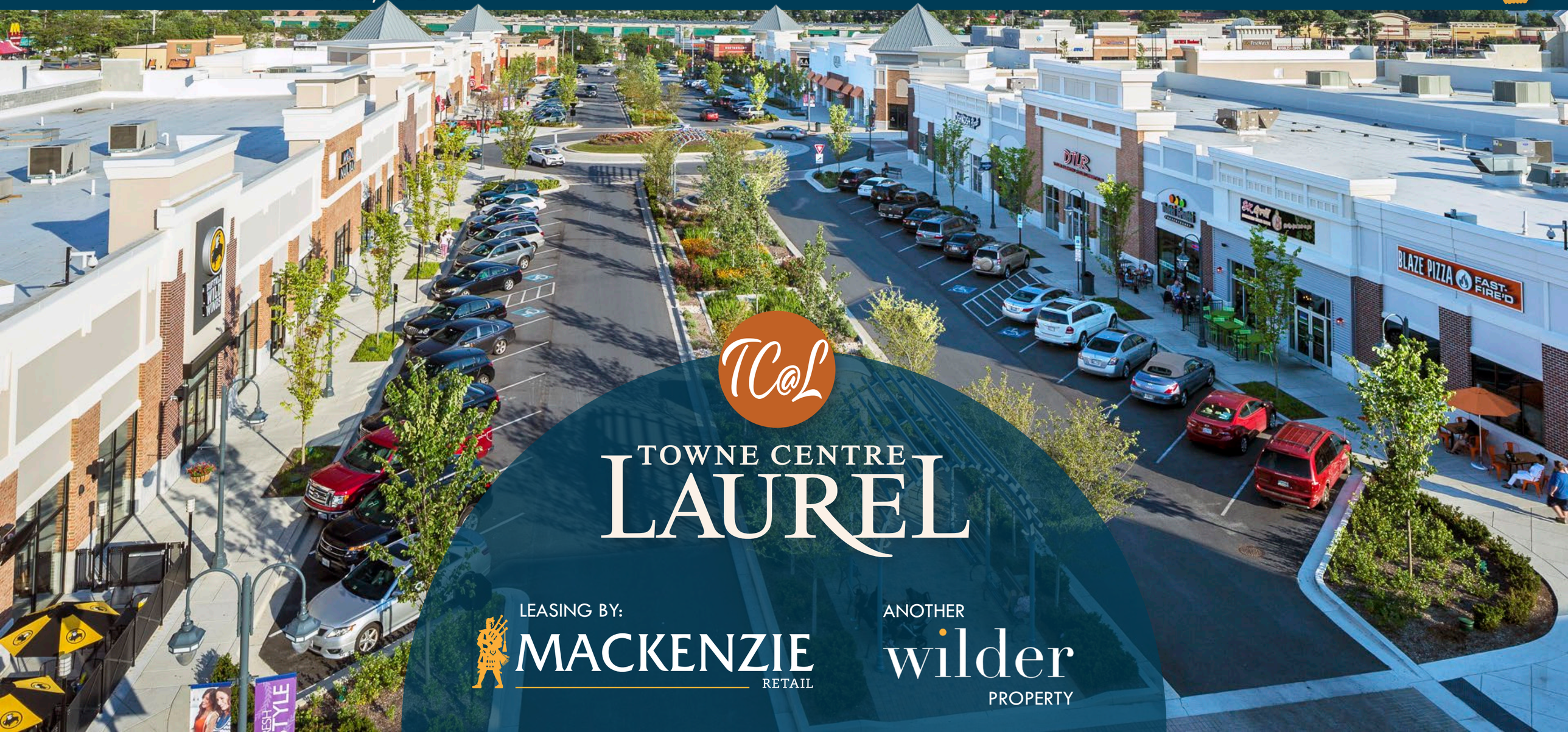
TOWNE CENTRE AT LAUREL

14708 BALTIMORE AVENUE LAUREL, MD 20707



TCaL

TOWNE CENTRE
LAUREL

LEASING BY:
MACKENZIE
RETAIL

ANOTHER
wilder
PROPERTY





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:

Harris Teeter Neighborhood Food & Pharmacy · MD Furniture · Regal · BJ's Restaurant Brewhouse · Buffalo Wild Wings · Mission BBQ · Burlington · Old Navy · Foot Locker · Ulta Beauty · Outback Steakhouse · Nando's Peri-Peri Chicken · noodles & company · Club Pilates · Panera Bread · Guitar Center · carter's · Kay Jewelers · FirstWatch The Daytime Café



TOWNE CENTRE AT LAUREL

4TH ST

EVOLUTION

4 STORIES
340 UNITS

REGAL

612-CAR CAPACITY

Harris Teeter
Neighborhood Food & Pharmacy

7,788 SF

25,791 SF
DEAL PENDING

OLD NAVY

BLAZE PIZZA
MISS KIM
TOUS les JOURS
DTLR
N'STYLE
OSHKOSH B'gosh
carter's

BUFFALO WILD WINGS
MODO NAIL BAR
Thai
Foot Locker

37,714 SF
DEAL PENDING

Burlington

LAUREL LAKE



AVAILABLE:

BUILDING:	SF:
14720 BALTIMORE AVE	1,256 SF
14722 BALTIMORE AVE	2,641 SF
14828 BALTIMORE AVE	2,000-5,727 SF
14704 BALTIMORE AVE	7,788 SF

CHERRY LN

ULTA TRENDSETTER

KAY JEWELERS
ASHLEY STEWART
SWEET ROLLED TACOS
CLUB PILATES
MISSION BBQ

Nando's PERi-PERi CHICKEN
THE JOINT chiropractic
2,641 SF
EUROPEAN WAX CENTER
Dumpling District

Sarku JAPAN
Hair Cuttery
Smoothie King
1,256 SF
ME Massage Envy
mezeh

5,727 SF
Guitar Center

HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

HomeGoods

Hobby Works

Olive Garden

noodles
FirstWatch
MATTRESS Warehouse
NAVY FEDERAL Credit Union
PORT OF SUDS
BEST BUY
at&t

BJ's RESTAURANT BREWHOUSE

OUTBACK STEAKHOUSE

Panera BREAD

McDonald's

NTB TIRES • SERVICE • BRAKES • BATTERIES

1 BALTIMORE AVE



CURRENT OPPORTUNITIES

TOWNE CENTRE AT LAUREL









Laurel Trade Area



125 Food Away From Home

123 Furniture

124 Games/ Crafts

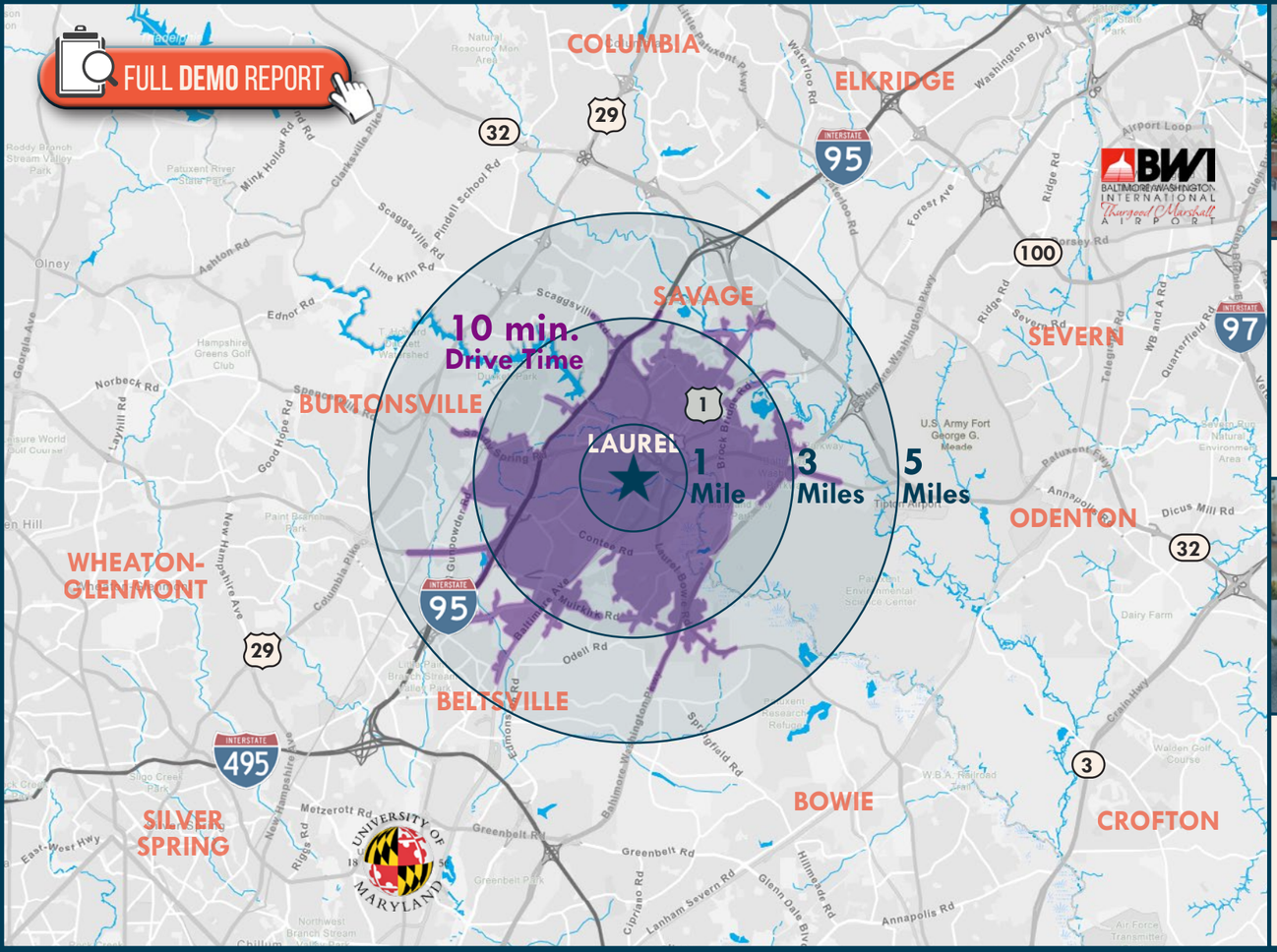
124 Personal Care

125 Apparel & Services

125 Sports/Rec. Exercise

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	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
25,062	9,832	2.53	34.9
1 MILE	1 MILE	1 MILE	1 MILE
100,115	36,902	2.69	35.9
3 MILES	3 MILES	3 MILES	3 MILES
182,737	65,906	2.75	36.2
5 MILES	5 MILES	5 MILES	5 MILES

AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
$103,989	63.1%	94.1%	24,759
1 MILE	1 MILE	1 MILE	1 MILE
$124,135	70.4%	95.1%	91,374
3 MILES	3 MILES	3 MILES	3 MILES
$135,721	73.6%	94.8%	168,458
5 MILES	5 MILES	5 MILES	5 MILES

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

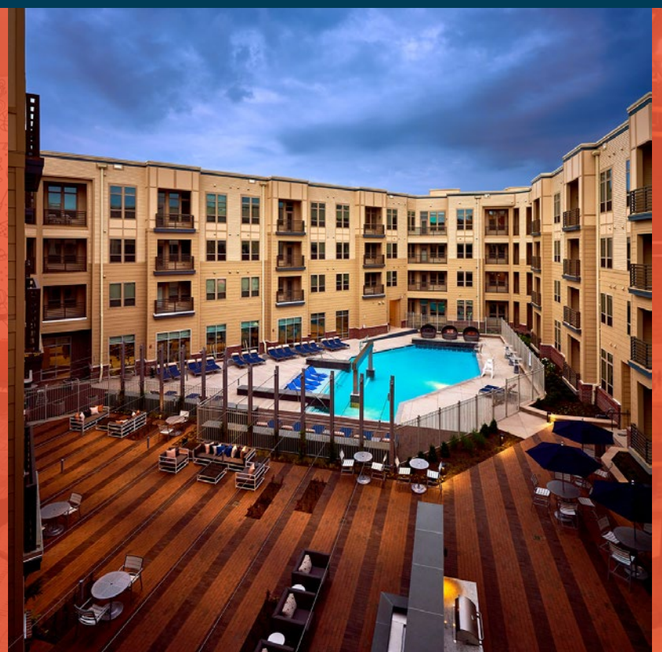
at Towne Centre at Laurel is a 12-screen theater complex featuring new release films, plush seating and a concessoin stand.





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

FOR MORE INFO CONTACT:

Chris Walsh
410.494.4857
cwalsh@mackenziecommercial.com

LEASING BY: MACKENZIE RETAIL