

# 13450 Baltimore Avenue

**Fully Conditioned Showroom**

**93,800 SF DIVISIBLE SPACE FOR LEASE**

LAUREL, MD 20707



ZONED CSC // EASY ACCESS TO I-95

 **TRANSWESTERN**

# Premier Accessibility

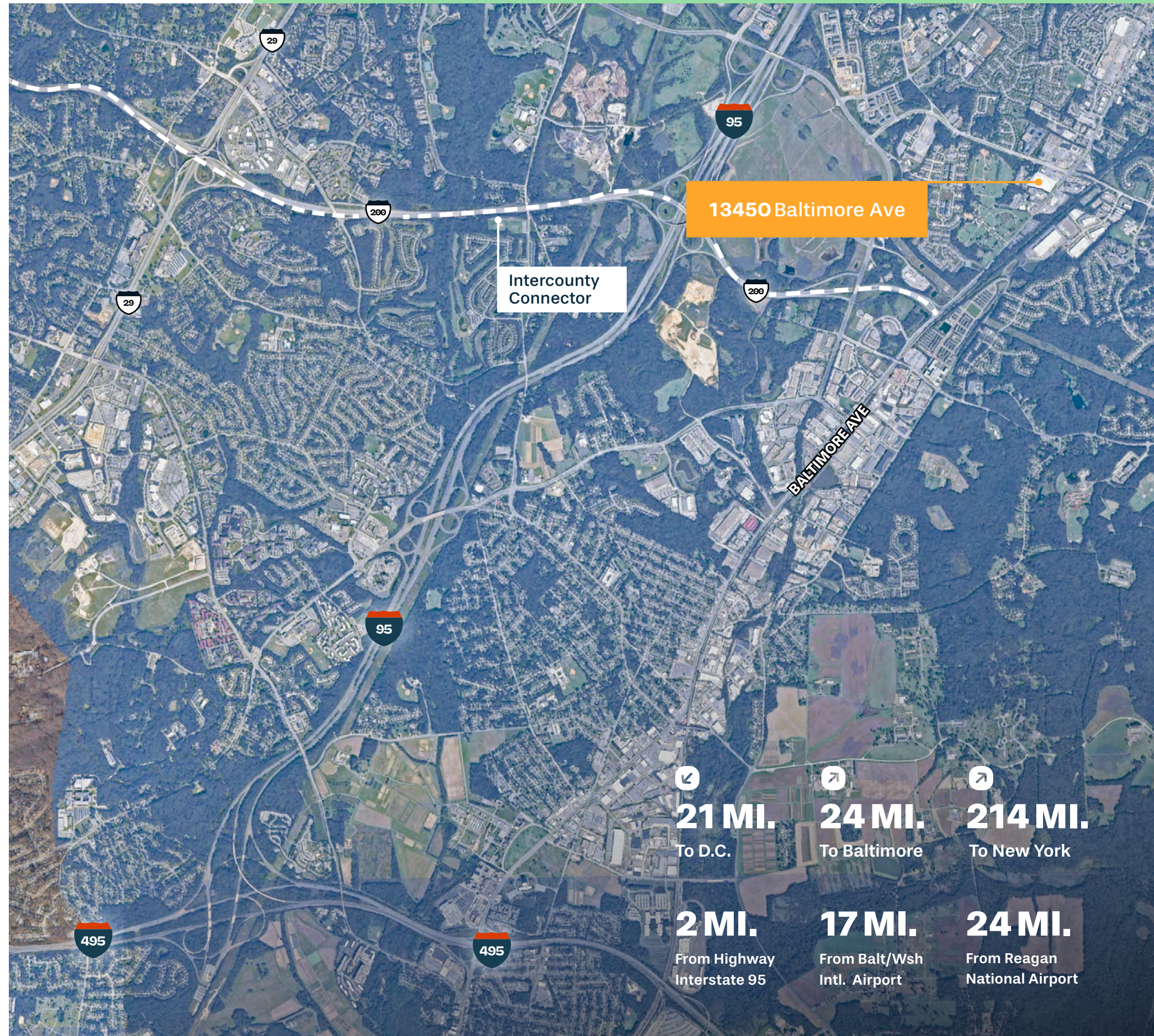
13450 Baltimore Ave is a high-visibility location offering excellent signage opportunities, ample parking, and strong co-tenancy in a growing commercial area. Ideal for medical, retail, or professional services. **Join Urban Air Trampoline & Adventure Park!**



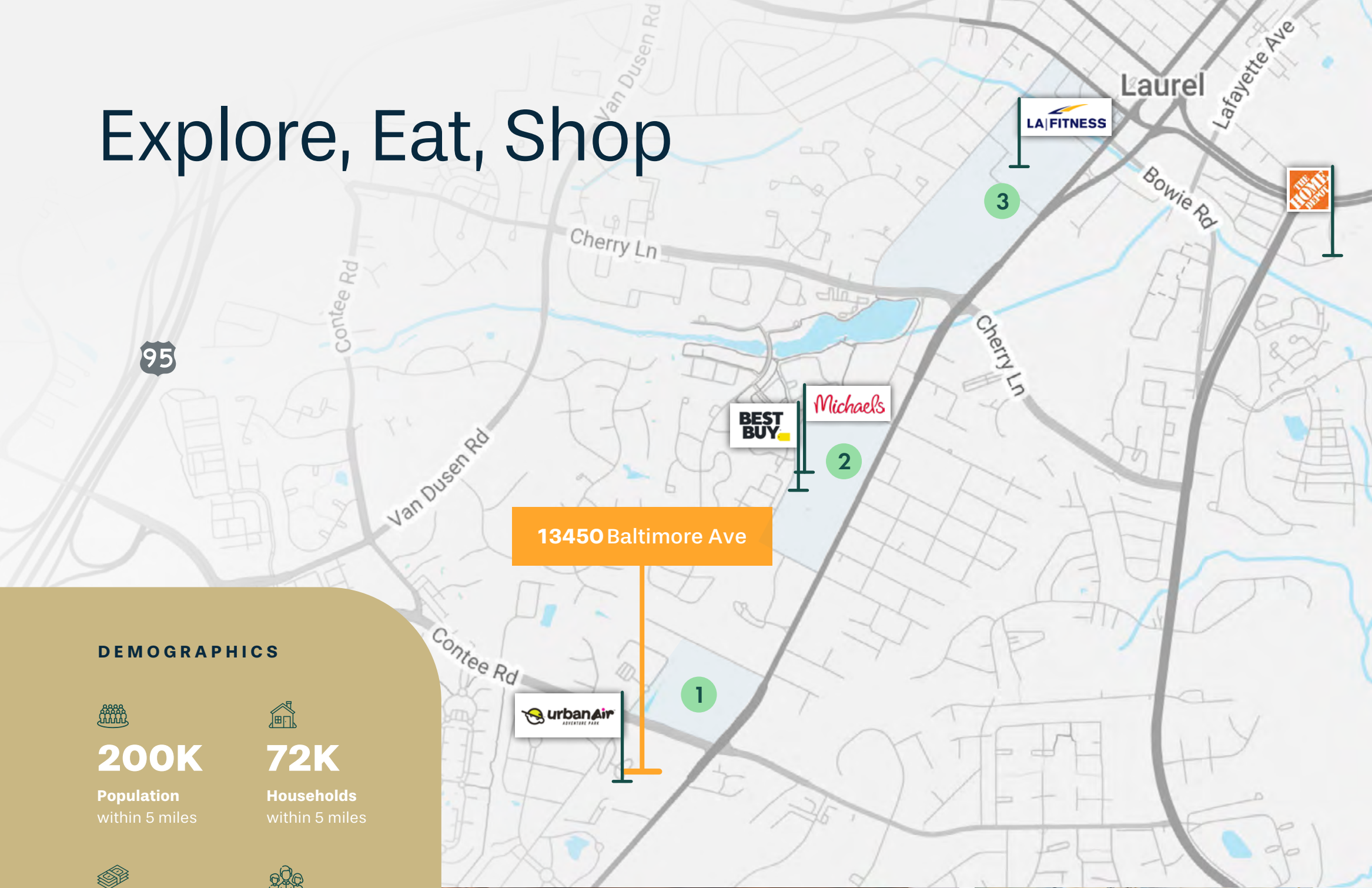
PART OF SHOPPING CENTER

## GENERAL SPECIFICATIONS

Property Address	13450 Baltimore Ave
Year Built / Stories	1988 / 2 Stories
Available Rentable SF	93,800 SF (Divisible)
Clear Height	16'
Loading Dock	One (1) Exterior
Parking Ratio	2.0/1,000 SF (187 Spaces)
Zoning	CSC



# Explore, Eat, Shop



13450 Baltimore Ave


## DEMOGRAPHICS

 **200K**  
Population  
within 5 miles

 **72K**  
Households  
within 5 miles

 **\$118K**  
Average Income  
within 5 miles

 **85K**  
Daytime Employees  
within 5 miles

 **\$2.4M**  
Consumer Spending  
within 5 miles

 **35K**  
Vehicles per Day  
on Baltimore Ave



## NEIGHBORHOOD AMENITIES

- 1**
- Chick-fil-A
  - Jersey Mike's
  - Longhorn Steakhouse
  - Nothing Bundt Cakes
  - Amigos Mexican Grill
  - PetSmart
  - Edible Arrangements
  - Three Brothers Italian
  - The Big Greek Cafe
  - Shoppers Food
  - Sardi's Pollo A Brasa
  - GNC

- 2**
- Starbucks
  - Wendy's
  - Pizza Hut
  - 7-Eleven
  - ALDI
  - Dollar Tree
  - Famous Dave's BBQ
  - Dirty Dough
  - The Vitamin Shoppe
  - Subway
  - Chipotle
  - Best Buy
  - Teppanyaki Grill
  - DSW
  - Michaels
  - CAVA
  - Lowe's
  - Soul Boat Seafood

- 3**
- First Watch
  - Starbucks
  - Harris Teeter
  - BJ's Brewhouse
  - Noodles & Co
  - Outback Steakhouse
  - Mission BBQ
  - Wawa
  - Mezeh
  - McDonald's
  - Burger King
  - Panda Express
  - Nando's
  - Kung Fu Tea
  - Buffalo Wild Wings
  - Blaze Pizza
  - Regal
  - Tropical Smoothie
  - Popeyes
  - IHOP
  - KPOT Korean BBQ
  - Dunkin'
  - Mad Cow Grill
  - Panera Bread

# Building Floor Plan

This expansive 93,800 SF floor plan offers a versatile combination of spacious and functional showroom space. Other options may be available!

**93,800 SF**

Divisible Space

**16 FEET**

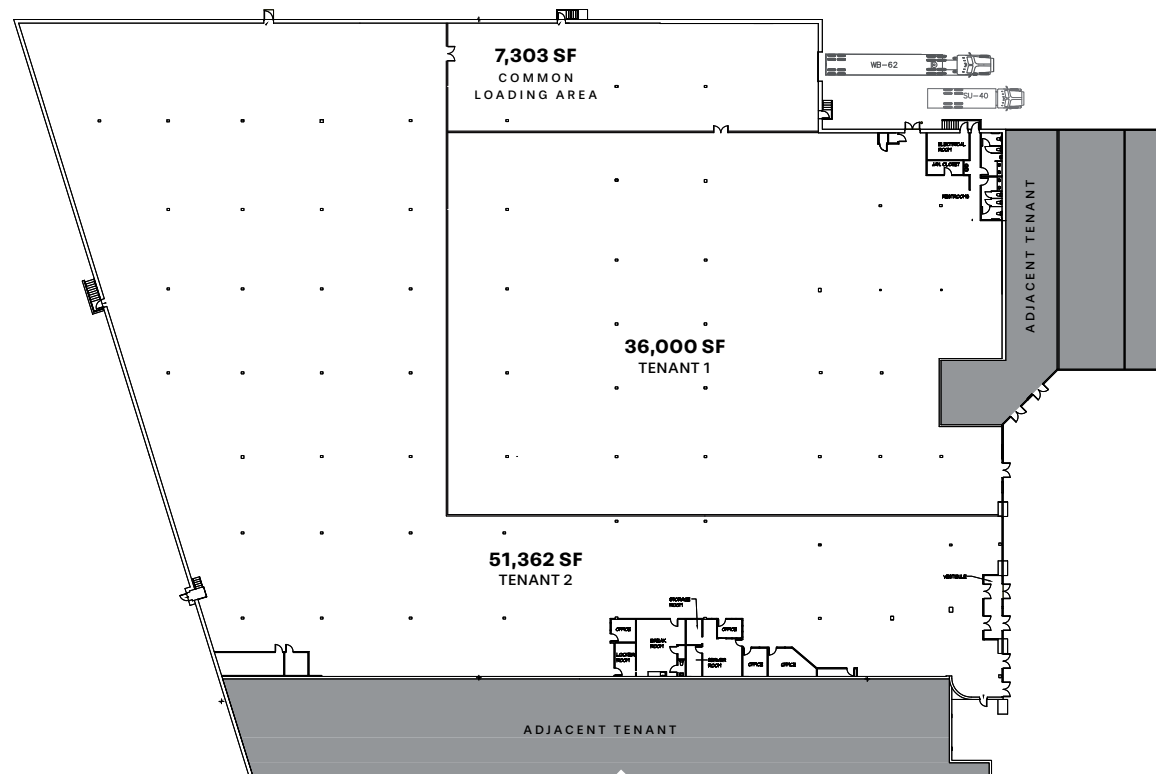
Clear Height

**ONE (1)**

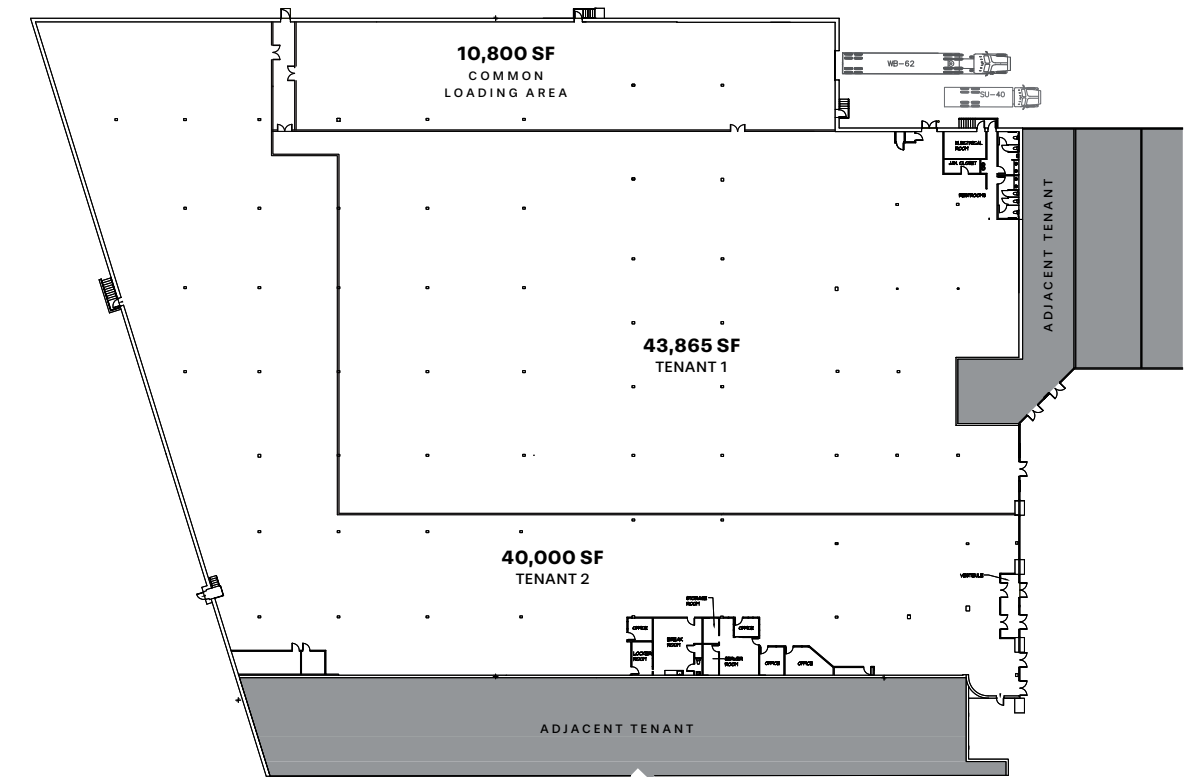
Loading Dock

## Dividing Options

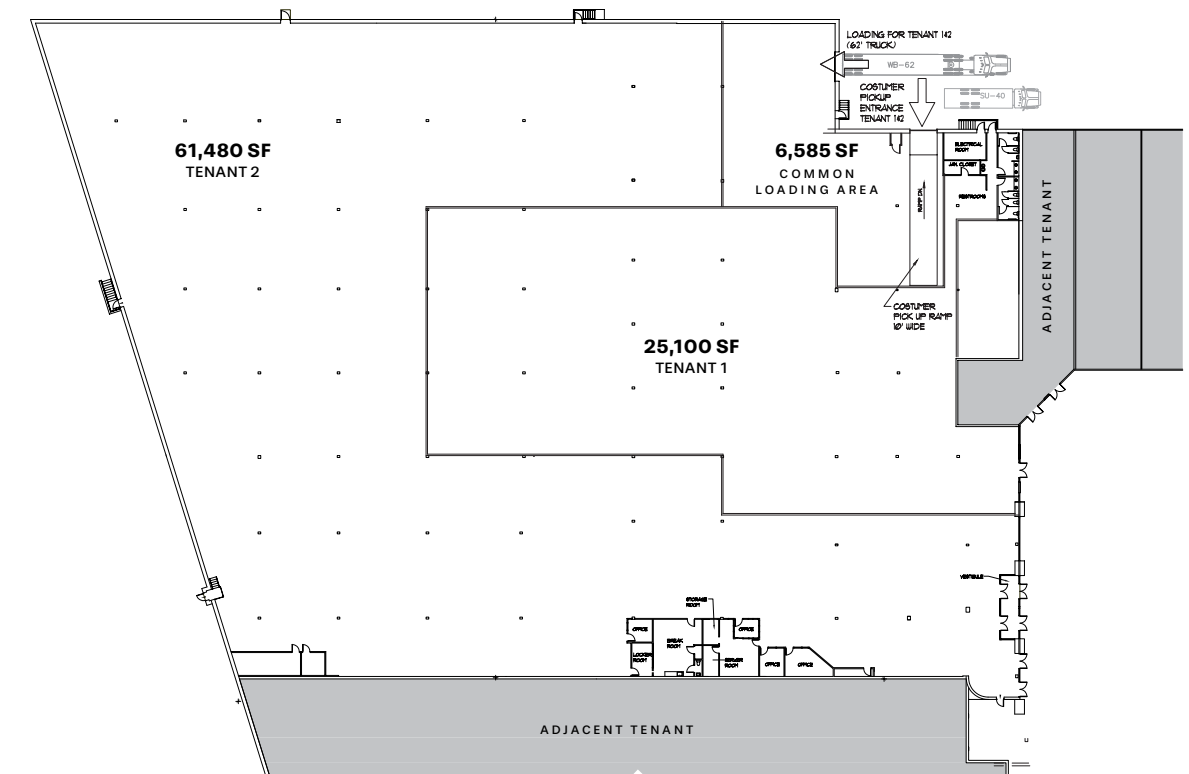
OPTION 01



OPTION 02



OPTION 03



# 93,800 SF Divisible Space For Lease

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SHOWROOM OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT:

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