

Exclusive Drive-Thru Pad
on US Route 1

207 Bowie Rd, Laurel, MD 20707 · Laurel Square (CVS-anchored center)

FOR LEASE

2,275 SF Building
0.41 Acre Pad



Direct frontage on US Route 1 at a signalized hard corner; five center entrances feed the drive-thru from both directions.

~1M

annual visits
to the center

~55,000

vehicles/day on
roads bordering the opportunity

~\$128K

trade area average
household income

WHY THIS CORNER

- ◆ **Direct US Route 1 frontage** on a signalized hard corner.
- ◆ **3 dedicated drive-thru lanes**, fed by 5 center entrances, incredible visibility and ease of access to the whole shopping center.
- ◆ **Existing drive-thru in place:** a new drive-thru on US Route 1 requires a City special exception, so an operating one like this rarely comes available.
- ◆ **~55,000 vehicles/day** drive on the roads directly surrounding the space.
- ◆ **Move-In Ready:** bank space, teller line, and ATM in place for a financial tenant.

CO-TENANTS



PROPERTY PHOTO



THE OPPORTUNITY

Building size	~2,275 SF
Structure	Freestanding pad
Drive-thru	3 lanes
Existing buildout	Bank space, teller line, ATM
Zoning	C-G (City of Laurel)
Bank / credit union	Permitted by right
Parking	Ample, shared center
Available	January 1, 2027

IDEAL FOR

- Bank
- Credit Union
- Coffee / Drive-Thru
- QSR
- Financial Services

