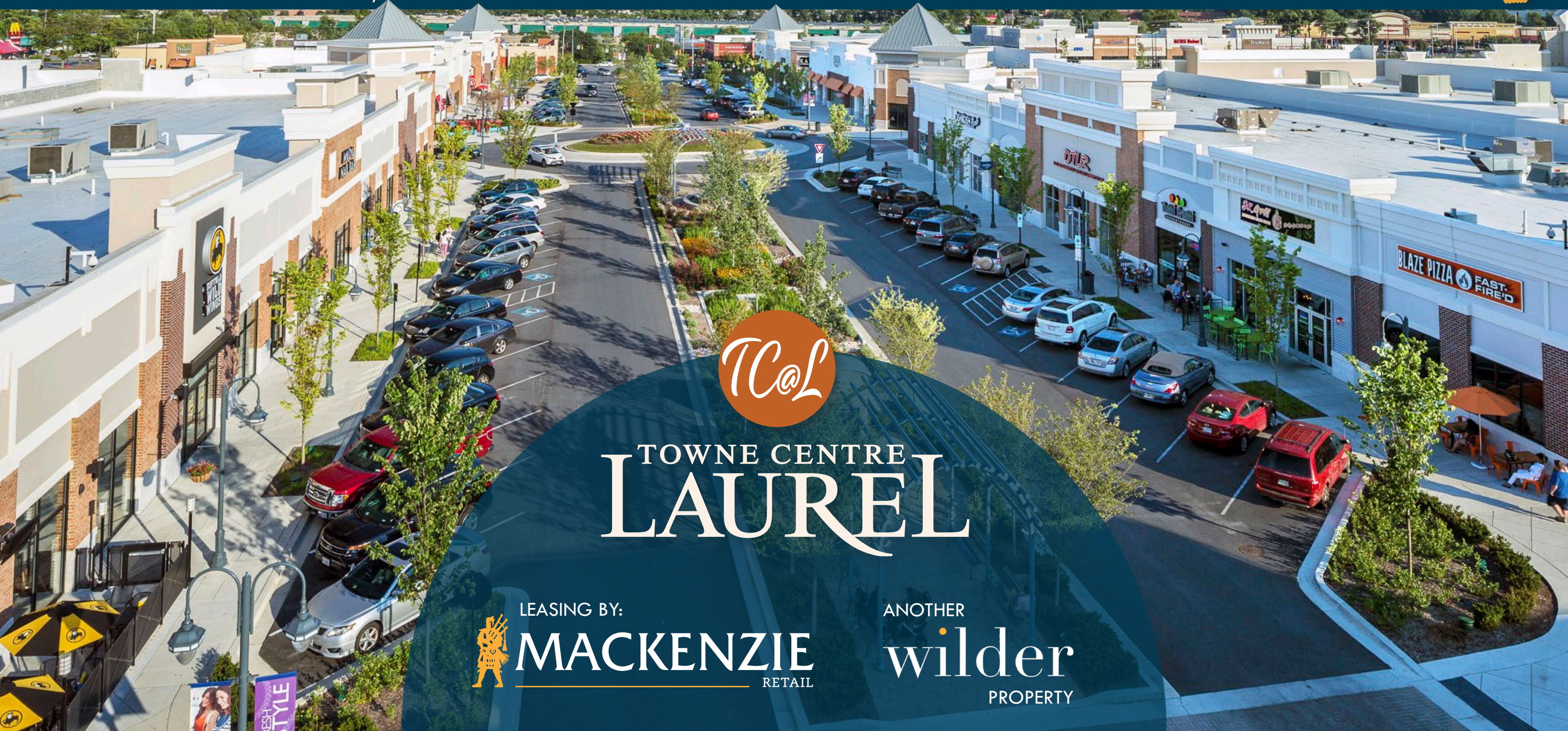


# TOWNE CENTRE AT LAUREL



14708 BALTIMORE AVENUE LAUREL, MD 20707



## TOWNE CENTRE LAUREL

LEASING BY:  
 **MACKENZIE**  
RETAIL

ANOTHER  
**wilder**  
PROPERTY





**TOWNE CENTRE AT LAUREL**

**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

DTLR  
Nstyle  
OSHKOSH  
Byrd  
carter's

BUFFALO  
WILD  
WINGS

MODO  
NAIL BAR

7  
thai

Foot Locker

Burlington

13,124 SF

LAUREL  
LAKE



AVAILABLE:

BUILDING:	SF:
14700 BALTIMORE AVE	1,498 SF
14712 BALTIMORE AVE	1,400-3,013 SF
14720 BALTIMORE AVE	1,238 SF
14722 BALTIMORE AVE	3,414 SF
14802 BALTIMORE AVE	13,124 SF
14828 BALTIMORE AVE	2,000-5,727 SF
14704 BALTIMORE AVE*	33,533 SF

\* Currently occupied by MD Furniture

CHERRY LN

BALTIMORE AVE







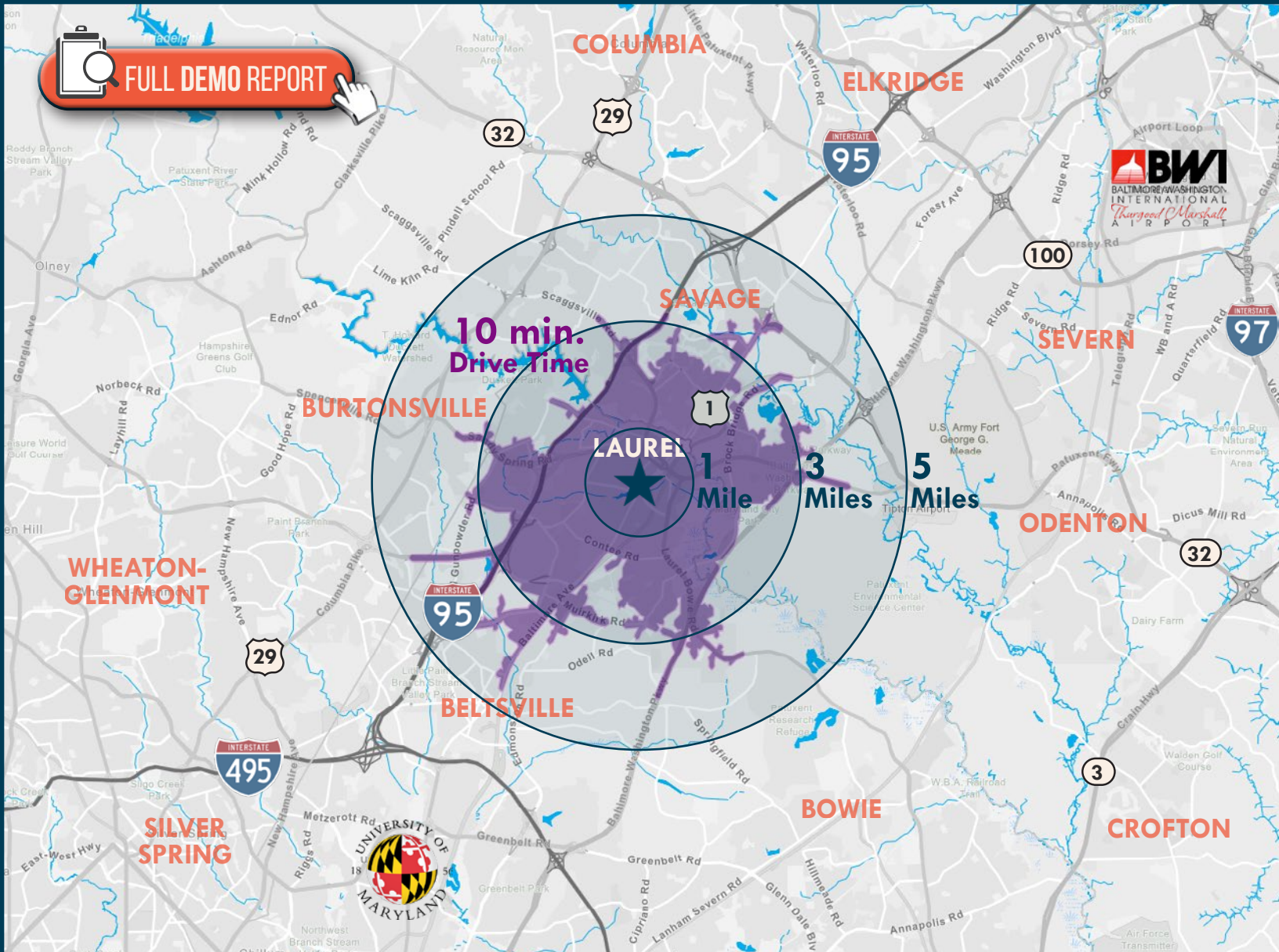


# Laurel Trade Area





**FULL DEMO REPORT**



**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

**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 concessoin 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!

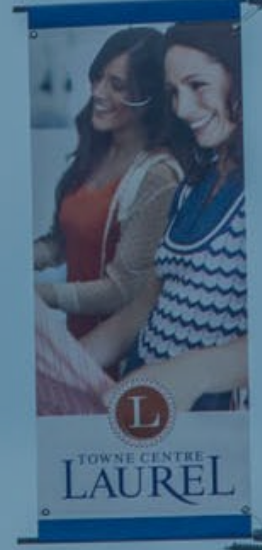
[www.visittcl.com](http://www.visittcl.com)







VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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