



7,359 SF

3,000 SF

1,400 SF

48,000 SF
Development
Opportunity

1,600 SF

5,600 SF

- Laurel Glen
- HOBBY LOBBY
- PETSMART
- HARBOR FREIGHT
- DOLLAR TREE
- McDonald's
- AT&T
- POPEYES
- BEAUTY 4U
- LIQUOR
- DAYTON CARGO

RETAIL SPACES AVAILABLE FOR LEASE

LAUREL GLEN SHOPPING CENTER

45315 ALTON LANE, CALIFORNIA, MD 20619



LAUREL GLEN SHOPPING CENTER

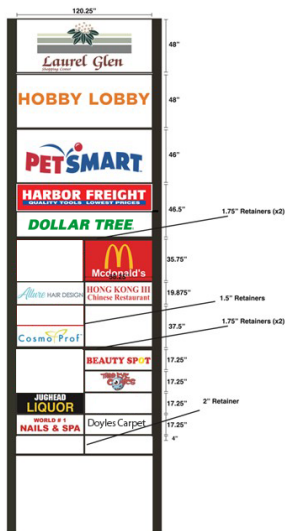
45315 ALTON LANE, CALIFORNIA, MD 20619



PROPERTY OVERVIEW



PYLON SIGNAGE



PROPERTY HIGHLIGHTS

- Anchored by PetSmart, Hobby Lobby, and Harbor Freight and Dollar Tree.
- 46,812 cars pass daily. Located on Route 235
- Shadow anchored by Walmart, Target, Lowe's, Staples, Michael's, Ross, Best Buy & Old Navy.
- Pylon sign at signalized intersection & on building
- Per Placer AI - 1.8M unique visits over the last 12 months, avg dwell time 23 minutes, The Hobby Lobby is ranked the 2 highest visited Hobby Lobby store in the State of MD. Year over Year unique visitors are up 6.4%. The center received more visitors than South Plaza Shopping Center, Millison Plaza- now called Pax River Village Center and Lusby Center.

OFFERING SUMMARY

Available SF: 1,400 - 48,000 SF
Lease Rate: Negotiable
Building Size: 153,229 SF

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,786	20,957	39,335
Total Population:	4,591	54,346	105,900
Average HH Income:	\$124,442	\$128,127	\$135,608

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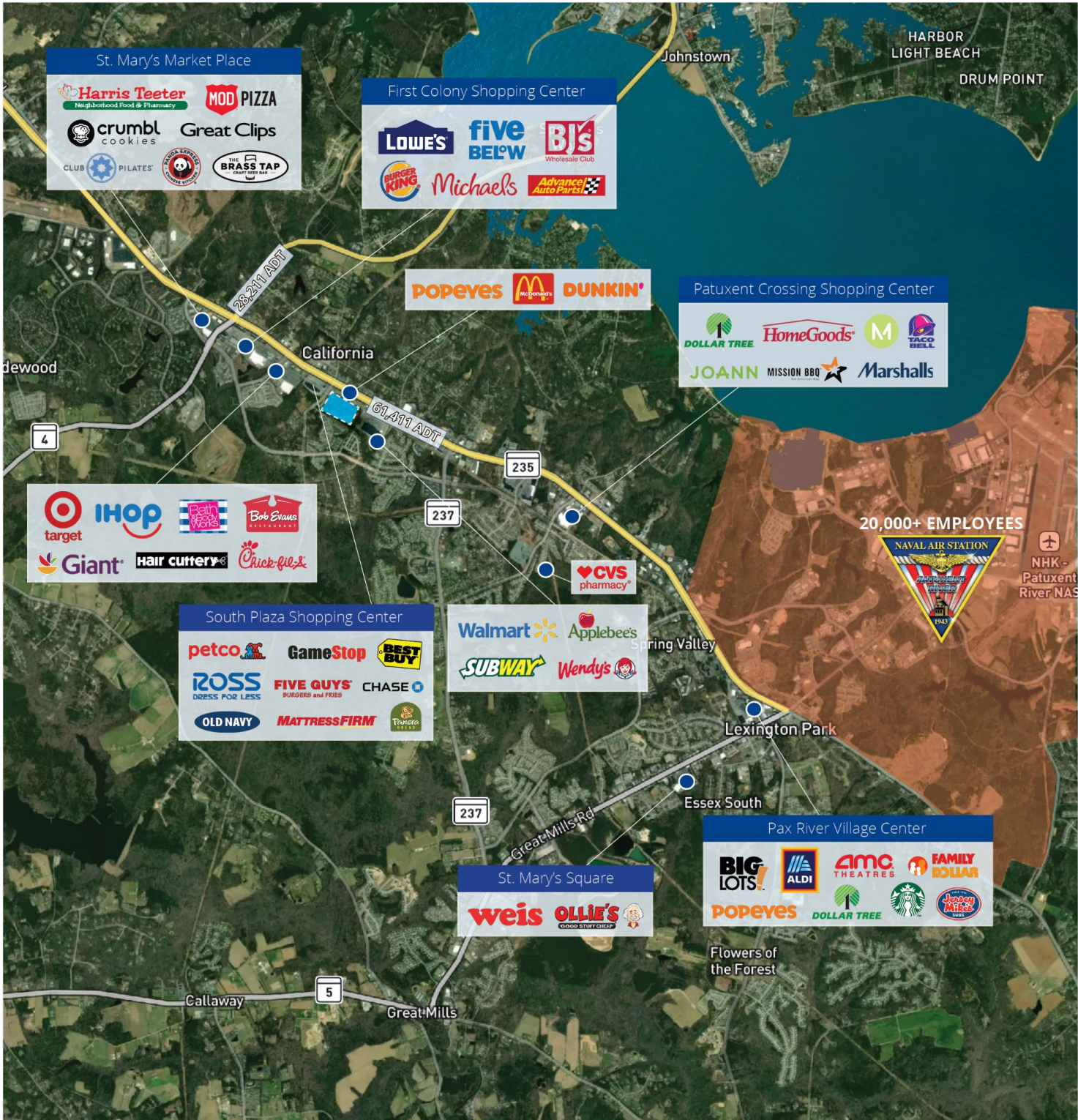
16104	AVAILABLE	7,359 SF
16092	PetSmart	21,629 SF
16080	Hobby Lobby	57,497 SF
16074	BeautySpot	3,000 SF
16072	Third Eye Cosmetics	4,950 SF
16070	Doyle's Flooring	1,750 SF
16068	Doyle's Flooring	1,750 SF
16066	World #1 Nail & Spa	2,000 SF
16064	Allure Hair Design	1,400 SF
16062	Desi Grocery Store	1,400 SF
16060	Hong Kong III	1,400 SF
16050	Harbor Freight	18,553 SF
16056	Dollar Tree	13,147 SF
16040	AVAILABLE	5,600 SF
16038	AVAILABLE	1,600 SF
16036	Jughead Liquors	1,400 SF
16034	AVAILABLE	1,400 SF
16032	AVAILABLE	3,000 SF
16030	Party Station	1,600 SF
16028	CosmoProf	2,800 SF
18	FUTURE DEVELOPMENT	48,000 SF

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RETAIL AERIAL



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SAINT MARY'S COUNTY



ST MARY'S COUNTY

St Mary's County is a world-class center for research, development, testing and evaluation of aviation and unmanned autonomous systems (UAS) and advanced manufacturing and aircraft modification industries. The county has over 200 technology companies and support organizations and more aerospace engineers per capita than any place in the country.

As the county's largest employer, the Naval Air Station (NAS) Patuxent River is home to the U.S. Navy's Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), employing approximately 25,000 military, civilian and contract personnel.

With over 500 miles of shoreline, St Mary's offers high-tech jobs in a coastal setting with proximity to major metropolitan areas. St Mary's has one of the youngest populations in Maryland with the median age of 36.5 and one of the strongest economies with the median income of \$113,668.

MARKET SUMMARY

The St Mary's County retail submarket has a vacancy rate of 5.1% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.9%, a result of 15,000 SF of net delivered space and -35,000 SF of net absorption.

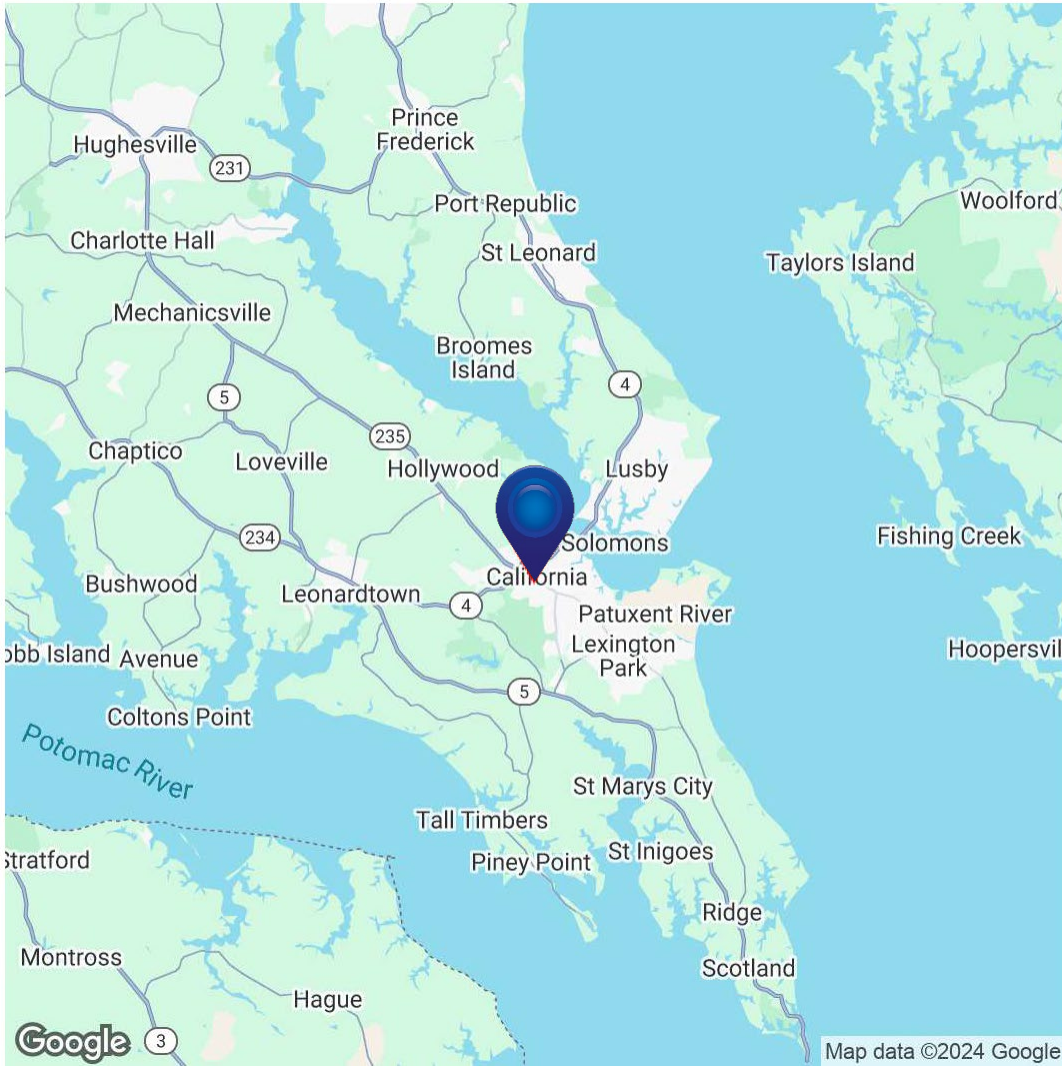
St Mary's County's vacancy rate of 5.1% compares to the submarket's five-year average of 4.8% and the 10-year average of 4.8%.

Among the retail subtypes, neighborhood center vacancy stands at 11.5%, power centers have no vacancy, strip center vacancy is 1.3%, mall vacancy is 2.1%, and general retail vacancy is 1.9%. The St Mary's County retail submarket has roughly 390,000 SF of space listed as available, for an availability rate of 7.3%.

As of the third quarter of 2025, there is 32,000 SF of retail space under construction in St Mary's County. In comparison, the submarket has averaged 16,000 SF of under construction inventory over the past 10 years.

The St Mary's County retail submarket contains roughly 5.3 million SF of inventory. The submarket has approximately 1.9 million SF of neighborhood center inventory, 390,000 SF of power center inventory, 190,000 SF of strip center inventory, 170,000 SF of mall inventory, and 2.7 million SF of general retail.

Market rents in St Mary's County are \$18.10/SF. Rents have changed by 2.2% year-over-year in St Mary's County, compared to a change of 2.2% across California-Lexington Park as a whole. Market rents have changed by 3.5% in neighborhood center properties year over year, 2.8% in power center properties, 0.9% in strip center properties, 3.7% in mall properties, and 1.1% in general retail properties. Annual rent growth of 2.2% in St Mary's County compares to the submarket's five-year average of 2.5% and its 10-year average of 1.8%.

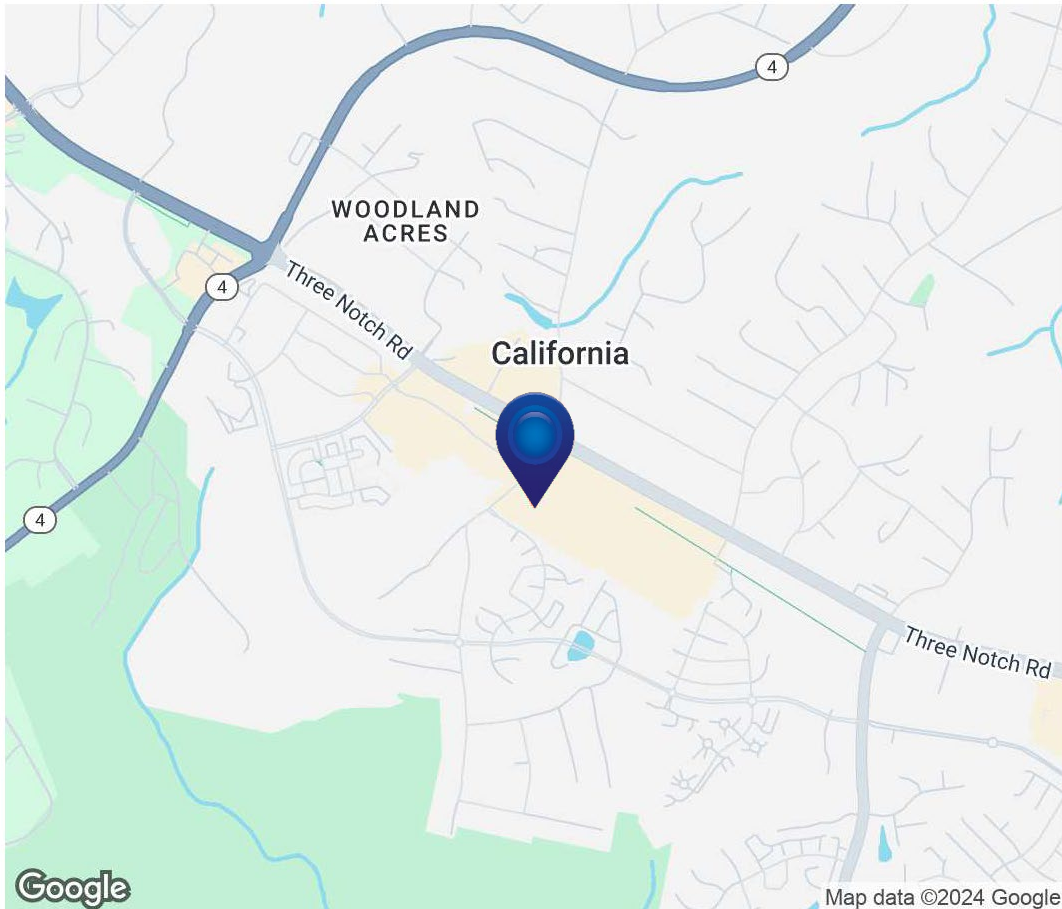


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