



# RUSSETT GREEN RETAIL

3569 RUSSETT GREEN E. | LAUREL, MARYLAND 20724

FOR  
LEASE

**NEW  
CONSTRUCTION!**

**COLD DARK SHELL  
DELIVERY**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Corner, signalized intersection at the entrance to Russett Green (Walmart and Sam's Club)
- New construction (cold dark shell delivery)
- Excellent visibility facing Laurel Fort Meade Road/Rt. 198 (41,475 cars per day)
- Easy access to I-295, I-95 and Routes 1 and 32
- Nearby retailers include Target, Aldi, Kohl's, T.J. Maxx, Shoppers, Dollar Tree, Hobby Lobby
- Minutes to Laurel Park

AVAILABLE:

1,500-3,167 SF ±

BUILDING SIZE:

11,100 SF ±

YEAR BUILT:

2023

TRAFFIC COUNT:

41,475 AADT (LAUREL FORT MEADE RD)

PARKING:

55 SURFACE SPACES

ZONING:

C3 (COMMERCIAL - GENERAL)

RENTAL RATE:

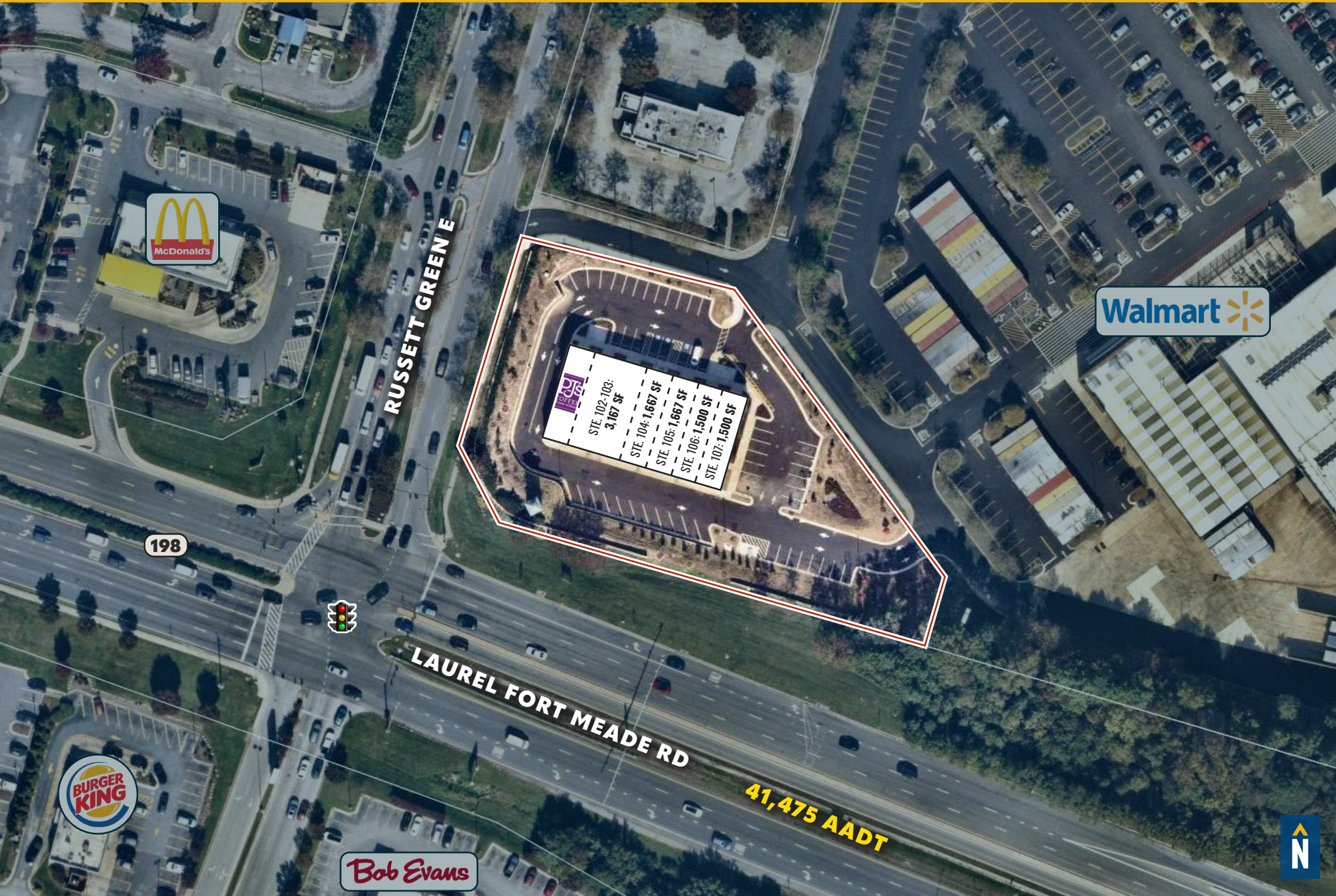
\$34.00-38.00 PSF, NNN



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE



198



**PE**  
PROJECT

STE. 102-103:	3,167 SF
STE. 104:	1,667 SF
STE. 105:	1,667 SF
STE. 106:	1,500 SF
STE. 107:	1,500 SF

LAUREL FORT MEADE RD

41,475 AADT





# LOCAL BIRDSEYE



295

Walmart

198

LAUREL FORT MEADE RD

SITE

41,475 AADT

Panera BREAD

KOHL'S

Bob Evans

McDonald's

Travelodge

RUSSETT GREEN E

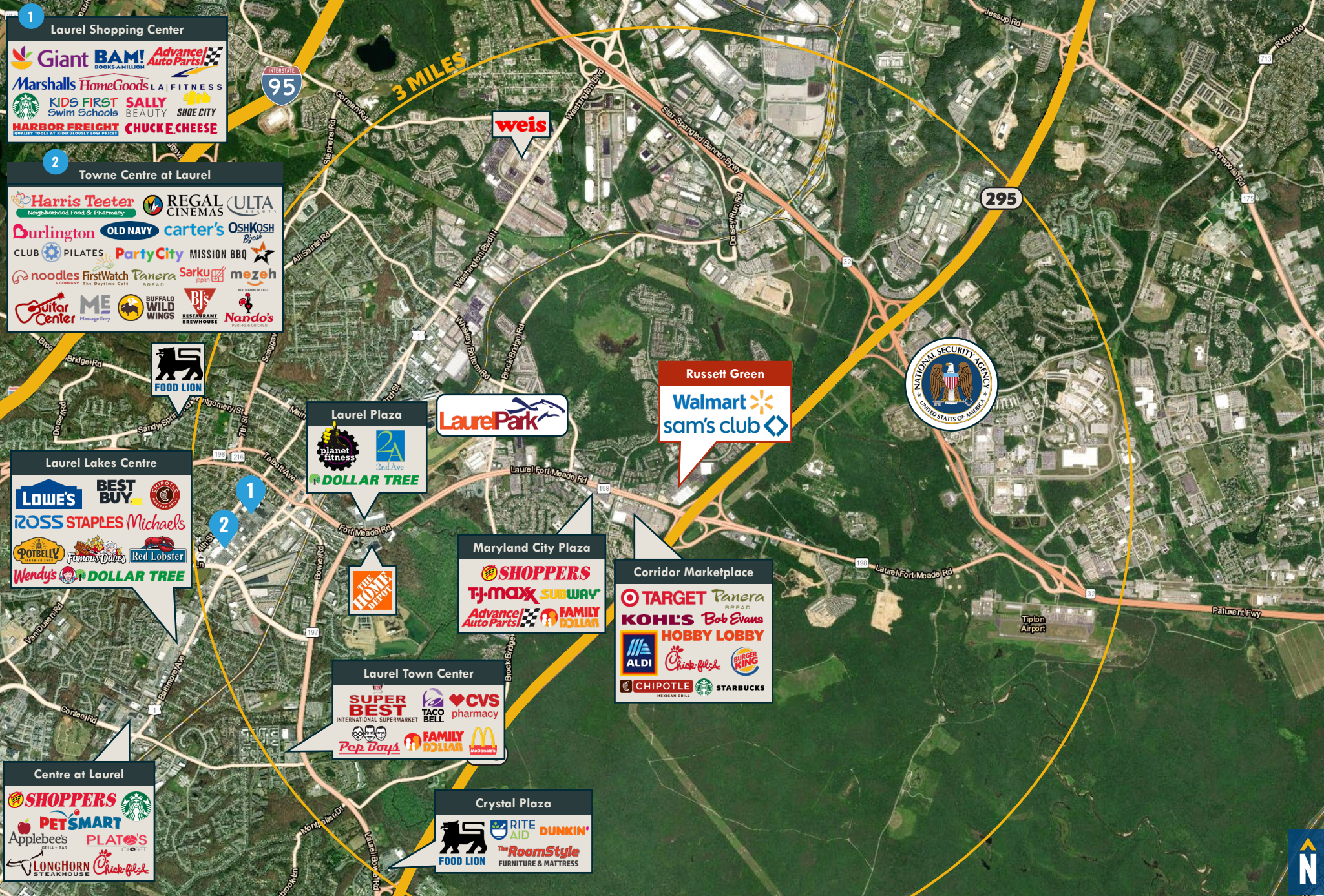
295

BALTIMORE-WASHINGTON PKWY 108,783 AADT





# LAUREL TRADE AREA





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



16,047

64,353

165,587

## DAYTIME POPULATION



15,515

65,065

162,366

## AVERAGE HOUSEHOLD INCOME



\$114,366

\$114,943

\$130,569

## NUMBER OF HOUSEHOLDS



6,017

23,601

59,719

## MEDIAN AGE

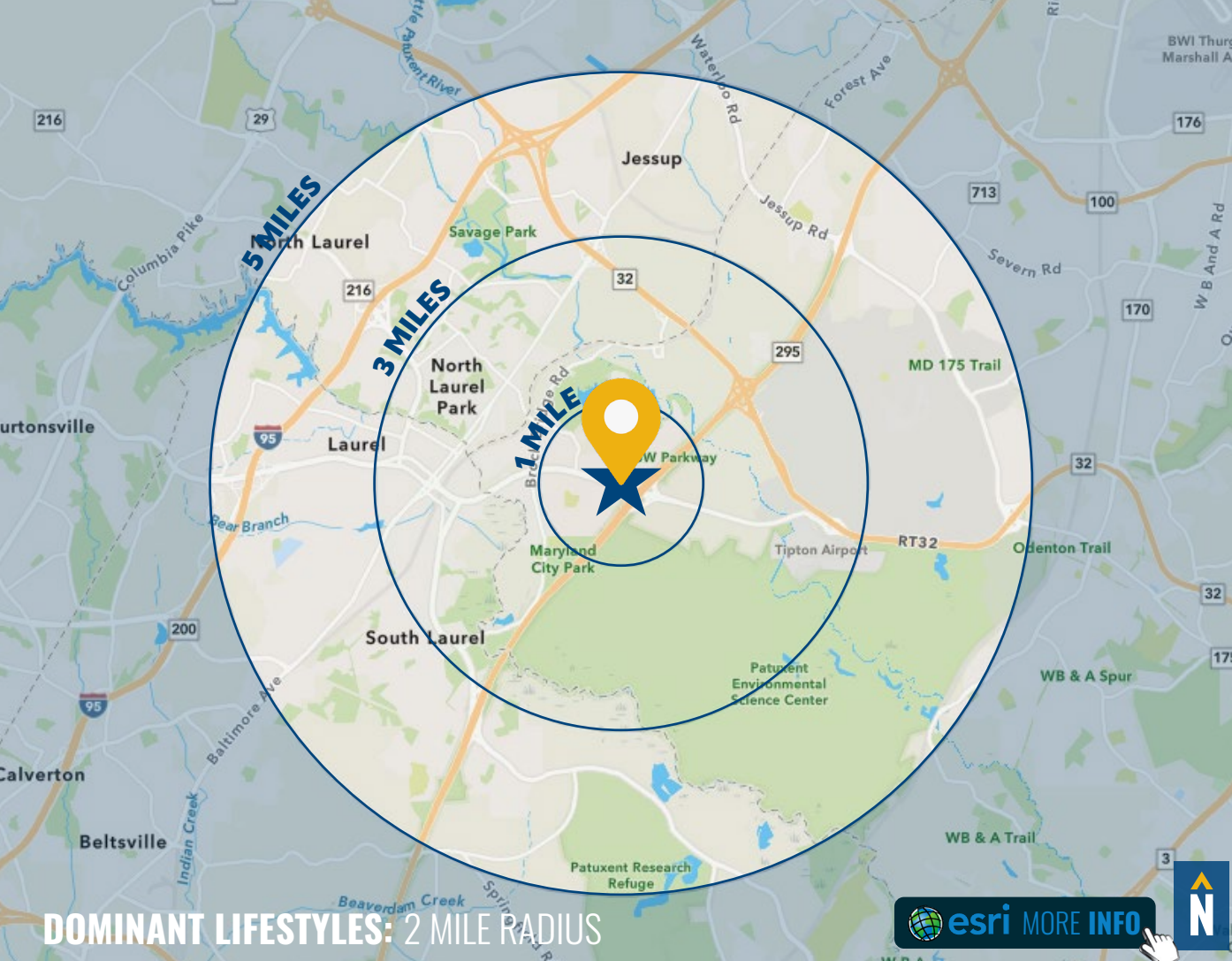


36.5

34.7

35.0

[FULL DEMOS REPORT](#)



**59%**  
ENTERPRISING  
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**17%**  
CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**  
Median Household Income: **\$69,200**

**9%**  
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**  
Median Household Income: **\$35,700**



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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