



# LAUREL PROFESSIONAL BUILDING

14333 LAUREL BOWIE ROAD | LAUREL, MARYLAND 20708

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Long Term Lease with successful dental practice
- Full medical build-out
- Opportunity to own a condo in a highly desirable area
- Ample Free Surface Parking
- Rare fully leased investment property



BUILDING SIZE:	38,733 SF ±
AVAILABLE:	UNIT 304: 1,000 SF ±
YEAR BUILT:	1975
STORIES:	3
PARKING:	3.28/1,000 SF (127 SPACES)
ZONING:	C-0
SALE PRICE:	\$250,000



# LOCAL TRADE AREA



## Towne Centre at Laurel

- Harris Teeter Neighborhood Food & Pharmacy
- REGAL CINEMAS
- ULTA Beauty
- Burlington
- OLD NAVY
- carter's
- OSHKOSH
- CLUB PILATES
- PartyCity
- MISSION BBQ
- noodles.compass
- FirstWatch The Daytime Cafe
- Tanera BREAD
- Sarku Japan
- mezeh
- Guitar Center
- ME Massage Emp
- BUFFALO WILD WINGS
- BJS RESTAURANT BREWHOUSE
- Nando's PERI-PERI CHICKEN

## Laurel Shopping Center

- Giant
- BAM! BOOKS A MILLION
- Advance Auto Parts
- Marshalls
- HomeGoods
- LA FITNESS
- Starbucks
- KIDS FIRST Swim Schools
- SALLY BEAUTY
- SHOE CITY
- HARBOR FREIGHT
- CHUCK E. CHEESE

## Laurel Plaza

- planet fitness
- 2nd Ave
- DOLLAR TREE

## Maryland City Plaza

- SHOPPERS
- TJ-MAXX
- SUBWAY
- Advance Auto Parts
- FAMILY DOLLAR

## Laurel Lakes Centre

- LOWE'S
- BEST BUY
- ROSS
- STAPLES
- Michaels
- POTBELLY
- Famous Dave's
- Red Lobster
- Wendy's
- DOLLAR TREE

## Centre at Laurel

- SHOPPERS
- PETSMART
- Applebee's
- PLATO'S CLOSET
- LONGHORN STEAKHOUSE
- Chick-fil-Cl
- Hampton MID ATLANTIC
- FAIRFIELD INN & SUITES
- Marriott

**SITE**

## Laurel Town Center

- SUPER BEST INTERNATIONAL SUPERMARKET
- TACO BELL
- CVS pharmacy
- Pop Boys
- FAMILY DOLLAR
- McDonald's

## Crystal Plaza

- RITE AID
- DUNKIN'
- The RoomStyle

1 mile

2 miles



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



8,491

46,306

73,647

## DAYTIME POPULATION



18,144

90,577

149,340

## AVERAGE HOUSEHOLD INCOME



\$88,254

\$120,333

\$133,094

## NUMBER OF HOUSEHOLDS



7,467

38,515

59,774

## MEDIAN AGE

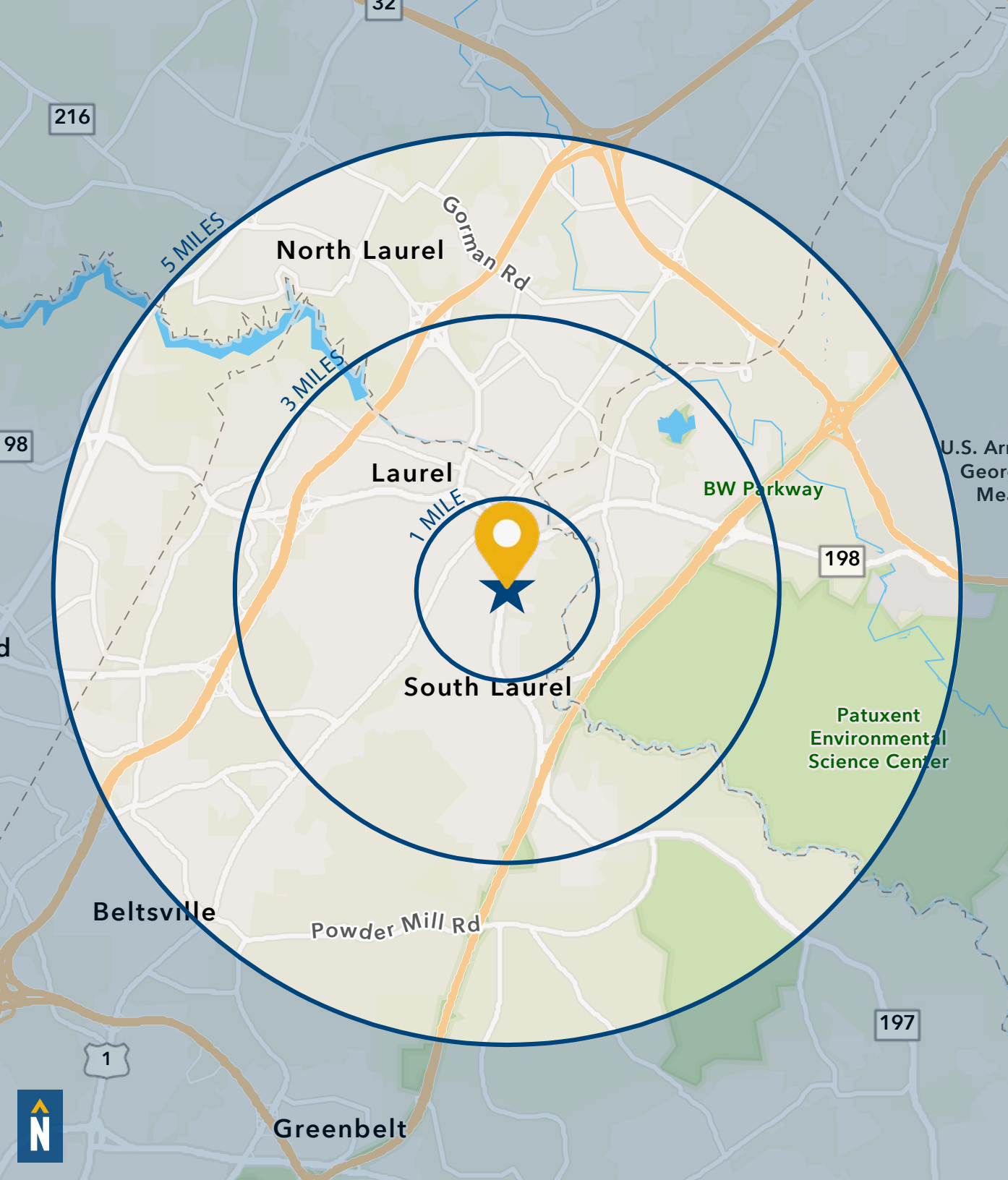


33.5

36.1

36.3

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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