



JOIN NEARBY RETAILERS



RETAIL SPACE AVAILABLE FOR LEASE / SALE

- Available: 1 AC Pad
- Join Wawa, Starbucks, Chipotle, Jersey Mike's, Hibachi Express and Hangry Joe
- Site surrounded by a new mixed-use project including 140 Townhomes and 486 Apartment Units.

ALEX SHEARER

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BRIAN FINKELSTEIN

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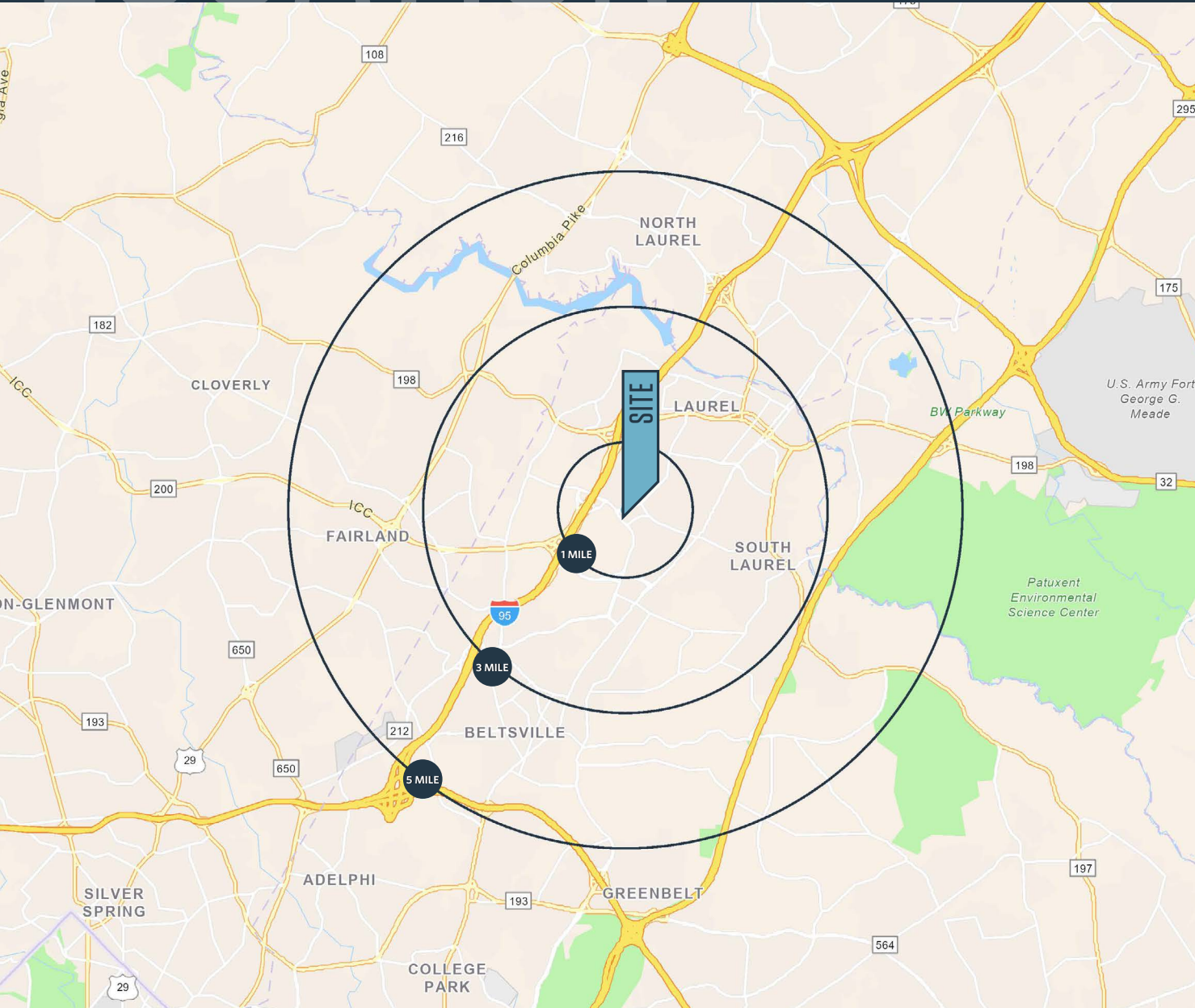
JOHN MEYER

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# LOCATION

# WESTSIDE

WEST SIDE BLVD, LAUREL, MD 20707, PRINCE GEORGE'S COUNTY



## AVAILABLE SPACE:

- 1 Acre Pad  
For Sale or Ground Lease

## DEMOGRAPHICS | 2025:

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 6,675     | 95,792    | 205,351   |
| Daytime Population | 5,833     | 82,144    | 193,438   |
| Households         | 2,702     | 35,535    | 74,056    |
| Average HH Income  | \$154,409 | \$125,476 | \$137,467 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|              |             |
|--------------|-------------|
| Van Dusen Rd | 14,035 ADT  |
| Konterra Dr  | 15,775 ADT  |
| I-95         | 158,430 ADT |

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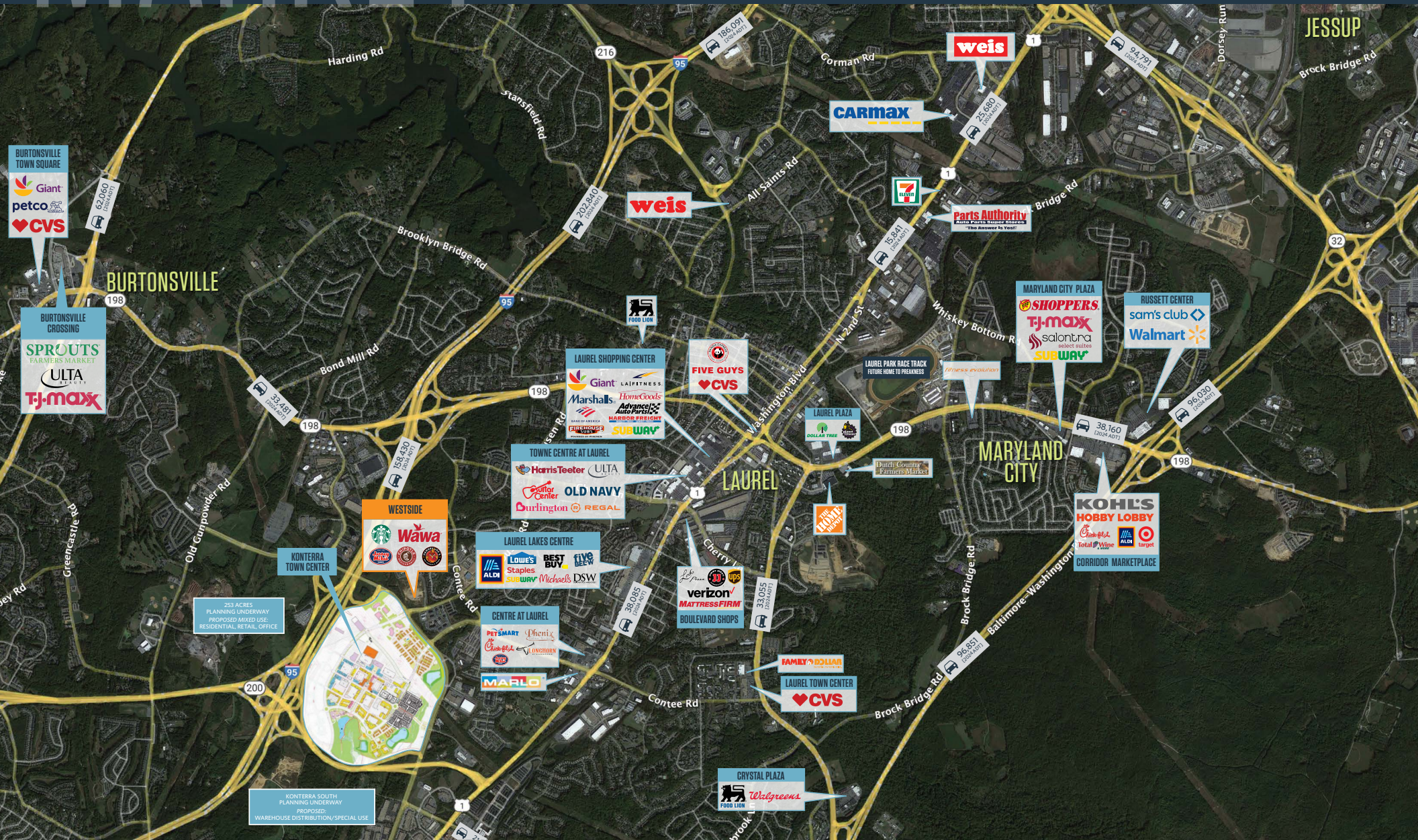
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# MARKET

# WESTSIDE

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# CLOSE-UP

# WESTSIDE

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# SITE PLAN WESTSIDE

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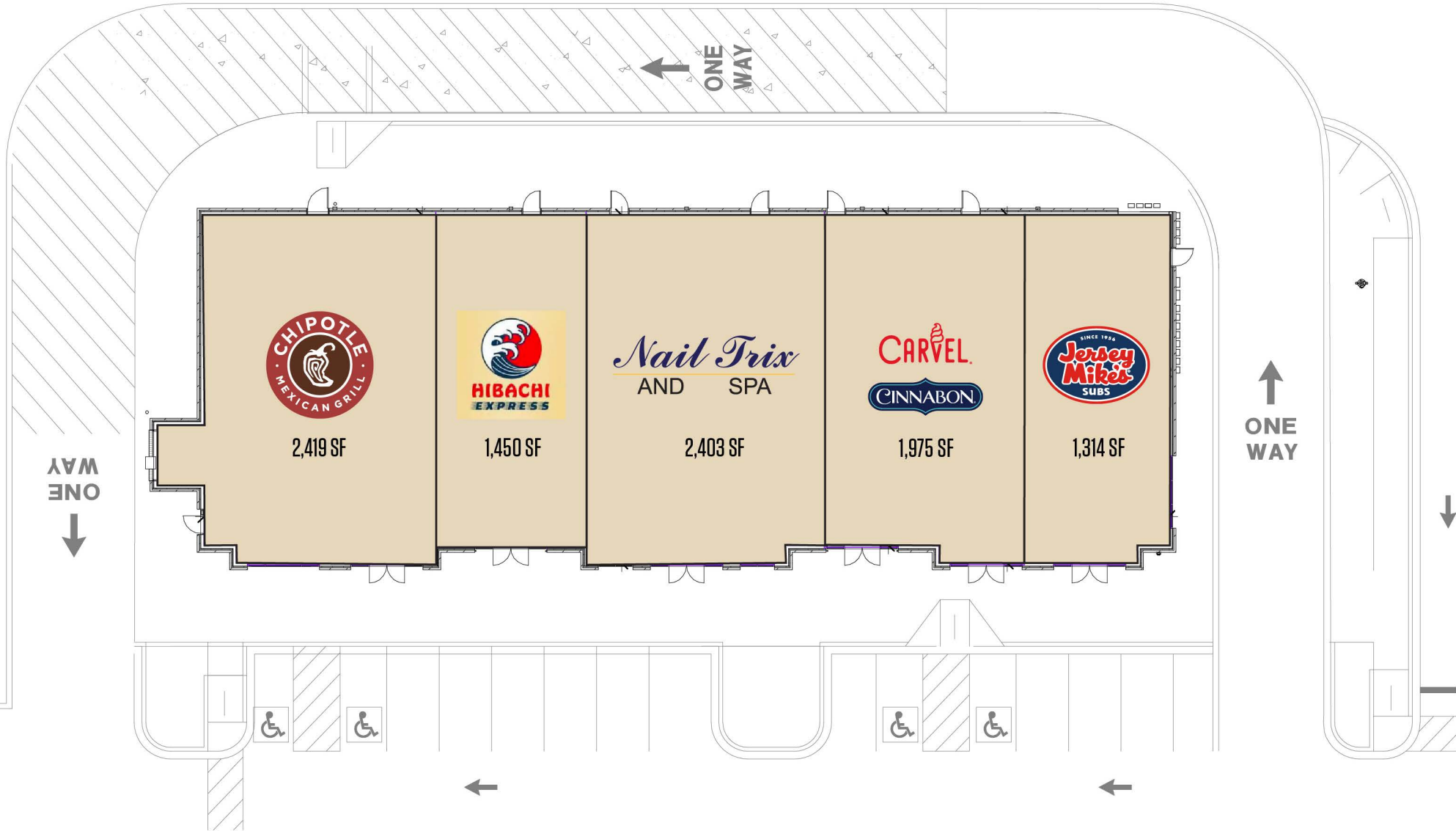
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# LOT 3 PLAN WESTSIDE

WEST SIDE BLVD, LAUREL, MD 20707, PRINCE GEORGE'S COUNTY



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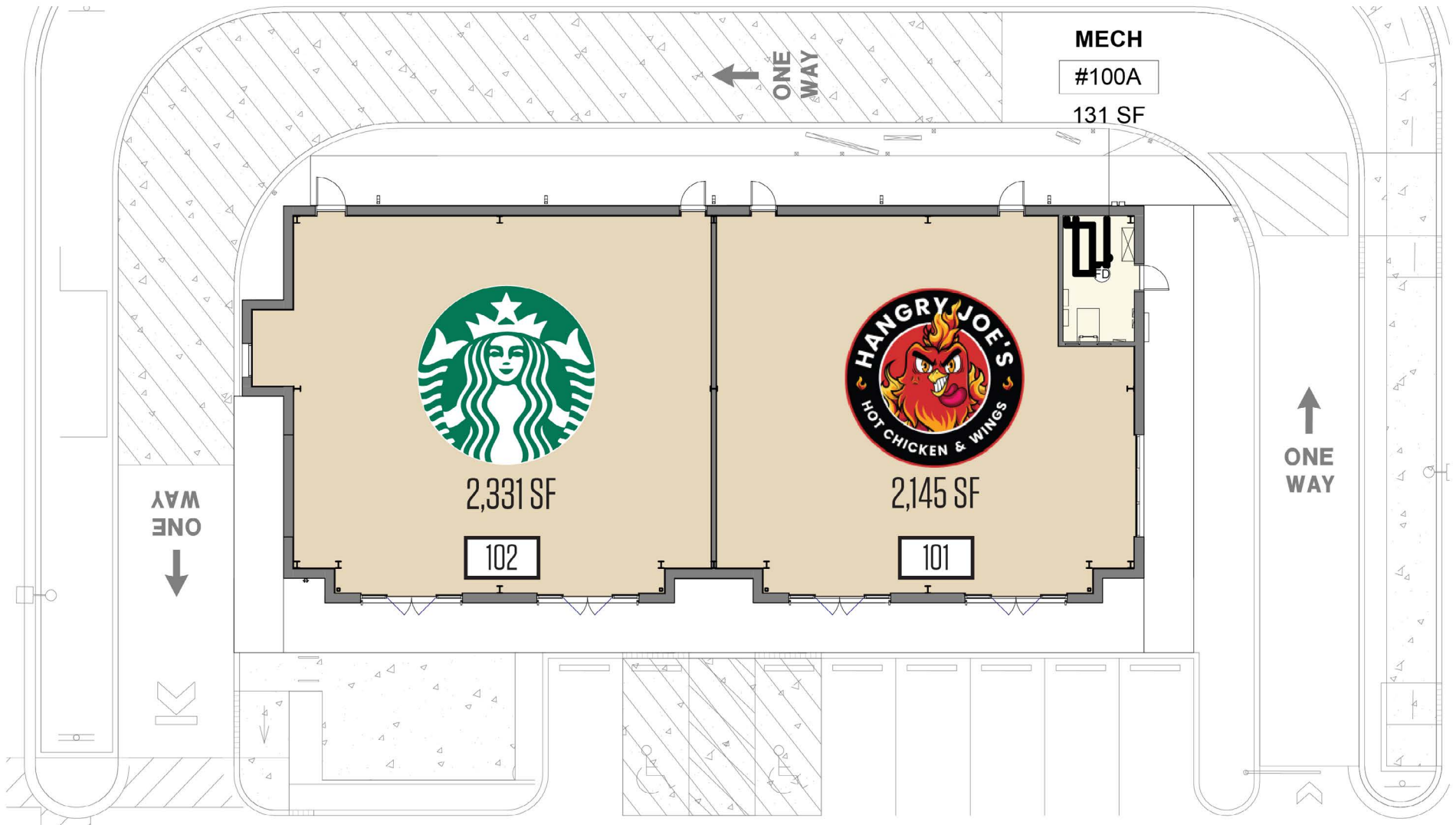
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# LOT 4 PLAN | WESTSIDE

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# WESTSIDE

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