



# LAUREL PROFESSIONAL BUILDING

14333 LAUREL BOWIE ROAD | LAUREL, MARYLAND 20708

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Long Term Lease with successful dental practice
- Full dental build-out
- Opportunity to own a condo in a highly desirable area
- Ample Free Surface Parking
- Rare fully leased investment property
- New HVAC



BUILDING SIZE:

38,733 SF ±

AVAILABLE:

UNIT 304: 1,000 SF ±

YEAR BUILT:

1975

STORIES:

3

PARKING:

3.28/1,000 SF (127 SPACES)

ZONING:

C-0

SALE PRICE:

\$250,000



GOOGLE STREET VIEW



# LOCAL TRADE AREA



**Towne Centre at Laurel**

- Harris Teeter Neighborhood Food & Pharmacy
- REGAL CINEMAS
- ULTA BEAUTY
- Burlington
- OLD NAVY
- carter's
- OSHKOSH
- CLUB PILATES
- PartyCity
- MISSION BBQ
- noodles
- FirstWatch The Daytime Cafe
- Tanera BREAD
- Sarku Japan
- mezeh
- Guitar Center
- ME Massage Emp
- BUFFALO WILD WINGS
- BJS RESTAURANT BREWHOUSE
- Nando's PERI-PERI CHICKEN

**Laurel Shopping Center**

- Giant
- BAM! BOOKS A MILLION
- Advance Auto Parts
- Marshalls
- HomeGoods
- LA FITNESS
- Starbucks
- KIDS FIRST Swim Schools
- SALLY BEAUTY
- SHOE CITY
- HARBOR FREIGHT
- CHUCK E. CHEESE

**Laurel Plaza**

- planet fitness
- 2nd Ave
- DOLLAR TREE

**Maryland City Plaza**

- SHOPPERS
- TJ-MAXX
- SUBWAY
- Advance Auto Parts
- FAMILY DOLLAR

**Laurel Lakes Centre**

- LOWE'S
- BEST BUY
- ROSS
- STAPLES
- Michaels
- POTBELLY
- Famous Dave's
- Red Lobster
- Wendy's
- DOLLAR TREE

**Centre at Laurel**

- SHOPPERS
- PETSMART
- Applebee's
- PLATO'S CLOSET
- LONGHORN STEAKHOUSE
- Chick-fil-A
- Hampton MID ATLANTIC
- FAIRFIELD INN & SUITES
- Marriott

**Laurel Town Center**

- SUPER BEST INTERNATIONAL SUPERMARKET
- TACO BELL
- CVS pharmacy
- Pop Boys
- FAMILY DOLLAR
- McDonald's

**Crystal Plaza**

- RITE AID
- DUNKIN'
- The RoomStyle

**SITE**

1 mile

2 miles



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



8,491

46,306

73,647

## DAYTIME POPULATION



18,144

90,577

149,340

## AVERAGE HOUSEHOLD INCOME



\$88,254

\$120,333

\$133,094

## NUMBER OF HOUSEHOLDS



7,467

38,515

59,774

## MEDIAN AGE

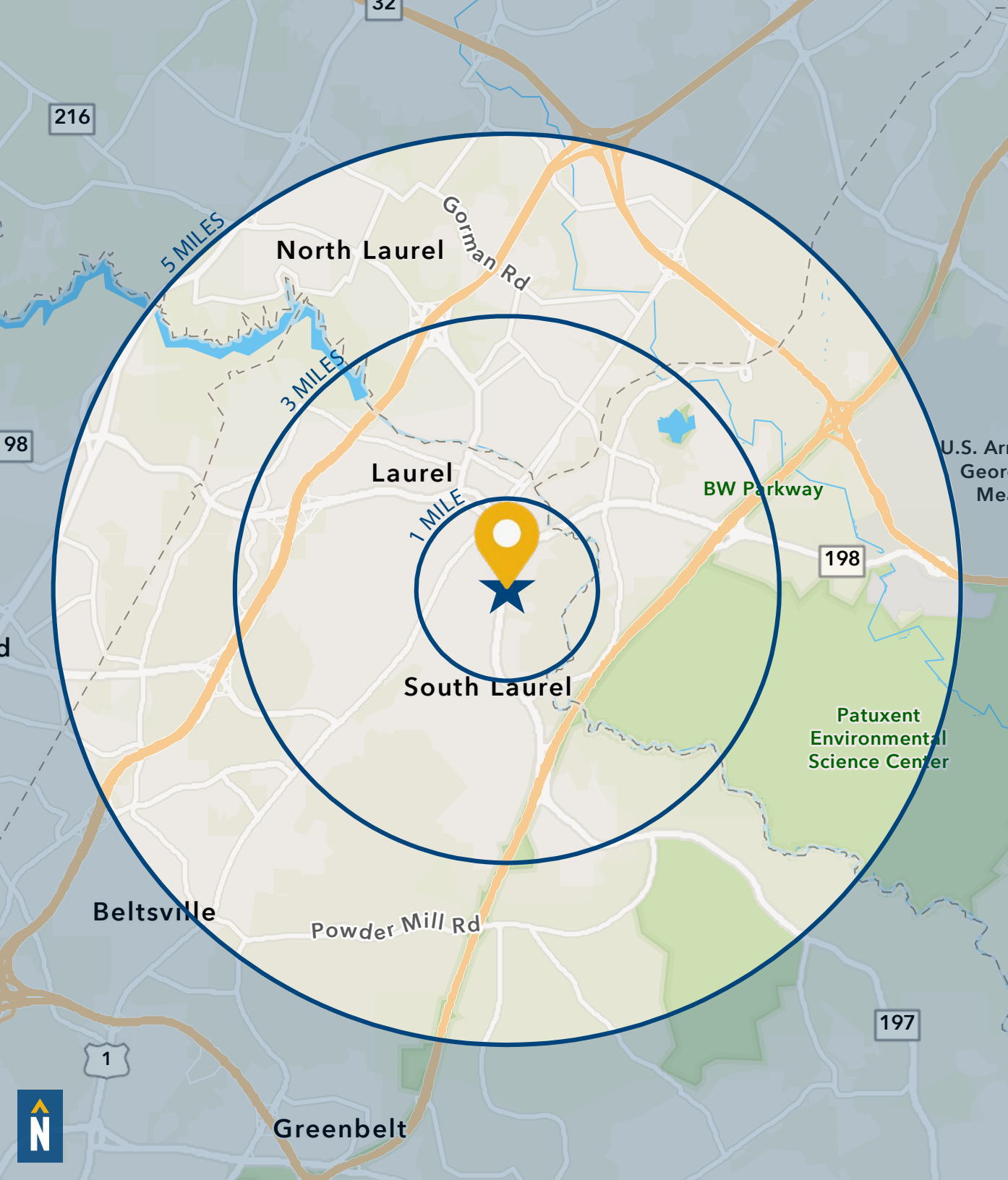


33.5

36.1

36.3

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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