



NEARBY RETAILERS



Walmart



T.J. MAXX

HOBBY LOBBY

Total Wine & MORE

RETAIL SPACE & PAD SITES FOR LEASE

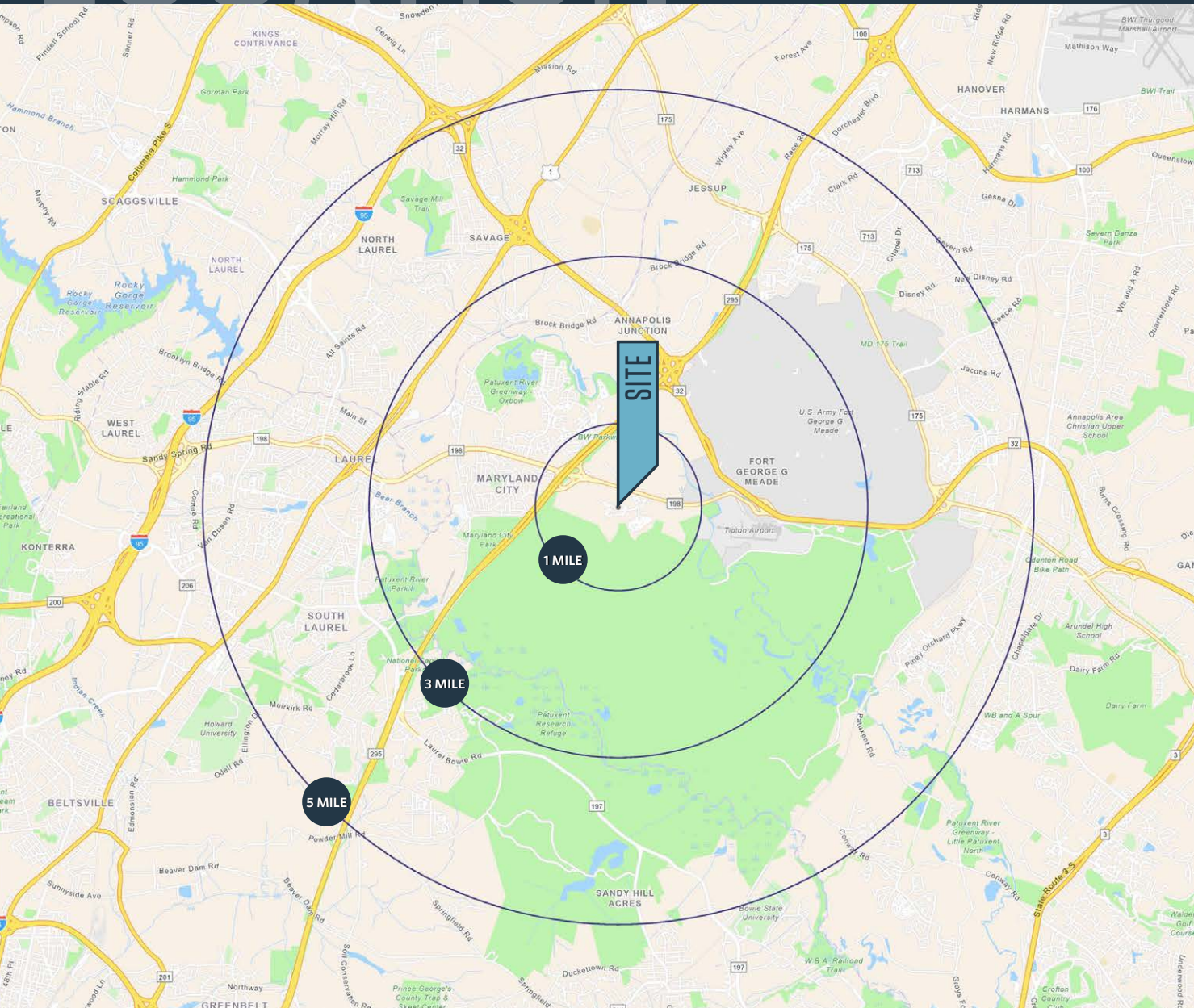
- New retail development with frontage along busy Route 198 and easily accessible to Route 198, Route 32 and I-295.
- New residential development surrounding the site includes 880 townhomes and 330 apartments, and by the end of 2027 additional residential completed will include 425 townhomes and 303 apartments.
- Fort Meade [64,000 employees] and NSA [35,000 employees] less than 10 minutes from site

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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
2,813	34,801	170,996
Daytime Population		
2,921	46,360	151,627
Households		
981	12,333	62,567
Average HH Income		
\$105,847	\$122,045	\$131,408

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Laurel Fort Meade Road	26,535 ADT
I-295 [Baltimore Washington Pkwy]	106,572 ADT

MARKET

THE SHOPS AT WATERSHED

LAUREL, MD 20724, ANNE ARUNDEL COUNTY



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FORT MEADE

**Largest Employer in Maryland
2nd Largest US Army Installation**

- 57,300 Military & Civilian Personnel
- 12,000+ new jobs by 2028
- 121 DOD & Non-DOD Tenant Organizations
- 7 Anne Arundel County Public Schools
- \$21.6 Billion Economic Impact



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CLOSE UP

THE SHOPS AT WATERSHED

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SITE PLAN

THE SHOPS AT WATERSHED

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THE SHOPS AT WATERSHED

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