



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
4	1,750 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

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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 - ABC Tile and Granite	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





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