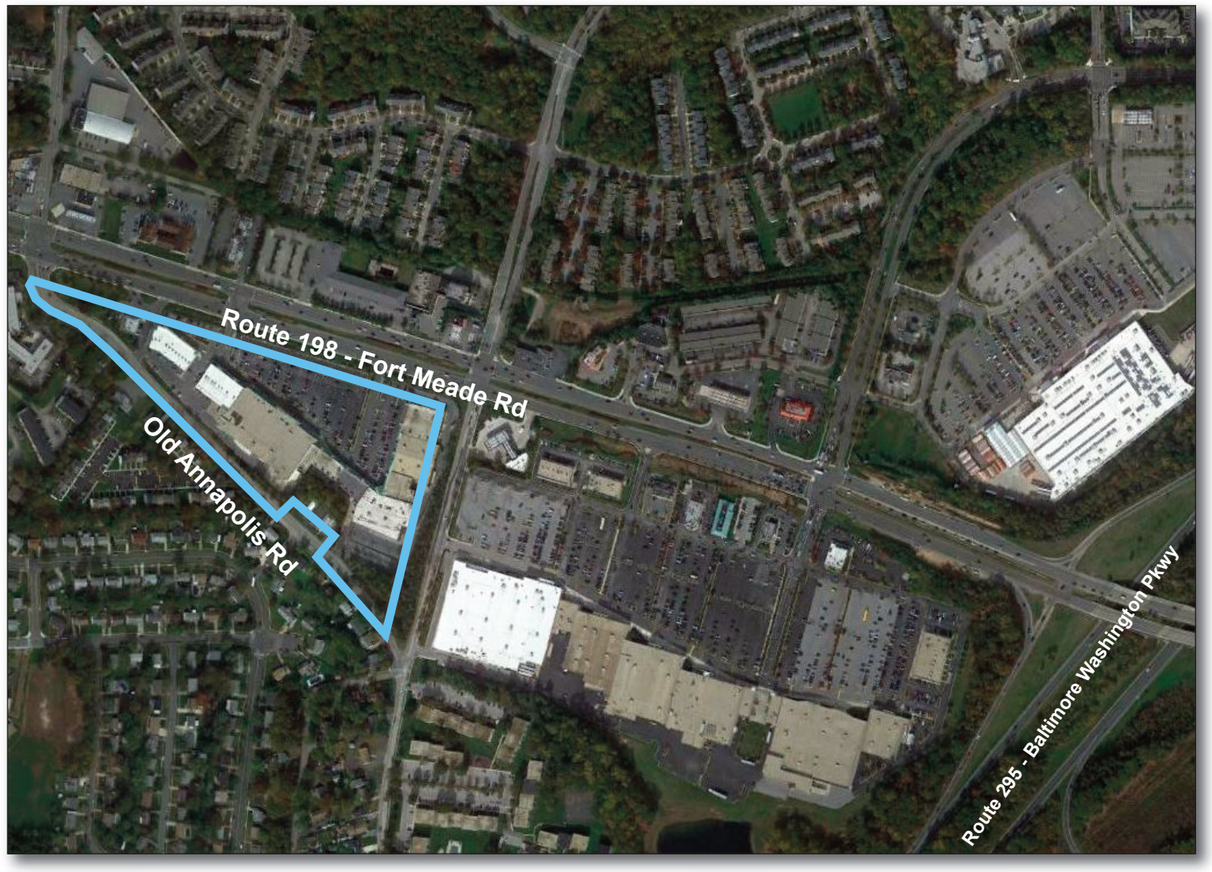
# MARYLAND CITY PLAZA Laurel, MD 20724










## 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

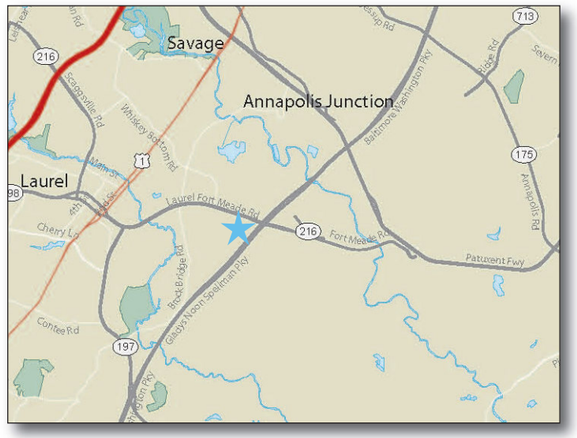
## FEATURED TENANTS

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

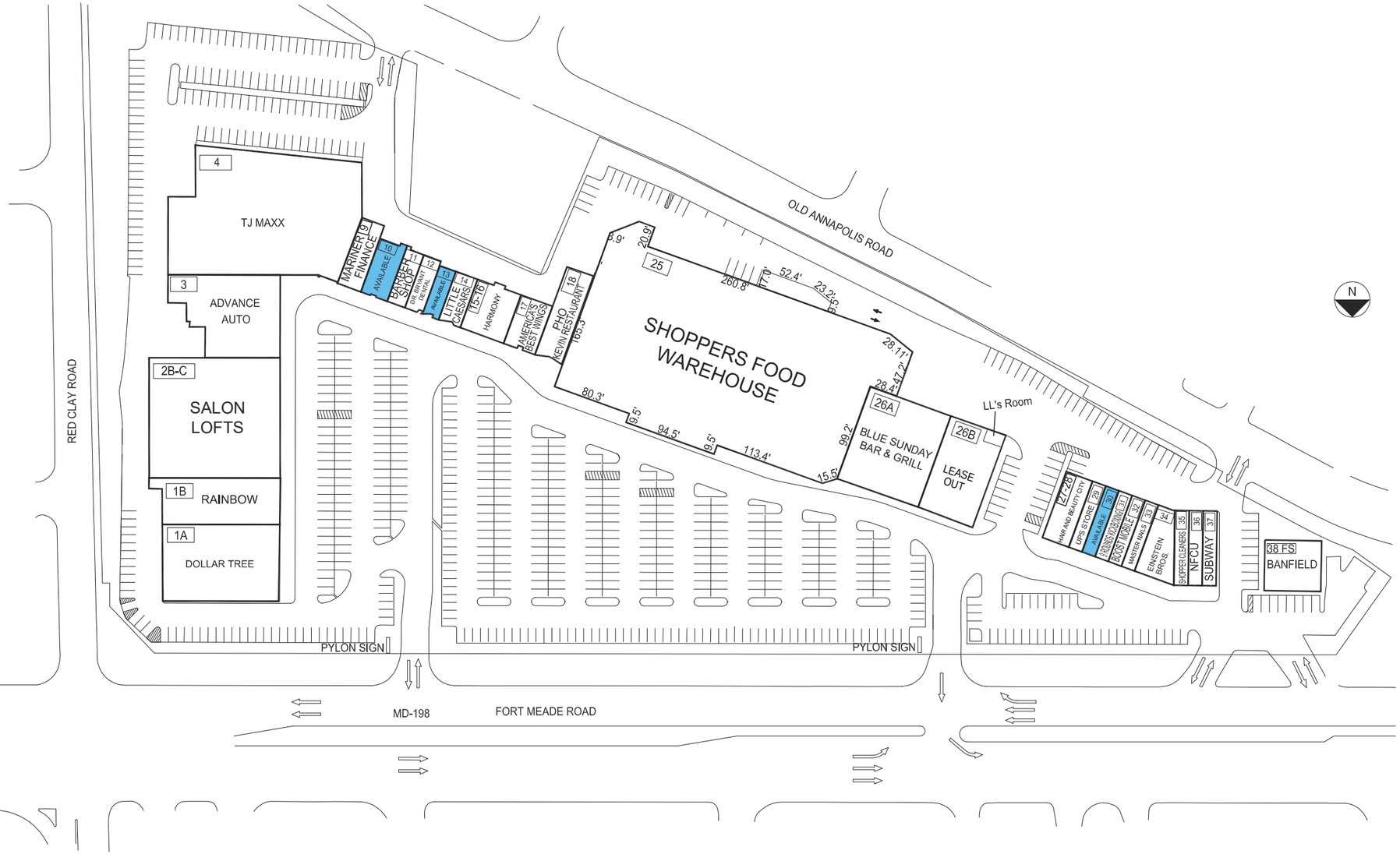
Route 198 & Old Annapolis Road - Laurel, MD

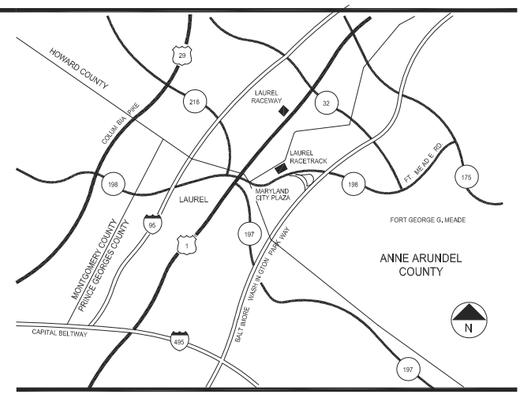
## LEASING CONTACT

Andrew Iszard
202.736.2827 | Andrewlszard@combined.biz

# MARYLAND CITY PLAZA

## LAUREL, MARYLAND




## TENANT ROSTER

| | | |
|---|---|---|
| 1A | DOLLAR TREE | 10,067 SF |
| 1B | RAINBOW | 6,540 SF |
| 2B-C | SALON LOFTS | 17,854 SF |
| 3 | ADVANCE AUTO | 8,800 SF |
| 4 | 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 DENTAL | 1,200 SF |
| 13 | AVAILABLE | 1,100 SF |
| 14 | LITTLE CAESARS | 1,357 SF |
| 15-16 | HARMONY | 2,714 SF |
| 17 | AMERICA'S BEST WINGS | 2,000 SF |
| 18 | PHO KEVIN RESTAURANT | 3,000 SF |
| 25 | SHOPPERS FOOD WAREHOUSE | 59,317 SF |
| 26A | BLUE SUNDAY BAR & GRILL | 9,592 SF |
| 26B | LEASE OUT | 6,206 SF |
| 27-28 | HAIR AND BEAUTY CITY | 2,250 SF |
| 29 | UPS STORE | 1,125 SF |
| 30 | AVAILABLE | 1,125 SF |
| 31 | 9 ROUNDS KICKBOXING | 1,125 SF |
| 32 | BOOST MOBILE | 1,125 SF |
| 33 | MASTER NAILS | 1,125 SF |
| 34 | EINSTEIN BROS | 2,450 SF |
| 35 | SHOPPERS CLEANERS | 1,200 SF |
| 36 | NAVY FED. CREDIT UNION | 1,200 SF |
| 37 | SUBWAY | 1,200 SF |
| 38FS | BANFIELD | 3,000 SF |

| | |
|---|---|
| PARKING PROVIDED = | 709 |
| PARKING REQUIRED = | 729 |
| GLA AS PER RENT ROLL = | 176,233 SF |
| ZONED = | C-3 |
| REV. DATE = | MAY 2026 |

# MARYLAND CITY PLAZA

FORT MEADE ROAD & RED CLAY ROAD
LAUREL, MARYLAND 20707

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

# LEASING PLAN


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