

FOR LEASE

Howard County, Maryland

7531 MONTPELIER ROAD

LAUREL, MARYLAND 20723

AVAILABLE

5,443 sf

YEAR BUILT

2015

ZONING

PEC (Planned Employment Center)

TRAFFIC COUNT

17,954 AADT (Johns Hopkins Rd)

RENTAL RATE

\$34.00 psf

HIGHLIGHTS

- ▶ Newly constructed restaurant space off of Columbia Pike / Rt. 29 - 88,842 cars per day
- ▶ Adjacent to brand new Homewood Suites Hotel on Montpelier Road
- ▶ Owner has a 7-day full Liquor License for the property



Sean Langford | Vice President

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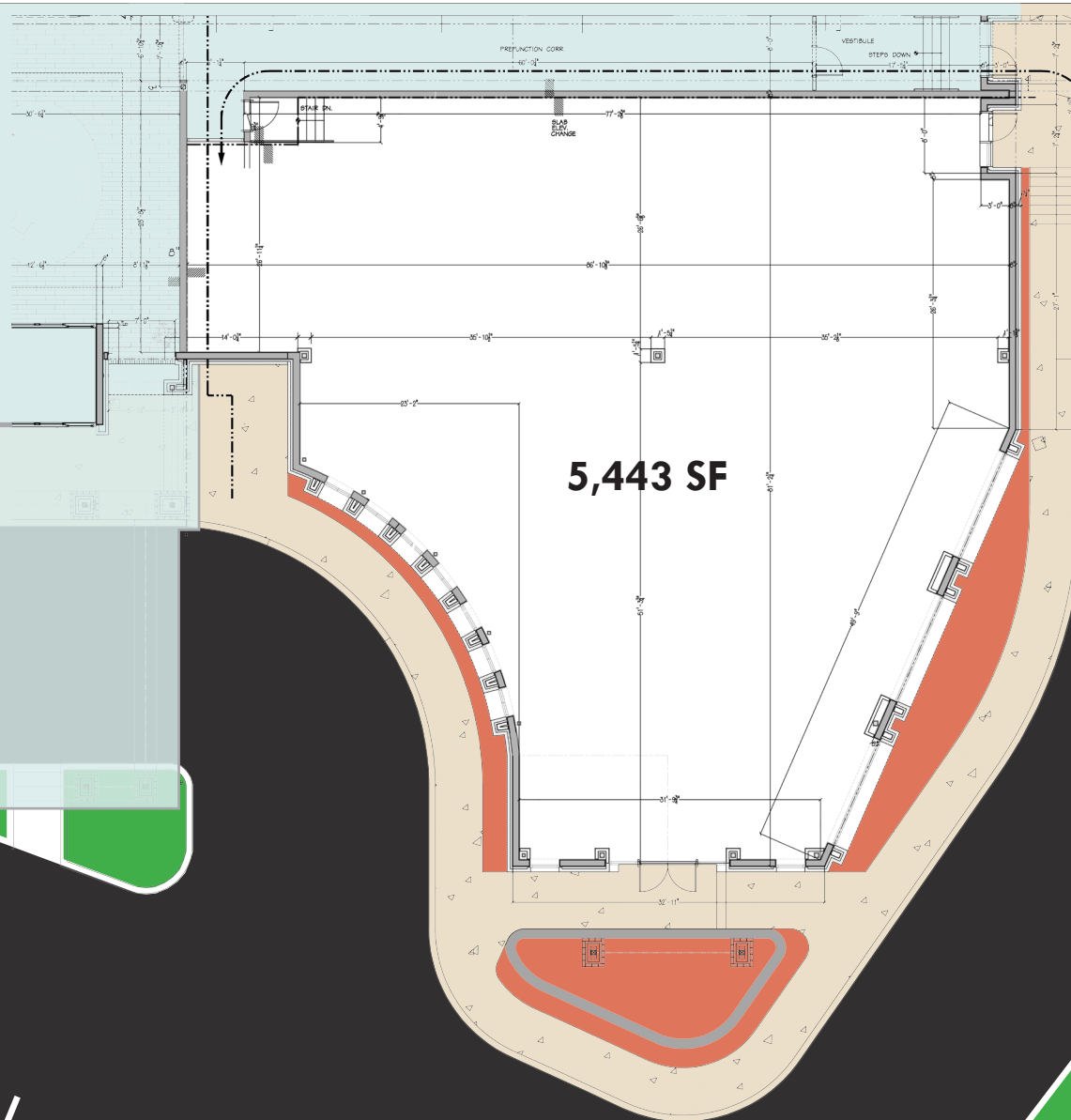
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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FLOOR PLAN

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5,443 SF



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AERIAL

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LOCAL TRADE AREA

7531 MONTPELIER ROAD | LAUREL, MARYLAND 20723

7531 MONTPELIER ROAD enjoys close proximity to **Maple Lawn**, an award-winning, 600+ acre, mixed-use development, which currently includes 1,200,000 sf of Class A office/medical space, 120,000 sf of retail space, 210,000 sf of flex space and approximately 1,250 high-end residences.



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REGIONAL TRADE AREA

7531 MONTPELIER ROAD | LAUREL, MARYLAND 20723

DOMINANT LIFESTYLES

2 mile radius



33% Top Tier



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esri.com/tapestry

Average HH Size: 2.82
Median Age: 46.2
Median HH Income: \$157,000

25% Enterprising Professionals



LEARN MORE

esri.com/tapestry

Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

21% Professional Pride



LEARN MORE

esri.com/tapestry

Average HH Size: 3.11
Median Age: 40.5
Median HH Income: \$127,000



FOR LEASE

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LOCATION / DEMOGRAPHICS

7531 MONTEPELIER ROAD | LAUREL, MARYLAND 20723

DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

5,294 44,235 166,035



Number of Households

1,652 15,412 61,741



Average Household Income

\$203,176 \$170,496 \$126,919



Daytime Employees

10,764 37,472 116,588

RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$4.6M \$36.8M \$110.5M



Entertainment & Recreation

\$12.1M \$96.4M \$290.0M



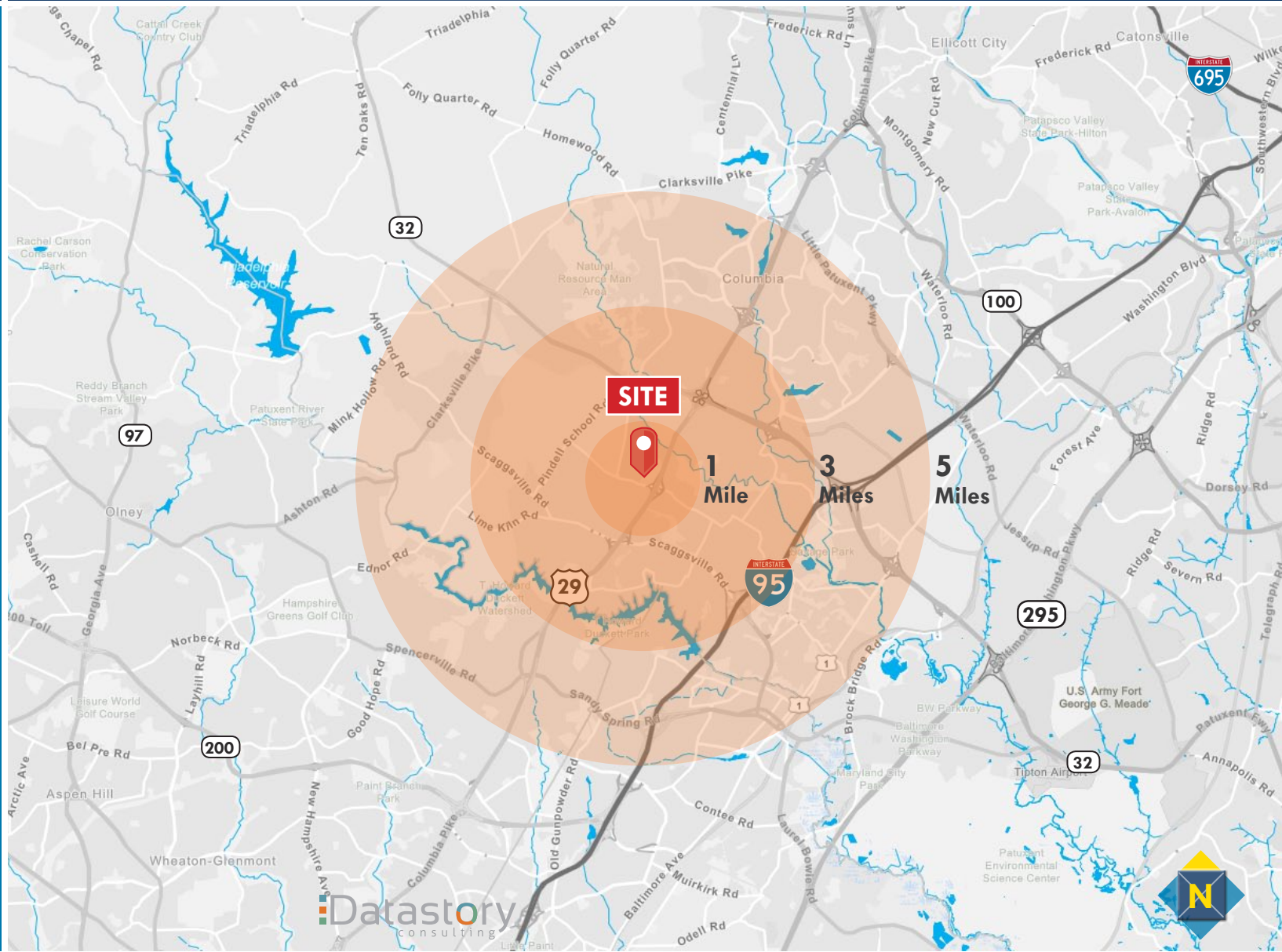
Fashion & Clothing

\$8.3M \$66.5M \$204.4M



Food & Drink

\$12.3M \$100.6M \$310.2M



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