



RETAIL PROPERTY FOR LEASE

LAUREL GLEN SHOPPING CENTER

45315 ALTON LANE, CALIFORNIA, MD 20619



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 1,400 - 48,000 SF
Lease Rate: \$14.00 - 23.00 SF/yr (NNN)
Building Size: 110,000 SF

AVAILABLE SPACES SF

| | |
|----|-----------|
| 1A | 7,353 SF |
| 3 | 4,950 SF |
| 4A | 1,750 SF |
| 4B | 1,750 SF |
| 9 | 29,000 SF |
| 13 | 1,400 SF |
| 15 | 1,600 SF |
| 18 | 48,000 SF |

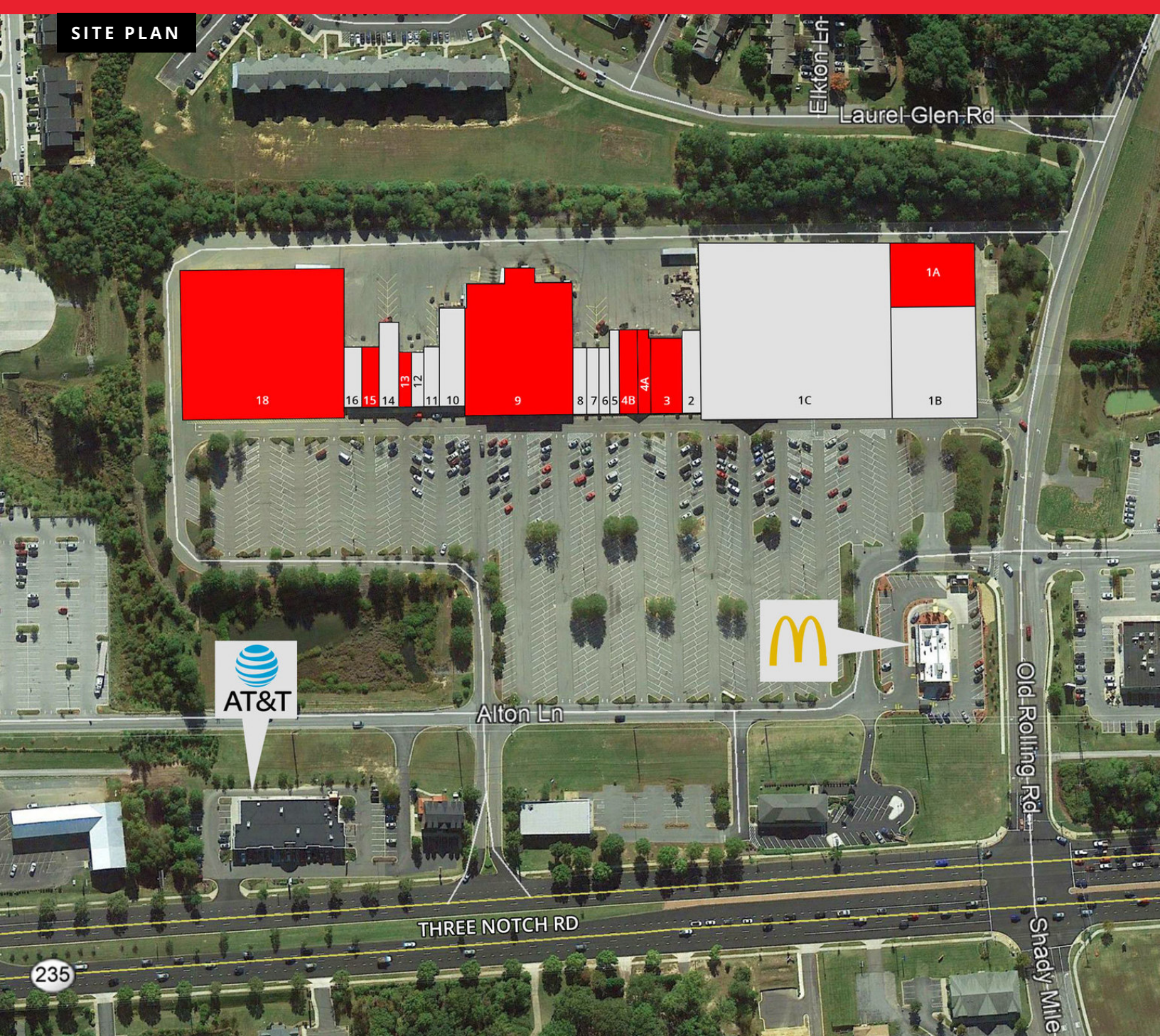
PROPERTY HIGHLIGHTS

- Anchored by PetSmart, Hobby Lobby and Advance Auto Parts.
- Potential development of up to 48,000 SF.
- 46,812 cars pass daily.
- Located on Route 235.
- Shadow anchored by Wal-Mart, Target, Lowe's, Staples, Michael's, Pier 1 Imports, & Giant Food.

DEMOGRAPHICS

| | 1 Mile | 5 Miles | 10 Miles |
|--------------------|-----------|----------|-----------|
| Total Households: | 1,754 | 18,510 | 36,935 |
| Total Population: | 4,726 | 48,856 | 103,112 |
| Average HH Income: | \$100,800 | \$99,446 | \$102,734 |

SITE PLAN



| | | | |
|------------------------------------|------------------|---|------------------|
| 1A - AVAILABLE | 7,353 SF | 9 - AVAILABLE | 29,000 SF |
| 1B - PetSmart | 21,629 SF | 10 - Advance Auto Parts | 5,600 SF |
| 1C - Hobby Lobby | 57,497 SF | 11 - Sterling Optical | 1,600 SF |
| 2 - BeautySpot | 3,000 SF | 12 - Jughead Liquors | 1,400 SF |
| 3 - AVAILABLE | 4,950 SF | 13 - AVAILABLE | 1,400 SF |
| 4A - AVAILABLE | 1,750 SF | 14 - Long & Foster Real Estate | 3,000 SF |
| 4B - AVAILABLE | 1,750 SF | 15 - AVAILABLE | 1,600 SF |
| 5 - Essence Salon & Spa | 2,000 SF | 16 - CosmoProf | 2,800 SF |
| 6 - Hair Cuts, Inc | 1,400 SF | 17 - McDonald's | 3,900 SF |
| 7 - Third Eye Comics | 1,400 SF | 18 - FUTURE DEVELOPMENT | 48,000 SF |
| 8 - Hong Kong Restaurant | 1,400 SF | | |

St Mary's Marketplace



WOODLAND ACRES



First Colony Center



South Plaza



Laurel Glen



Patuxent Beach Rd

Three Notch Rd

California

61,000 VPD

Wincello's Run Rd

Town Cre

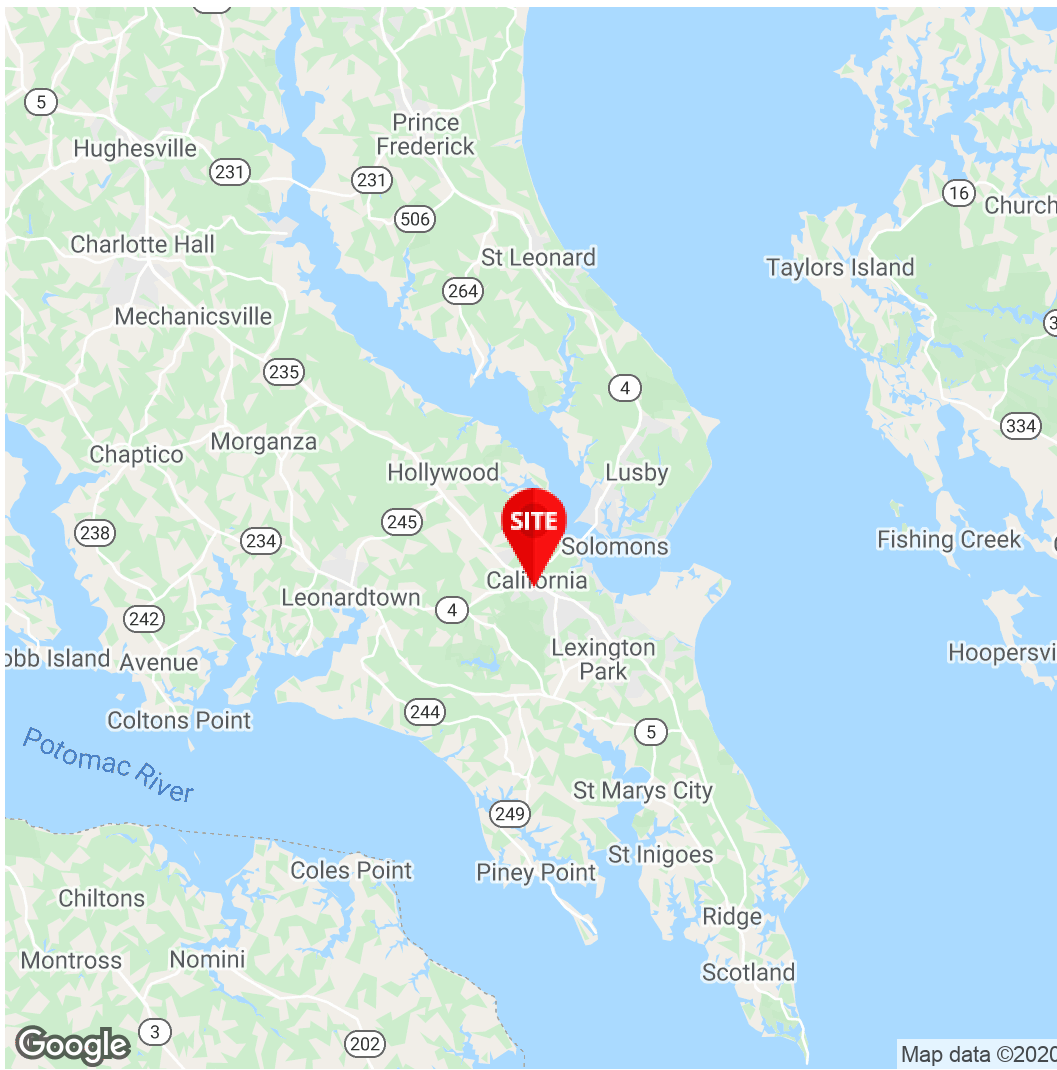
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