# MARYLAND CITY PLAZA Laurel, MD 20724





## **GLA: 177,000 SF**

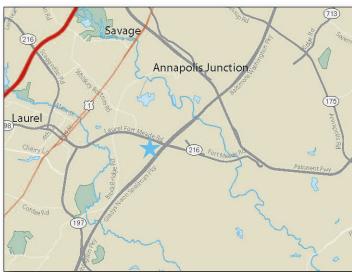
- Community center featuring destination retailers for 'one stop' shopping convenience
- ▶ Baltimore-Washington Parkway (Rte 295) is 1/2 mile from the center
- Nearby Fort Meade workforce has added 22,000 jobs in the last 10 years and now exceeds 60,000
- Center boasts a signalized entrance on heavily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

## **FEATURED TENANTS**

Shoppers Food Warehouse, TJ Maxx, Rainbow

#### **2024 DEMOGRAPHICS**

	Population I	Avg HH Income	I <u>Households</u>
1 mile	14,777	\$122,147	5,420
3 mile	80,323	\$119,162	29,679
5 mile	163,257	\$140,924	58,734



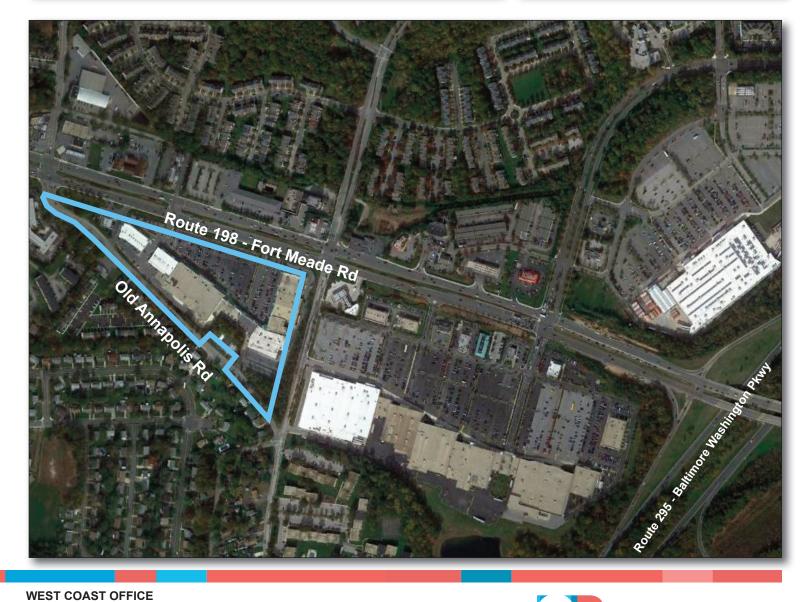
Route 198 & Old Annapolis Road - Laurel, MD

**LEASING CONTACT** 

Andrew Iszard 202.736.2827 | AndrewIszard@combined.biz









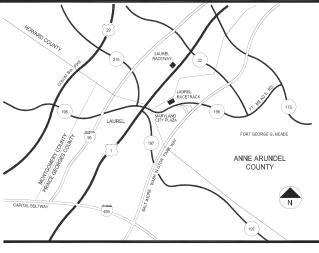
9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz



# MARYLAND CITY PLAZA

LAUREL, MARYLAND





## **TENANT ROSTER**

1A	DOLLAR TREE	10,067	SF
1B	RAINBOW	6,540	SF
2A-C	SALONTRA SELECT SUITES	17,854	SF
3	ADVANCE AUTO	8,800	SF
4 <b>-</b> 8	TJ MAXX	24,686	SF
9	MARINER FINANCE	1,800	SF
10	AVAILABLE	1,875	SF
11	BARBER SHOP	1,200	SF
12	DR. BRYANT	1,200	SF
13	T-MOBILE	1,100	SF
14	LITTLE CAESARS	1,357	SF
15-16	AVAILABLE	2,714	SF
17	AMERICA'S BEST WINGS	2,000	SF
18	PHO KEVIN RESTAURANT	3,000	SF

25	SHOPPERS FOOD WAREHOUSE 5	58,317 SF
26A	BLUE SUNDAY BAR & GRILL	9,434 SF
26B	FUTURE AVAILABLE	6,206 SF
27-28	BEAUTY SUPPLY	2,250 SF
29	UPS STORE	1,125 SF
30	GNC	1,125 SF
31	9 ROUNDS KICKBOXING	1,125 SF
32	BOOST MOBILE	1,125 SF
33	MASTER NAILS	1,125 SF
34	AVAİLABLE	2,450 SF
35	SHOPPERS CLEANERS	1,200 SF
36	NAVY FED. CREDIT UNION	1,200 SF
37	SUBWAY	1,200 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 =	JUN 2025

# MARYLAND CITY PLAZA

FORT MEADE ROAD & RED CLAY ROAD LAUREL, MARYLAND 20707

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SILECT TO MODIFICATION NO DEPASION. NO REPRESENT AT TO MODIFICATION AND DEPASION AND REPRESENTATION IS MADE AS TO OCCUPANCY. THESE OF BUSINESS OF TENANT SHOWN ON SAME, THIS DRAWNING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL, OF ALL CONCENNIONAL AUTHORITIES, ADDITIONAL BULLENGS OR STRUCTURES MAY BE BUILT OR ADDE AND DESTINE OF BUSINESS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWAS MODIFIED AND THE LAYOUS CAPANION ADDITIONAL DESTINESS.



**LEASING PLAN** 



COMBINED PROPERTIES INCORPORATED

Suite 1000 West Bethesda, MD 20814 (202) 293-4500 FAX (202) 833-3013