



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

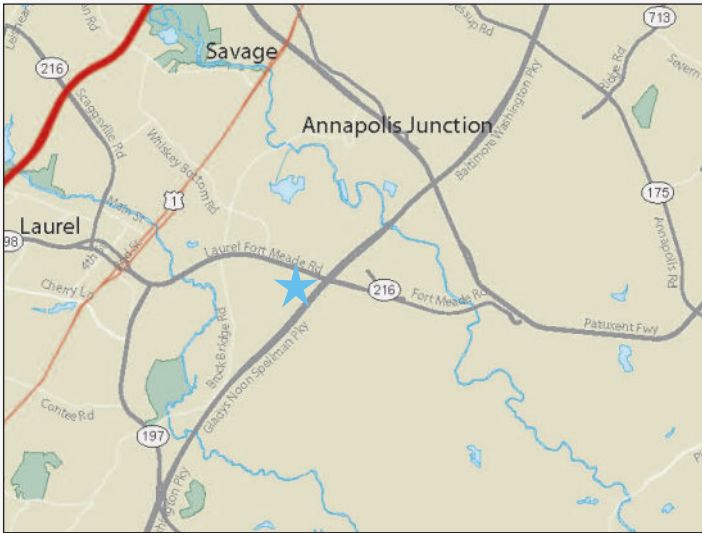
FEATURED TENANTS

Shoppers Food Warehouse, TJ Maxx

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	14,887	\$120,947	5,414
3 mile	77,901	\$118,142	28,691
5 mile	163,696	\$131,410	58,541

2023 ESRI

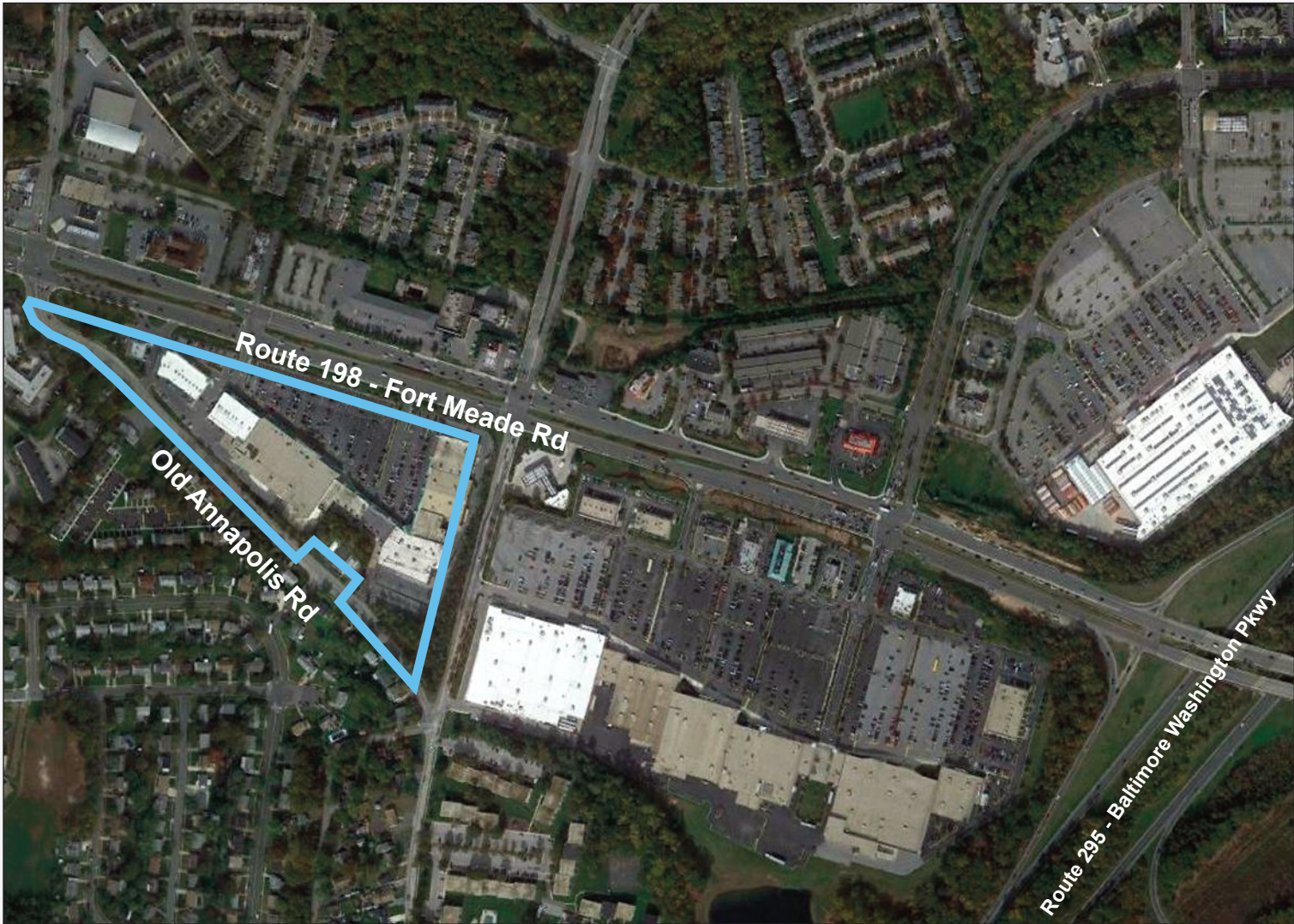


LOCATION

Route 198 & Old Annapolis Road - Laurel, MD

LEASING CONTACT

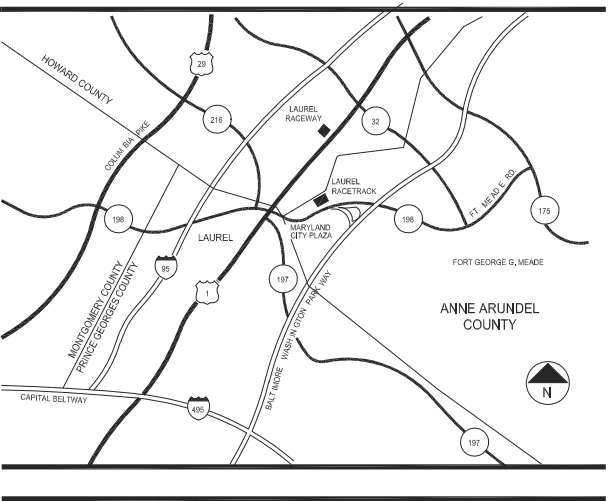
David Paik  
202.736.2804 | DPaik@combined.biz





# MARYLAND CITY PLAZA

LAUREL, MARYLAND



## TENANT ROSTER

1A	DOLLAR TREE	10,067 SF	25	SHOPPERS FOOD WAREHOUSE	58,317 SF
1B	AVAILABLE	6,540 SF	26A	FAMILY DOLLAR	9,592 SF
2A-C	SALONTRA SELECT SUITES	17,845 SF	26B	AVAILABLE	6,206 SF
3	ADVANCE AUTO	8,800 SF	27-28	BEAUTY SUPPLY	2,250 SF
4-8	TJ MAXX	24,686 SF	29	UPS STORE	1,125 SF
9	MARINER FINANCE	1,800 SF	30	GNC	1,125 SF
10	AVAILABLE	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 =	JUN 2023

## MARYLAND CITY PLAZA

FORT MEADE ROAD & RED CLAY ROAD  
LAUREL, MARYLAND 20707



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
Suite 1000 West  
Bethesda, MD 20814  
(202) 293-4500  
FAX (202) 833-3013

## LEASING PLAN

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