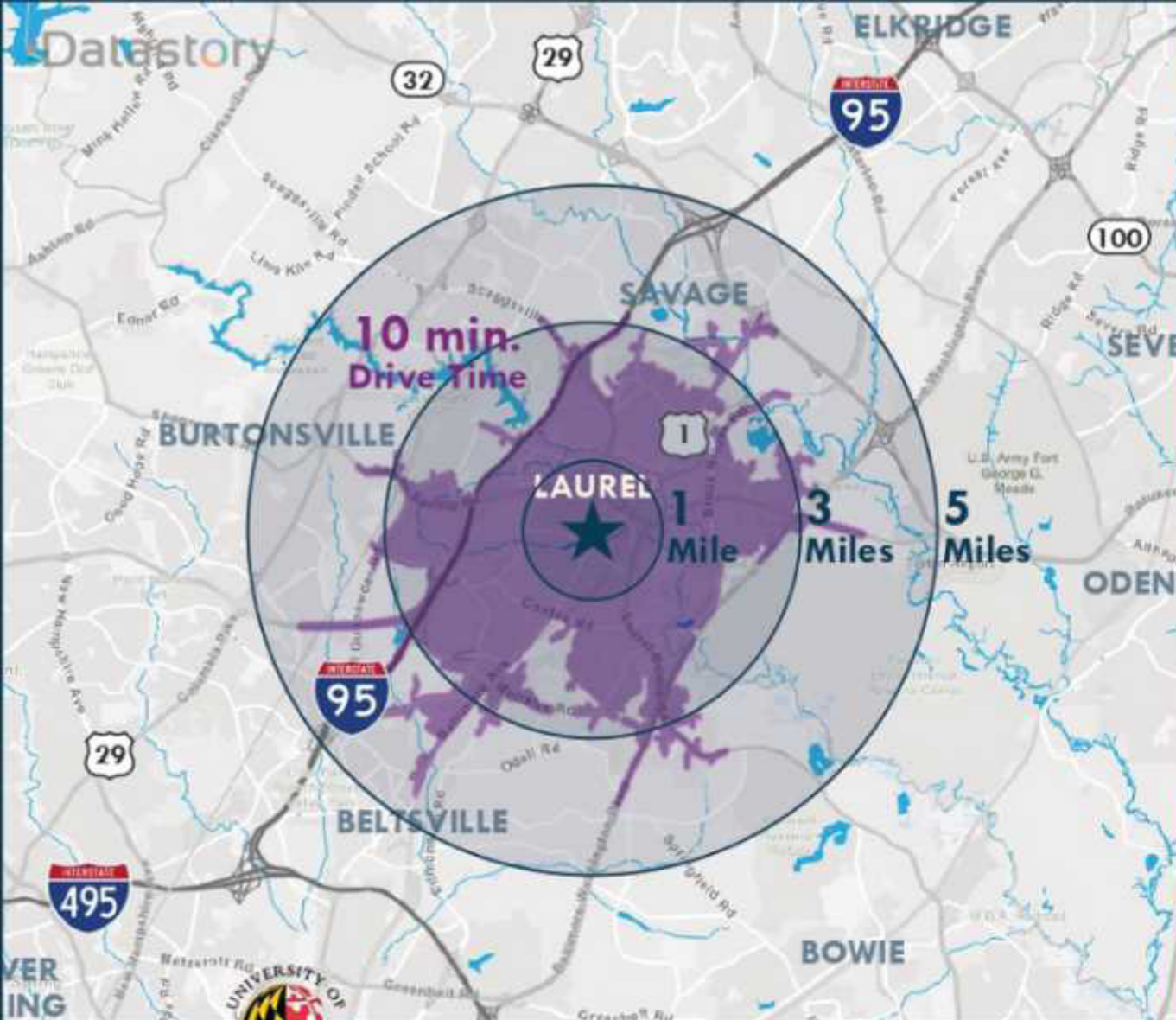
## BELTSVILLE

- 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



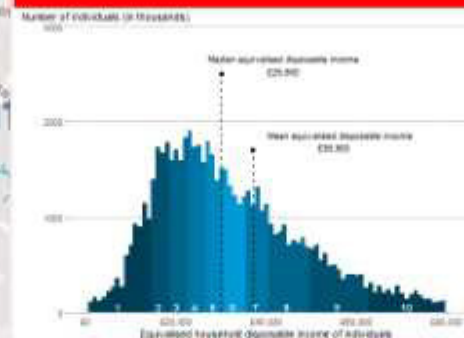
#### AVERAGE HOUSEHOLD SIZE

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



**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.