



## NEARBY RETAILERS



**Walmart**



**TJ-maxx**

**HOBBY LOBBY**

**Total Wine & MORE**

## 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.

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- ## DEMOGRAPHICS | 2025:

## 5-MILE

171,003

150,068

62,536

\$129,719

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

24,850 ADT

96,851 ADT

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# MARKET

# THE SHOPS AT WATERSHED

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



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# CLOSE UP

## THE SHOPS AT WATERSHED

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# RENDERING

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# 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

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]

LOT 4  
1.67 AC

DRIVE-THRU OPPORTUNITY

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## FOR MORE INFORMATION, PLEASE CONTACT:

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