



# LAUREL PLAZA

1050 LAUREL ROAD

*oakley*

PADS AVAILABLE FOR SALE AND LEASE

**±0.5 AC - 1.9 AC AVAILABLE**

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# PROPERTY HIGHLIGHTS



Laurel has become the main thoroughfare since highway 4 bypass was constructed.



Multiple schools nearby driving daily traffic in around the site.



High density residential population in and around Laurel with substantial developments on the way.



Fully entitled pad opportunities with existing parking field already constructed.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,500	89,394	186,091
Average Household Income	\$155,056	\$164,760	\$158,494
Daytime Population	11,723	64,759	145,058

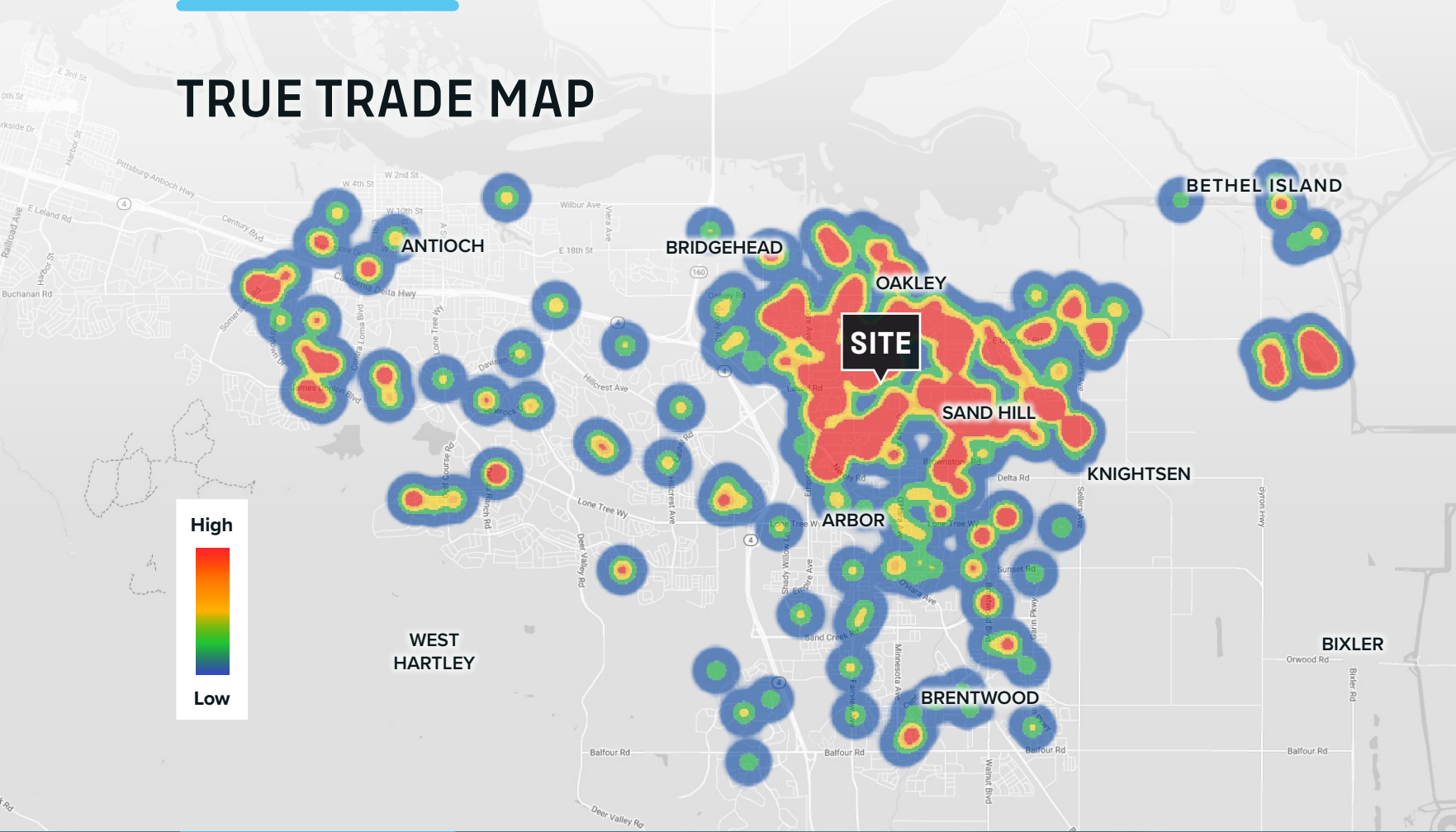
## TRAFFIC COUNTS

Highway 4	76,000 ADT
Laurel Road	16,041 ADT
Ohara Avenue	9,883 ADT

Source: ©2025 Esri.



# TRUE TRADE MAP

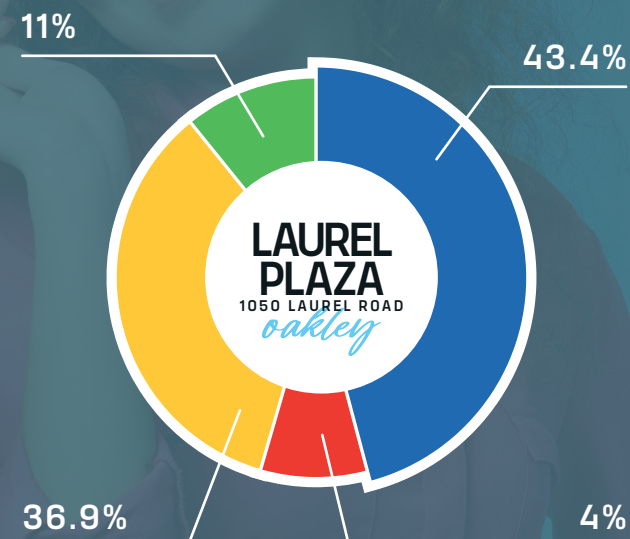


# CUSTOMER PROFILE

## ETHNICITY

Laurel Rd & O'Hara Ave customer base was 43.4% White, 36.9% Hispanic, 4% Asian, and 11% African American in the last 12 months.

- African American
- Hispanic
- White
- Asian



# METRICS

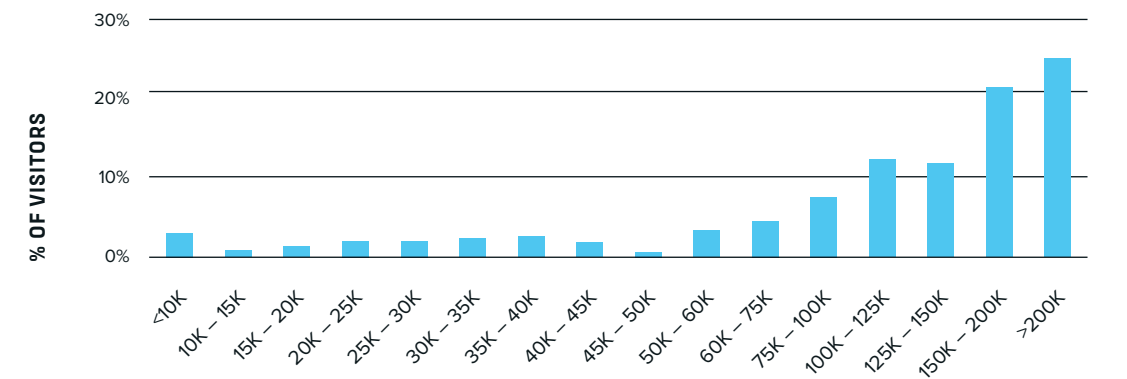
## VISITS TREND

Over the past 12 months, Laurel Rd & O'Hara Ave recorded over 196,100 visits from over 47,500 customers averaging 4.09 visits per year.



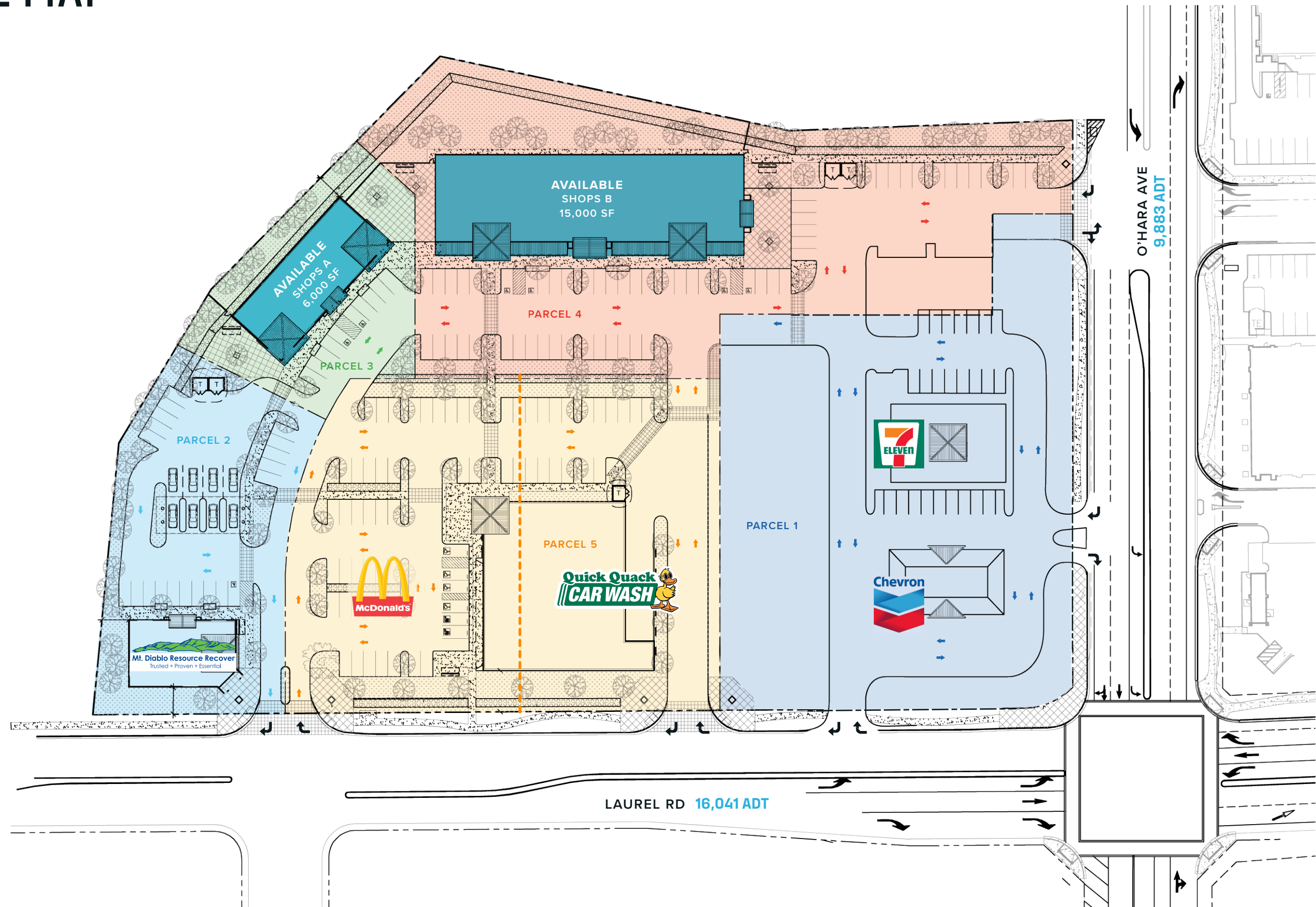
## HOUSEHOLD INCOME

Avg. Household Income **\$151K**



Source: Place.ai

# SITE MAP



# RESIDENTIAL DEVELOPMENT MAP





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