



CENTRE AT LAUREL

13600 BALTIMORE AVENUE | LAUREL, MD 20707

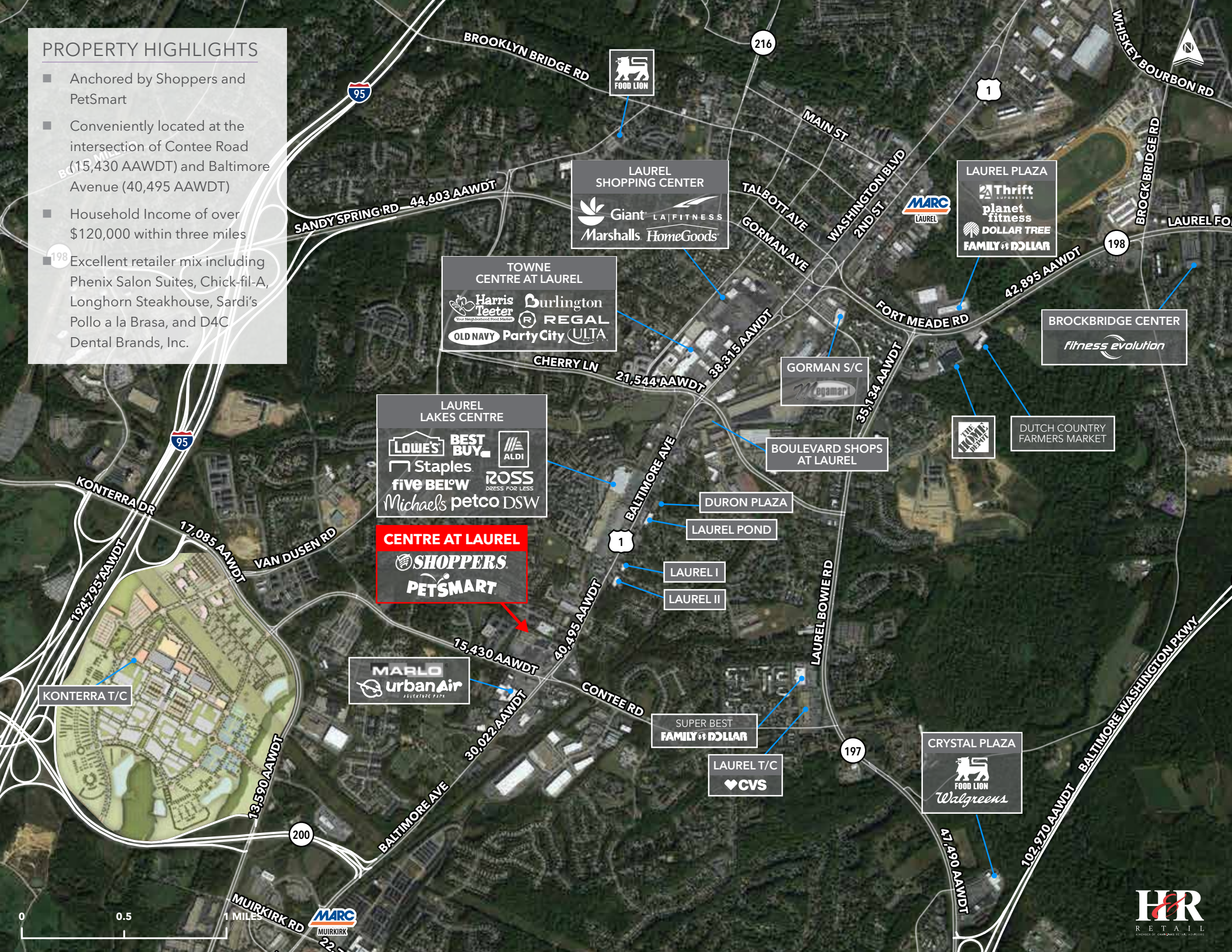


1,523-8,289 SF Spaces Available



PROPERTY HIGHLIGHTS

- Anchored by Shoppers and PetSmart
- Conveniently located at the intersection of Contee Road (15,430 AAWDT) and Baltimore Avenue (40,495 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.



LAUREL SHOPPING CENTER

Giant LA FITNESS
Marshalls HomeGoods

LAUREL PLAZA

Thrift planet fitness
DOLLAR TREE
FAMILY DOLLAR

TOWNE CENTRE AT LAUREL

Harris Teeter Burlington
OLD NAVY Party City ULTA

BROCKBRIDGE CENTER

fitness evolution

LAUREL LAKES CENTRE

LOWE'S BEST BUY ALDI
Staples five BEL'W ROSS
Michael's petco DSW

GORMAN S/C

egamart

BOULEVARD SHOPS AT LAUREL



DUTCH COUNTRY FARMERS MARKET

DURON PLAZA

LAUREL POND

LAUREL I

LAUREL II

CENTRE AT LAUREL

SHOPPERS
PETSMART

MARLO urbanAir

SUPER BEST
FAMILY DOLLAR

LAUREL T/C
CVS

CRYSTAL PLAZA

FOOD LION
Walgreens

0 0.5 1 MILES





AVENTURA AT CONTEE CROSSING
452 units

BRAYGREEN RD



SHOPPERS
Food & Pharmacy
68,519 SF

PETSMART
19,482 SF

AVAILABLE 2,225 SF

AVAILABLE 4,014 SF

GEICO
2,400 SF

AVAILABLE 3,665 SF

THREE BROTHERS PIZZA 3,254 SF

LAUREL PARK LIQUORS 4,874 SF

D+C
DENTAL SERVICES, INC. 8,293 SF

AVAILABLE 5,072 SF

SARDIS 2,826 SF

2ND GENERATION RESTAURANT

AMIGOS
5,376 SF

ULINCHORN
5,627 SF

Chang's
3,972 SF

BALTIMORE AVE 40,495 AAWDT

15,430 AAWDT

23,405 AAWDT

CONTEE RD

Site Plan Key

- LEASED
- AVAILABLE



200 FEET



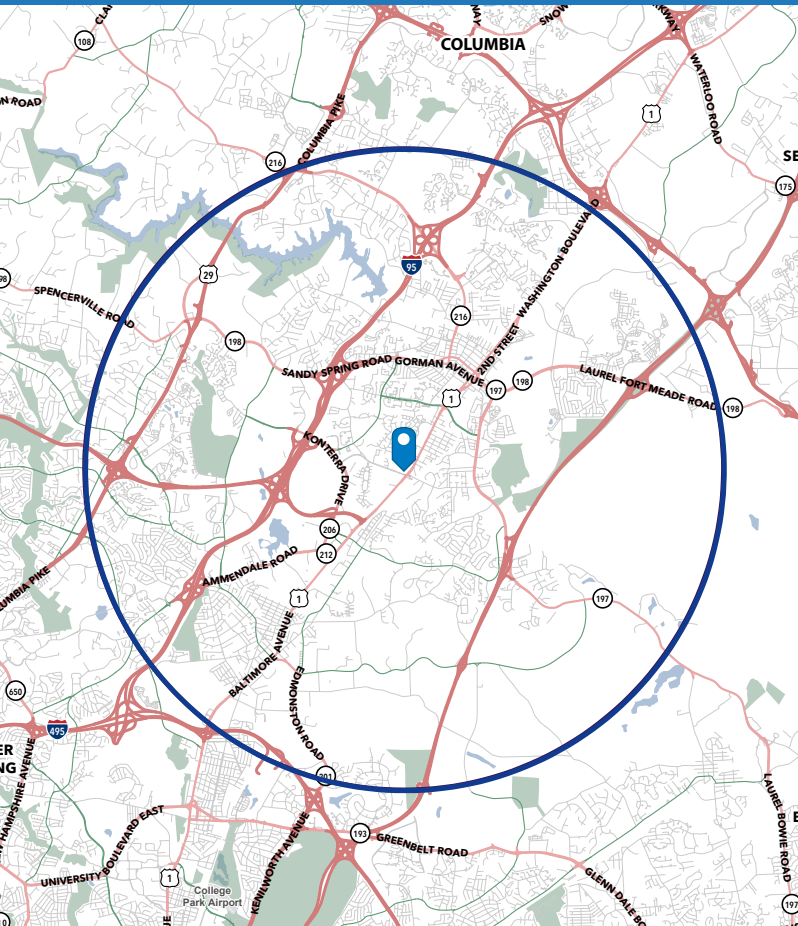




LAUREL, MD

DEMOGRAPHIC PROFILE (2024)

Centre at Laurel
5 mile ring



KEY FACTS

195,582

Population

37.4

Median Age

71,667

Households

EDUCATION



18%

High School Diploma



27%

Bachelor's Degree



23%

Graduate/Professional Degree

INCOME



\$104,118

Median Household Income

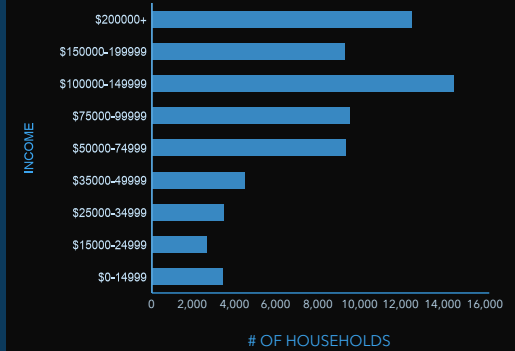


\$50,394

Per Capita Income

\$137,578

AVERAGE HH INCOME (\$)



6,936

Total Businesses



173,561

Daytime Population

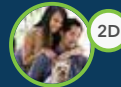


325

Food Srv & Drinking Places

BUSINESS

TAPESTRY SEGMENTS



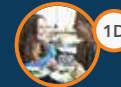
2D

Enterprising Professionals

28,063 (39.2%) 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

6,224 (8.7%) 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

6,189 (8.6%) 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.



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