



CENTRE AT LAUREL

13600 BALTIMORE AVENUE | LAUREL, MD 20707



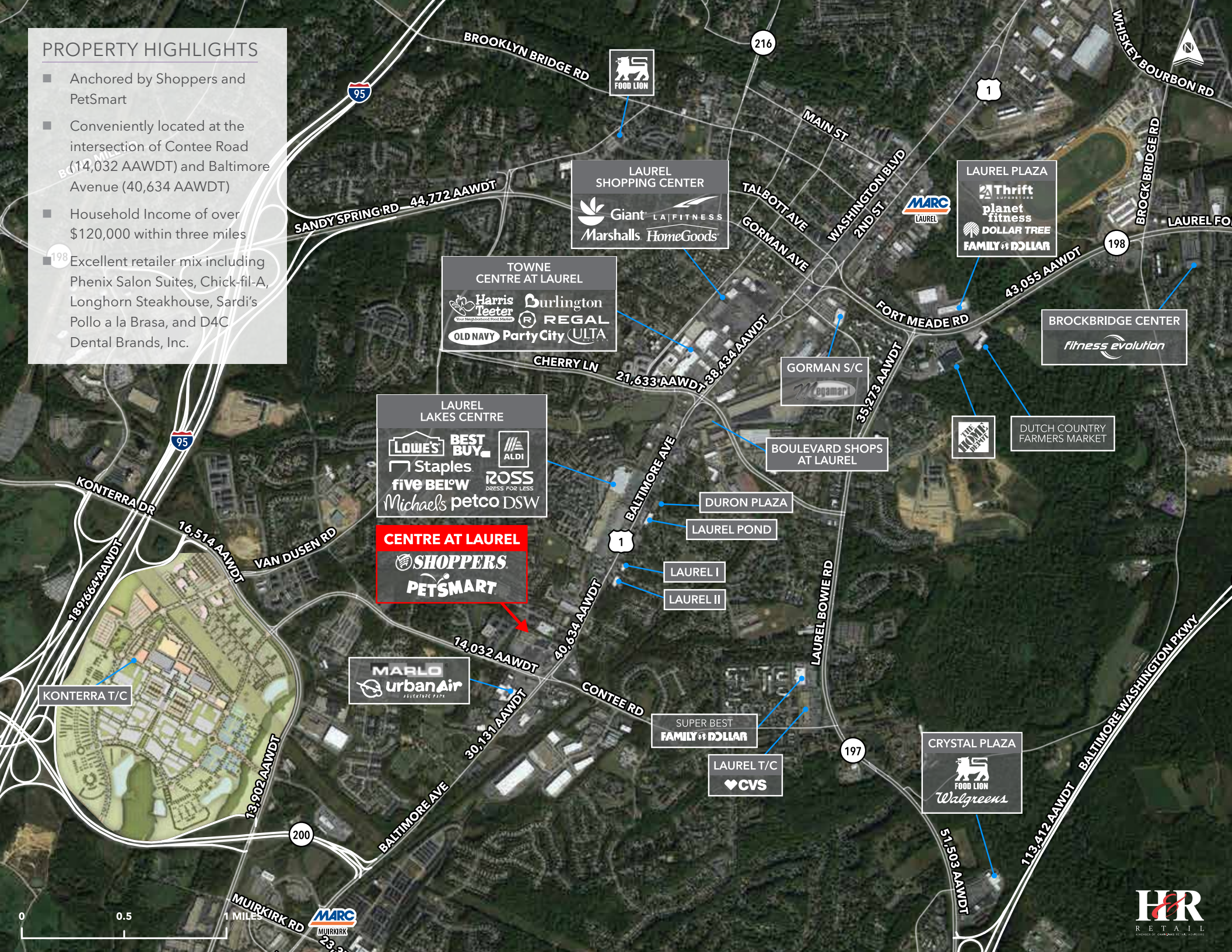
3,650-8,289 SF Spaces Available

KITE

WWW.HRRETAIL.COM

PROPERTY HIGHLIGHTS

- Anchored by Shoppers and PetSmart
- Conveniently located at the intersection of Contee Road (14,032 AAWDT) and Baltimore Avenue (40,634 AAWDT)
- Household Income of over \$120,000 within three miles
- 198 Excellent retailer mix including Phenix Salon Suites, Chick-fil-A, Longhorn Steakhouse, Sardi's Pollo a la Brasa, and D4C Dental Brands, Inc.





AVENTURA AT
CONTEE CROSSING
452 units

BRAYGREEN RD



SHOPPERS
Food & Pharmacy
68,519 SF

PETSMART
19,482 SF

AVAILABLE
2,275 SF

AVAILABLE
2,044 SF

GEICO
2,200 SF

AVAILABLE
3,855 SF

THREE BROTHER'S PIZZA
3,524 SF
LAUREL PAWN LIQUORS
2,674 SF
D+C
DENVER BRANDS, INC.
2,240 SF

CHICKEN
1,501 SF
HAWAIIAN
2,014 SF
SARDIS
SARDIS CORP
2,200 SF

SENOR'S CHILES
5,376 SF

LAUNCHBOX
5,627 SF

Chick-fil-A
3,972 SF

14,032 AAWDT

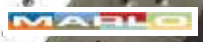
BALTIMORE AVE 40,634 AAWDT

22,634 AAWDT

CONTEE RD

Site Plan Key

- LEASED
- AVAILABLE



200 FEET



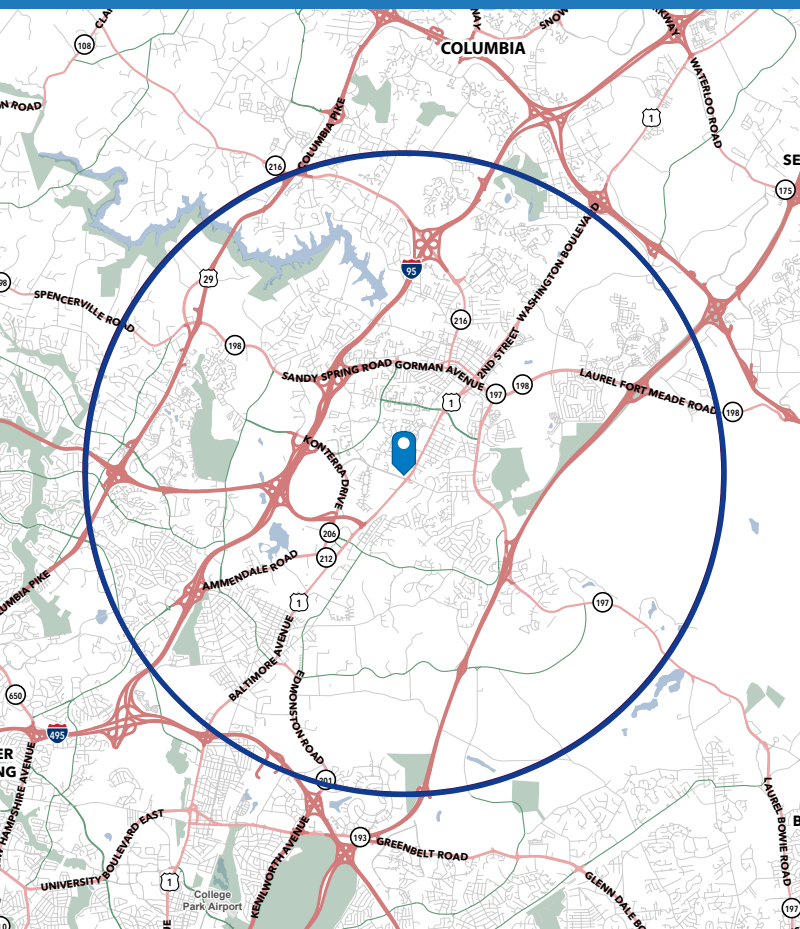




LAUREL, MD

DEMOGRAPHIC PROFILE (2023)

Centre at Laurel
5 mile ring



KEY FACTS

196,292

Population

37.0

Median Age

71,854

Households

EDUCATION



18%

High School Diploma



27%

Bachelor's Degree



22%

Graduate/Professional Degree

BUSINESS



6,353

Total Businesses



176,984

Daytime Population



322

Food Srv & Drinking Places

INCOME



\$99,791

Median Household Income

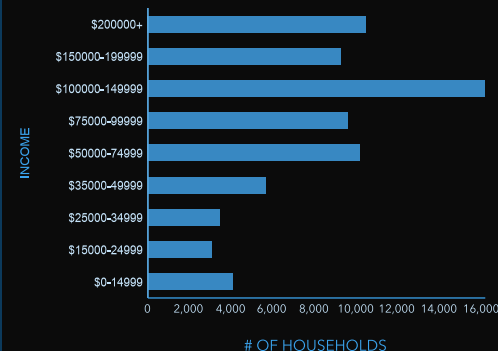


\$47,392

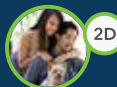
Per Capita Income

\$129,482

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

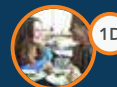


2D

Enterprising Professionals
28,019 (39.0%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.



1D

Savvy Suburbanites
6,293 (8.8%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



8C

Bright Young Professionals
6,271 (8.7%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.



Please Contact

Sebastian Restifo
240.482.3602
srestifo@hrretail.com

Geoffrey Mackler
240.482.3616
gmackler@hrretail.com

Austin Hersh
240.482.3613
ahersh@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, Maryland 20814
301.656.3030