



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

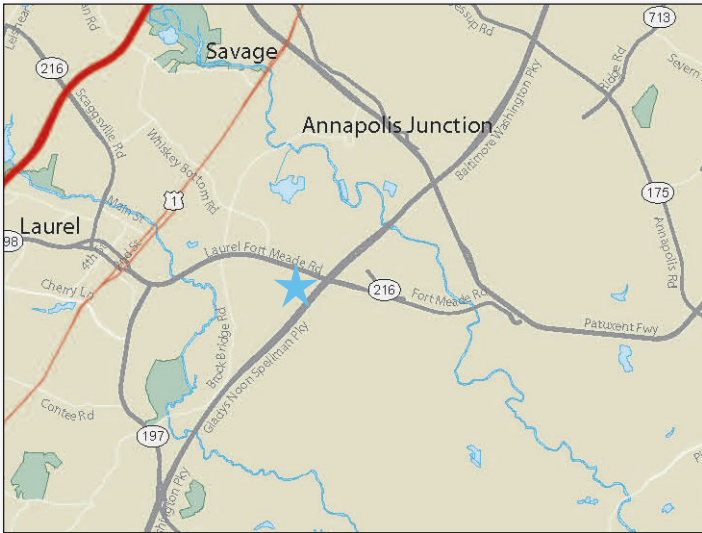
FEATURED TENANTS

Shoppers Food Warehouse, TJ Maxx, Rainbow

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	15,012	\$121,190	5,500
3 mile	80,779	\$116,879	29,794
5 mile	164,227	\$134,802	59,049

2025 ESRI

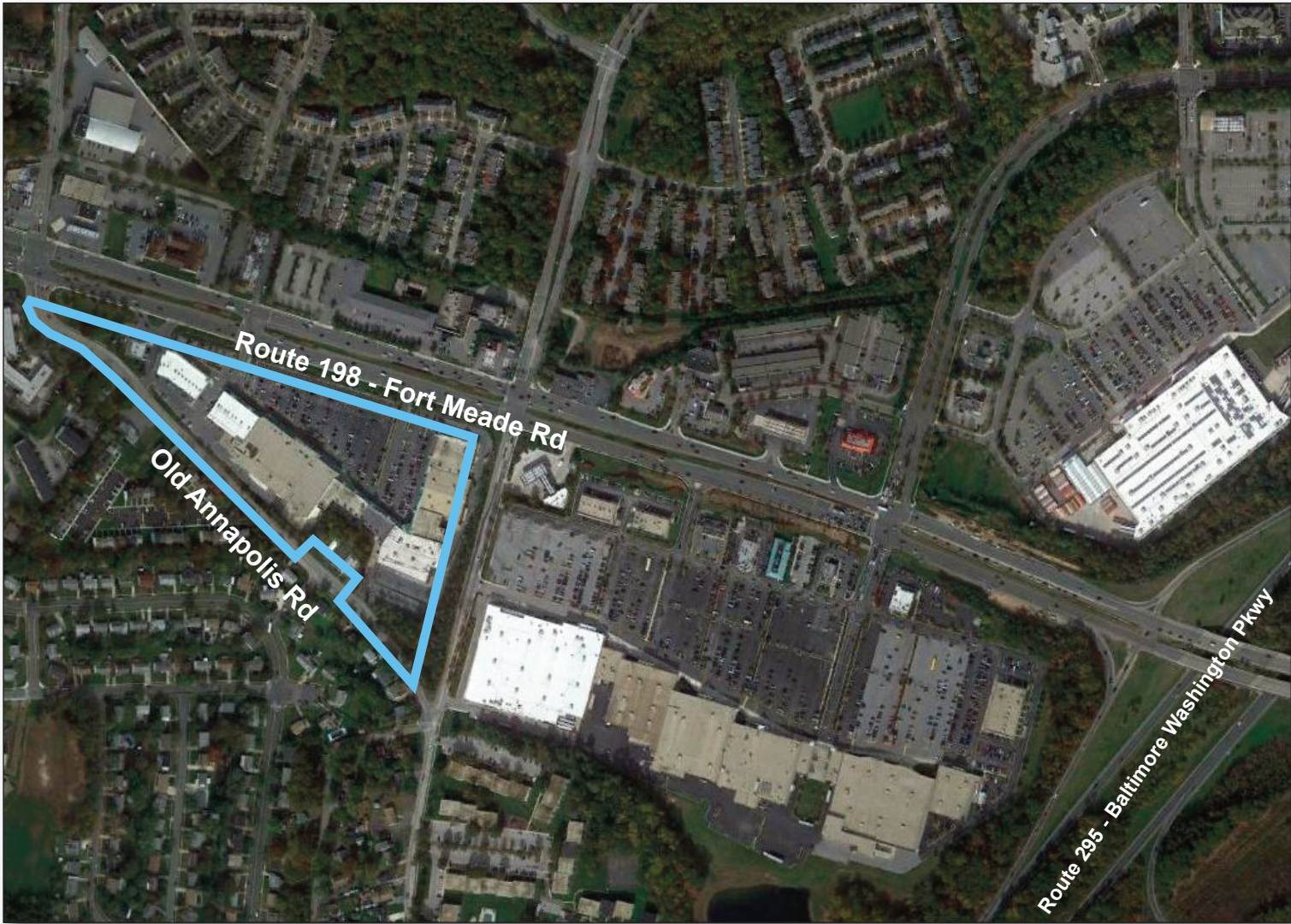


LOCATION

Route 198 & Old Annapolis Road - Laurel, MD

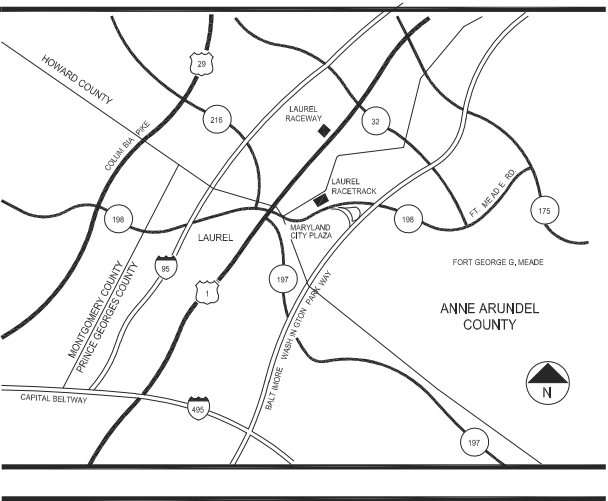
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



MARYLAND CITY PLAZA

LAUREL, MARYLAND



TENANT ROSTER

1A	DOLLAR TREE	10,067 SF	25	SHOPPERS FOOD WAREHOUSE	58,317 SF
1B	RAINBOW	6,540 SF	26A	BLUE SUNDAY BAR & GRILL	9,434 SF
2A-C	SALON LOFTS	17,854 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 DENTAL	1,200 SF	33	MASTER NAILS	1,125 SF
13	T-MOBILE	1,100 SF	34	LEASE OUT	2,450 SF
14	LITTLE CAESARS	1,357 SF	35	SHOPPERS CLEANERS	1,200 SF
15-16	HARMONY	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 =	AUG 2025

MARYLAND CITY PLAZA

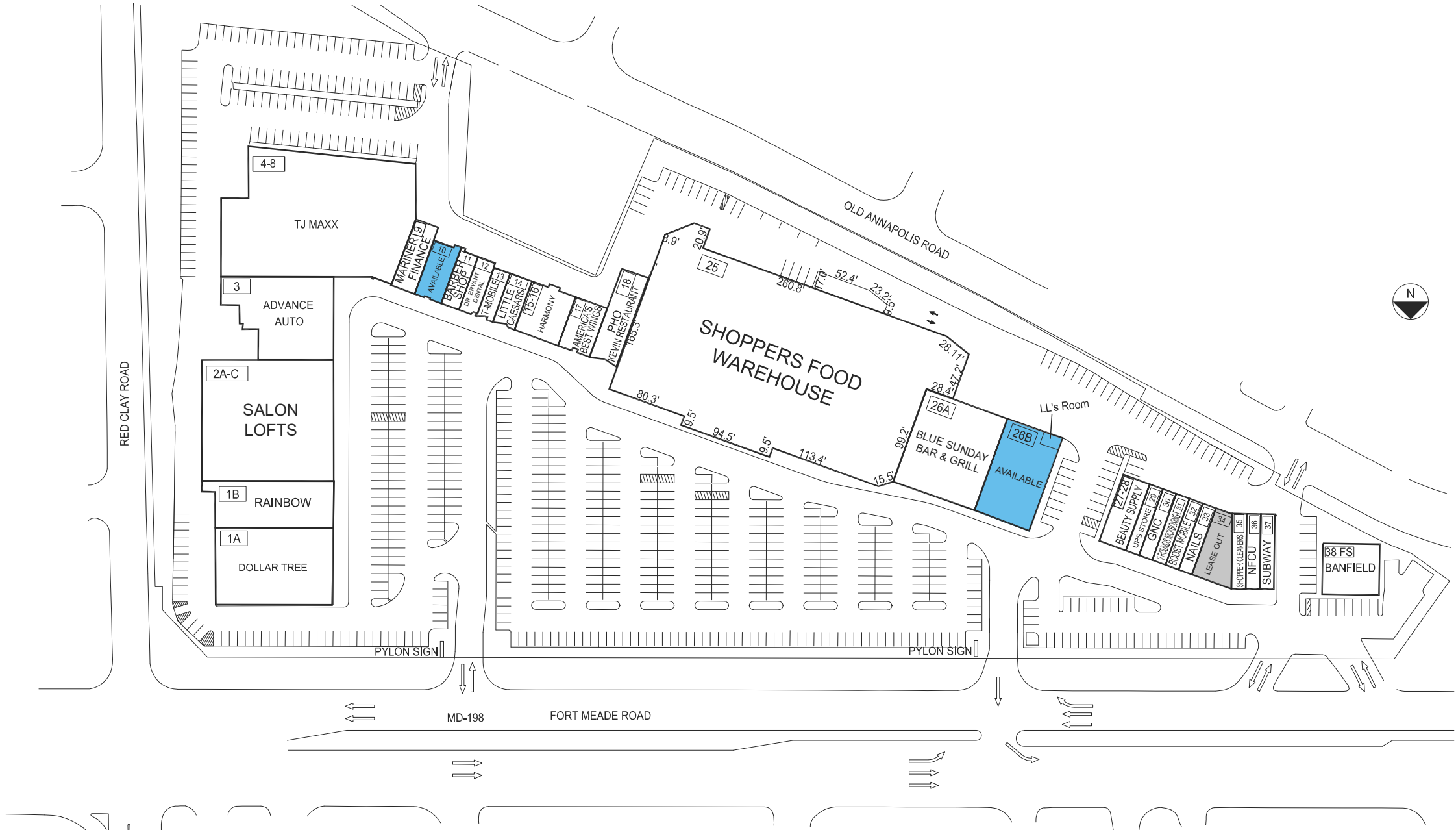
FORT MEADE ROAD & RED CLAY ROAD
LAUREL, MARYLAND 20707



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