



NEARBY RETAILERS



RETAIL SPACE AVAILABLE FOR LEASE

- Available: 1,478 SF - 12,269 SF
- Drive-Thru Opportunity Available.
- New retail development with frontage along busy Route 198 and easily accessible to Route 198, Route 32 and I-295.
- The surrounding Watershed community features 1,938 new residential units with additional units planned and under construction in neighboring projects.
- Fort Meade [64,000 employees] and NSA [35,000 employees] less than 10 minutes from site.

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

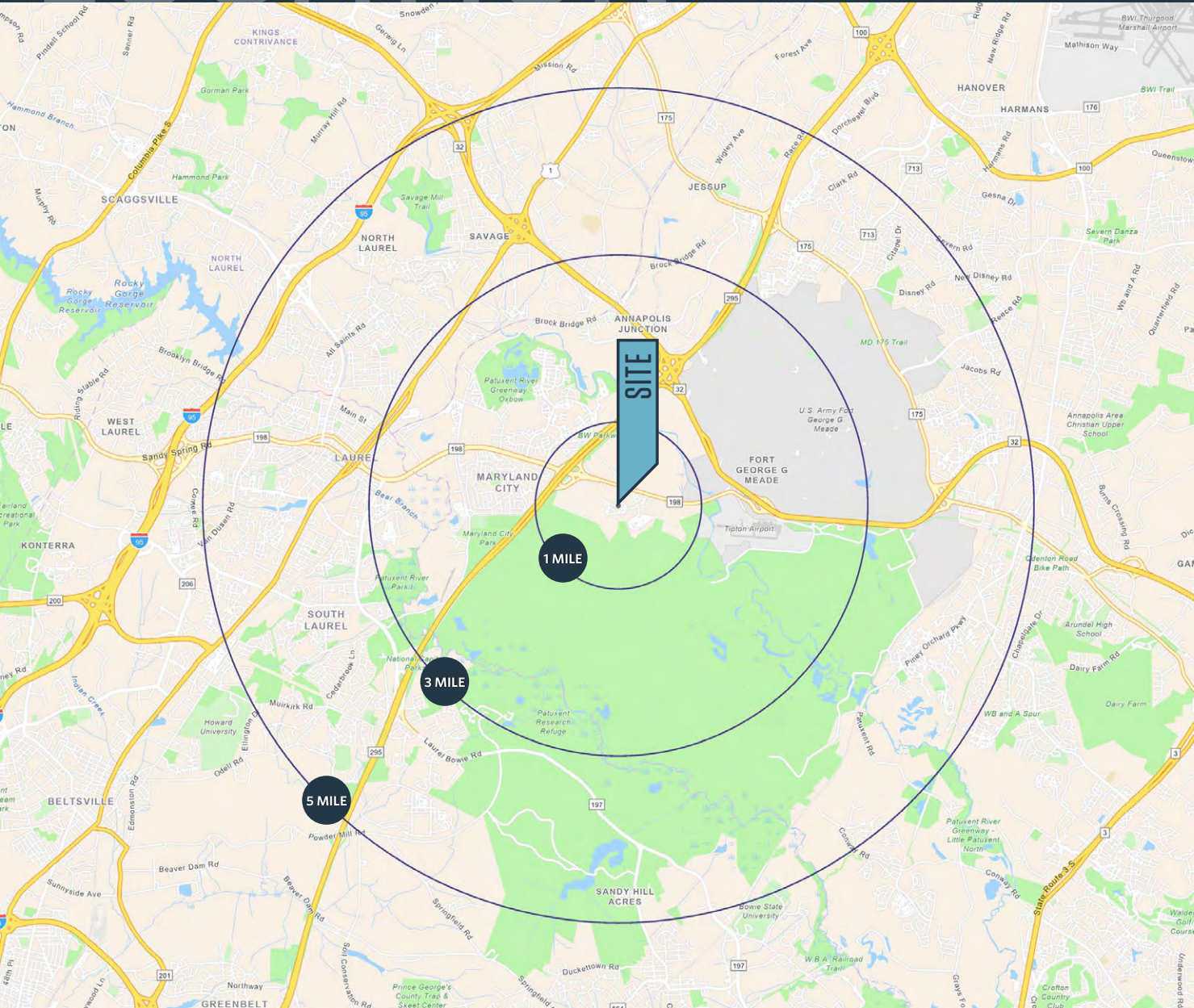
RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

LOCATION

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



AVAILABILITIES:

- 1,478 SF - 12,269 SF

DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	3,190	36,241	171,003
Daytime Population	3,178	46,362	150,068
Households	1,095	12,852	62,536
Average HH Income	\$105,918	\$119,698	\$129,719

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Laurel Fort Meade Road	24,850 ADT
I-295 [Baltimore Washington Pkwy]	96,851 ADT

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088



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



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

CLOSE UP

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088



RENDERING

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

klnb

RENDERING

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

klnb

RENDERING

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

klnb

SITE PLAN

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY

LAUREL FORT MEADE RD 198



RESERVE BLVD

LOT 3
.69 AC

LOT 1 & 2
2.02 AC

LOT 4
1.67 AC

AVAILABLE
± 2,250 SF

AT LEASE

DAYCARE
[UNDER CONSTRUCTION]
± 10,880 SF

PLAY AREA
± 8,525 SF

AVAILABLE
1,478 SF - 12,269 SF
[CAN SUBDIVIDE]

DRIVE-THRU OPPORTUNITY

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088



SITE PLAN

THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088





THE SHOPS AT WATERSHED

3101 RUNNEL LANE, LAUREL, MD 20724, ANNE ARUNDEL COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX SHEARER

ashearer@klnb.com

443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com

443-632-2088

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.