

# RETAIL PROPERTY FOR LEASE

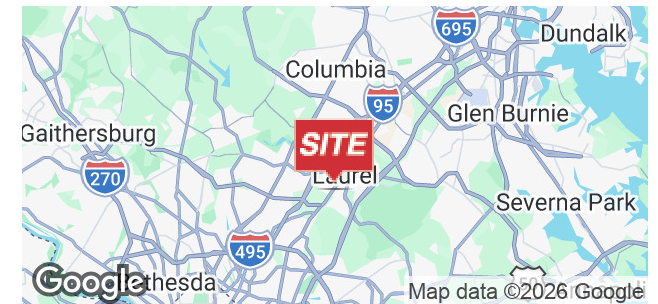


## LAUREL POND CENTER

14201 Baltimore  
Avenue, Laurel, MD  
20707

### PROPERTY HIGHLIGHTS

- Shopping center totals 20,136± SF
- Versatile mix of tenants, including FedEx Office, Benjamin Moore Paint, and Hip Hop Fish & Chicken
- Multiple entry points for easy ingress/egress
- Average daily traffic on Route 1 (Baltimore Ave) is 38,195 vehicles
- Highly visible pylon signage
- Close to major highways, including I-95, the Baltimore-Washington Parkway (Route 295), and the Intercounty Connector (MD 200)



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14201 BALTIMORE AVENUE, LAUREL, MD 20707



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	22,808	8,917	\$107,497
3 Miles	89,695	33,444	\$122,904
5 Miles	189,317	68,766	\$135,439

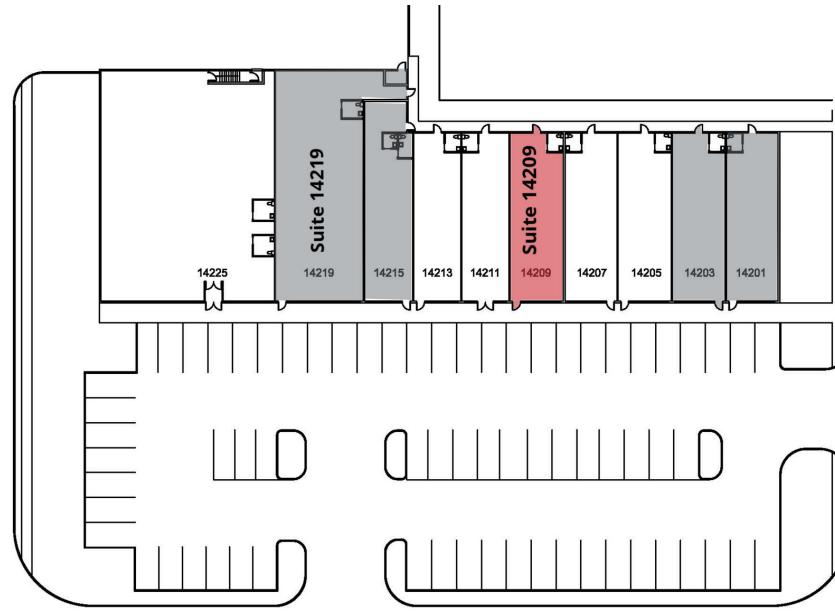
Demographics data derived from AlphaMap



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BALTIMORE AVENUE

**LEGEND**

Available

Unavailable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION / CONDITION
Suite 14209	Available	1,386 SF	NNN	\$32.00 SF/yr	Vanilla box