



PROJECT FACTS

GLA: 177,000 SF

- ▶ Community center featuring destination retailers for 'one stop' shopping convenience
- ▶ Baltimore-Washington Parkway (Rte 295) is 1/2 mile from the center
- ▶ Nearby Fort Meade workforce has added 22,000 jobs in the last 10 years and now exceeds 60,000
- ▶ Center boasts a signalized entrance on heavily traveled Route 198

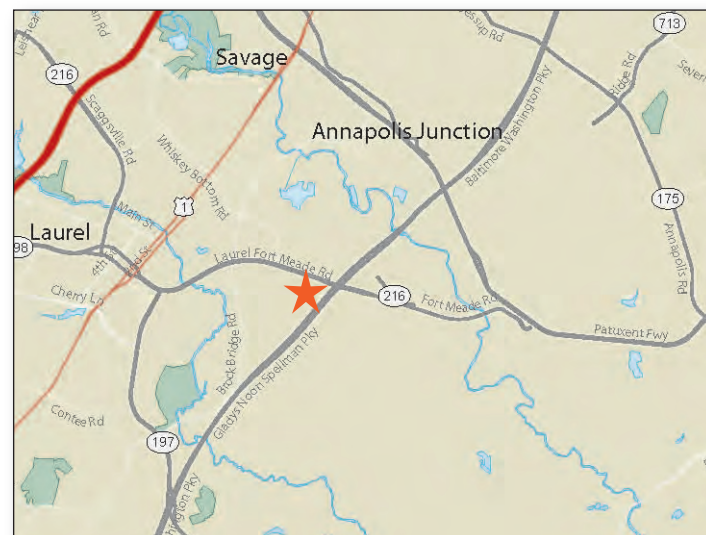
FEATURED TENANTS

Shoppers Food, Pier 1 Imports, TJ Maxx

2018 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 13,966 | \$106,387 | 5,328 |
| 3 mile | 68,540 | \$ 95,263 | 26,143 |
| 5 mile | 150,616 | \$106,240 | 52,867 |

2018 ESRI

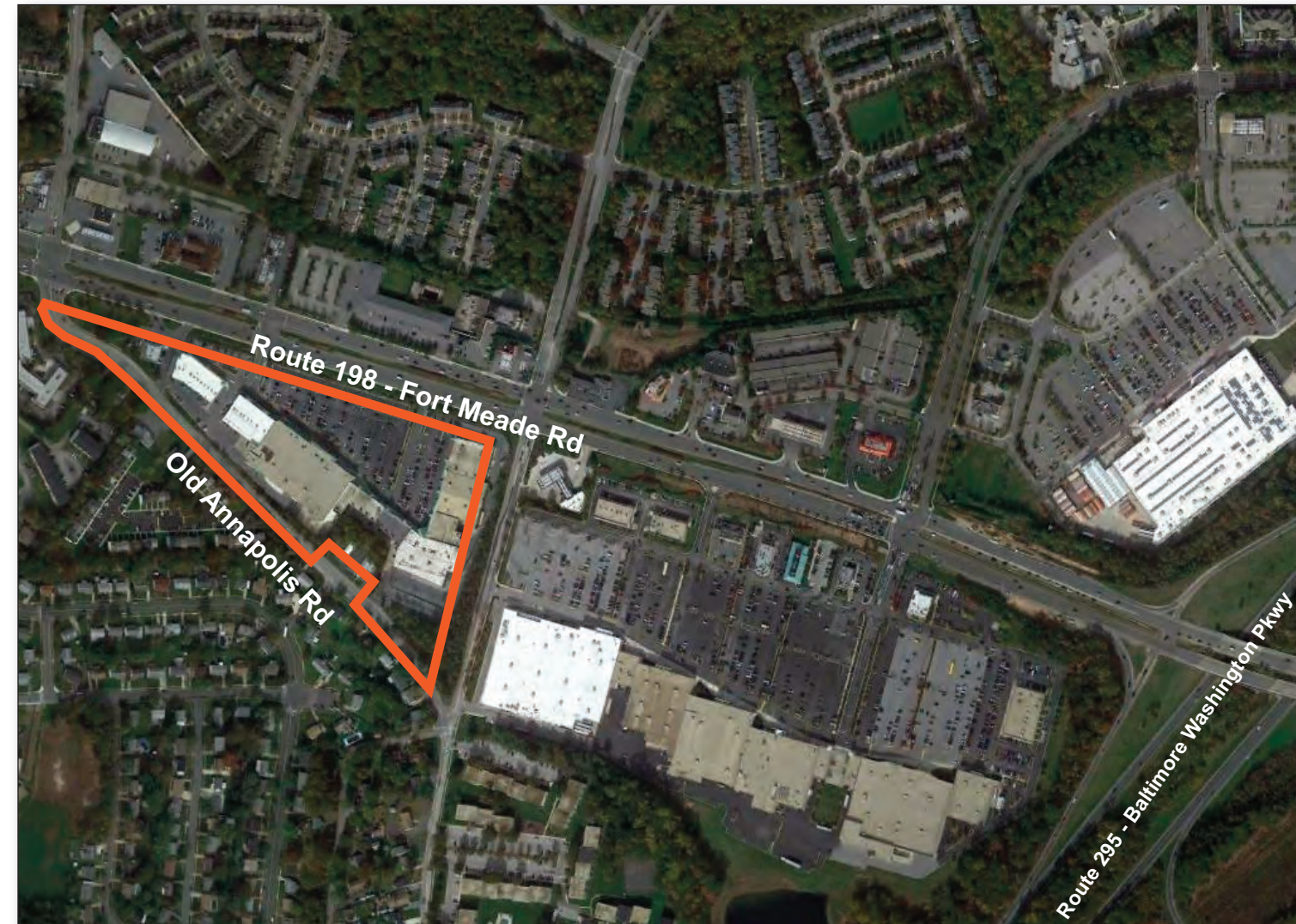


LOCATION

Route 198 & Old Annapolis Road - Laurel, MD

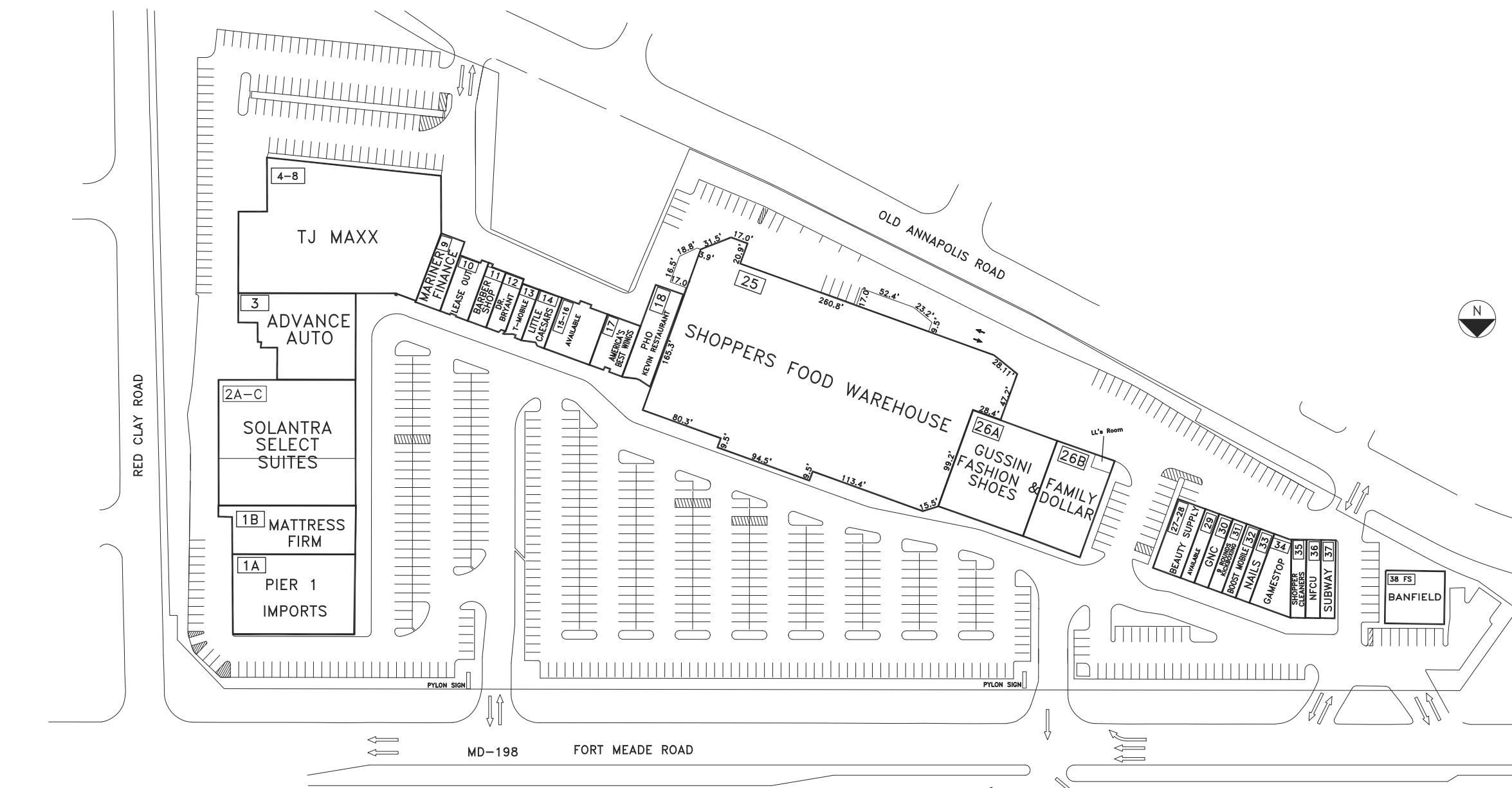
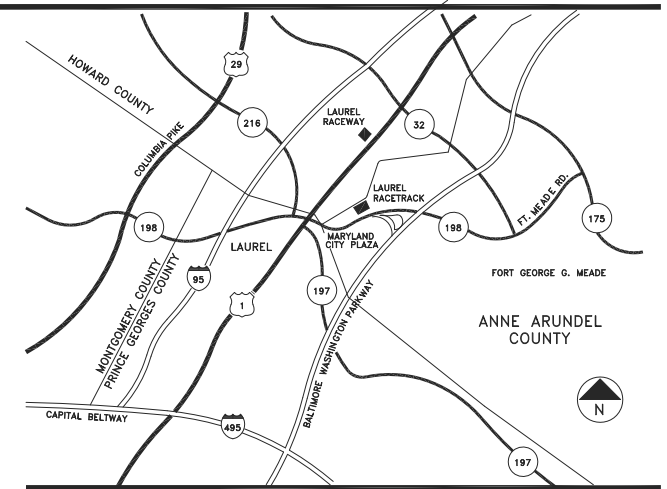
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



MARYLAND CITY PLAZA

LAUREL, MARYLAND



TENANT ROSTER

| | | | | | |
|-------|------------------------|-----------|-------|------------------------|-----------|
| 1A | PIER 1 IMPORTS | 10,067 SF | 25 | SHOPPERS FOOD | 58,317 SF |
| 1B | MATTRESS FIRM | 6,540 SF | 26A | GUSSINI FASHION | 9,592 SF |
| 2A-C | SALONTRA SELECT SUITES | 17,845 SF | 26B | FAMILY DOLLAR | 6,206 SF |
| 3 | ADVANCE AUTO | 8,800 SF | 27-28 | BEAUTY SUPPLY | 2,250 SF |
| 4-8 | TJ MAXX | 24,686 SF | 29 | AVAILABLE | 1,125 SF |
| 9 | MARINER FINANCE | 1,800 SF | 30 | GNC | 1,125 SF |
| 10 | LEASE OUT | 1,875 SF | 31 | 9 ROUNDS KICKBOXING | 1,125 SF |
| 11 | BARBER SHOP | 1,200 SF | 32 | BOOST MOBILE | 1,125 SF |
| 12 | DR. BRYANT | 1,200 SF | 33 | MASTER NAILS | 1,125 SF |
| 13 | T-MOBILE | 1,100 SF | 34 | GAMESTOP | 2,450 SF |
| 14 | LITTLE CAESARS | 1,357 SF | 35 | SHOPPERS CLEANERS | 1,200 SF |
| 15-16 | AVAILABLE | 2,714 SF | 36 | NAVY FED. CREDIT UNION | 1,200 SF |
| 17 | AMERICA'S BEST WINGS | 2,000 SF | 37 | SUBWAY | 1,200 SF |
| 18 | PHO KEVIN RESTAURANT | 3,000 SF | 38 | BANFIELD | 3,000 SF |

| | |
|------------------------|------------|
| PARKING PROVIDED = | 709 |
| PARKING REQUIRED = | 729 |
| GLA AS PER RENT ROLL = | 176,233 SF |
| ZONED = | C-3 |
| REV. DATE = | April 2019 |
| PLOT DATE = | 12.11.18 |

MARYLAND CITY PLAZA

FORT MEADE ROAD & RED CLAY ROAD
LAUREL, MARYLAND 20707

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

10' 30' 60' 100' 120'
APPROX. SCALE

LEASING PLAN



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013