

LAUREL TOWN CENTER

13200 Laurel Bowie Road, Laurel, MD 20708
Prince George's County

**REPOSITIONING SHOPPING CENTER
AND UPGRADING TENANT MIX!**

NATIONAL GROCERY STORE
(TO BE ANNOUNCED)

RETAIL FOR LEASE

JOIN: **NATIONAL GROCERY STORE**
(TO BE ANNOUNCED)



- Approximately 72,000 SF shopping center well located at the signalized intersection of Contee Road and Laurel Bowie Road in Laurel, MD.
- Easy access via signal lights and cross easements to the adjacent grocery store.

OWNED BY:  **CARROLLTON ENTERPRISES**

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
MARKET - CALL TO DISCUSS			
*Est. NNN: \$9.08 PSF			

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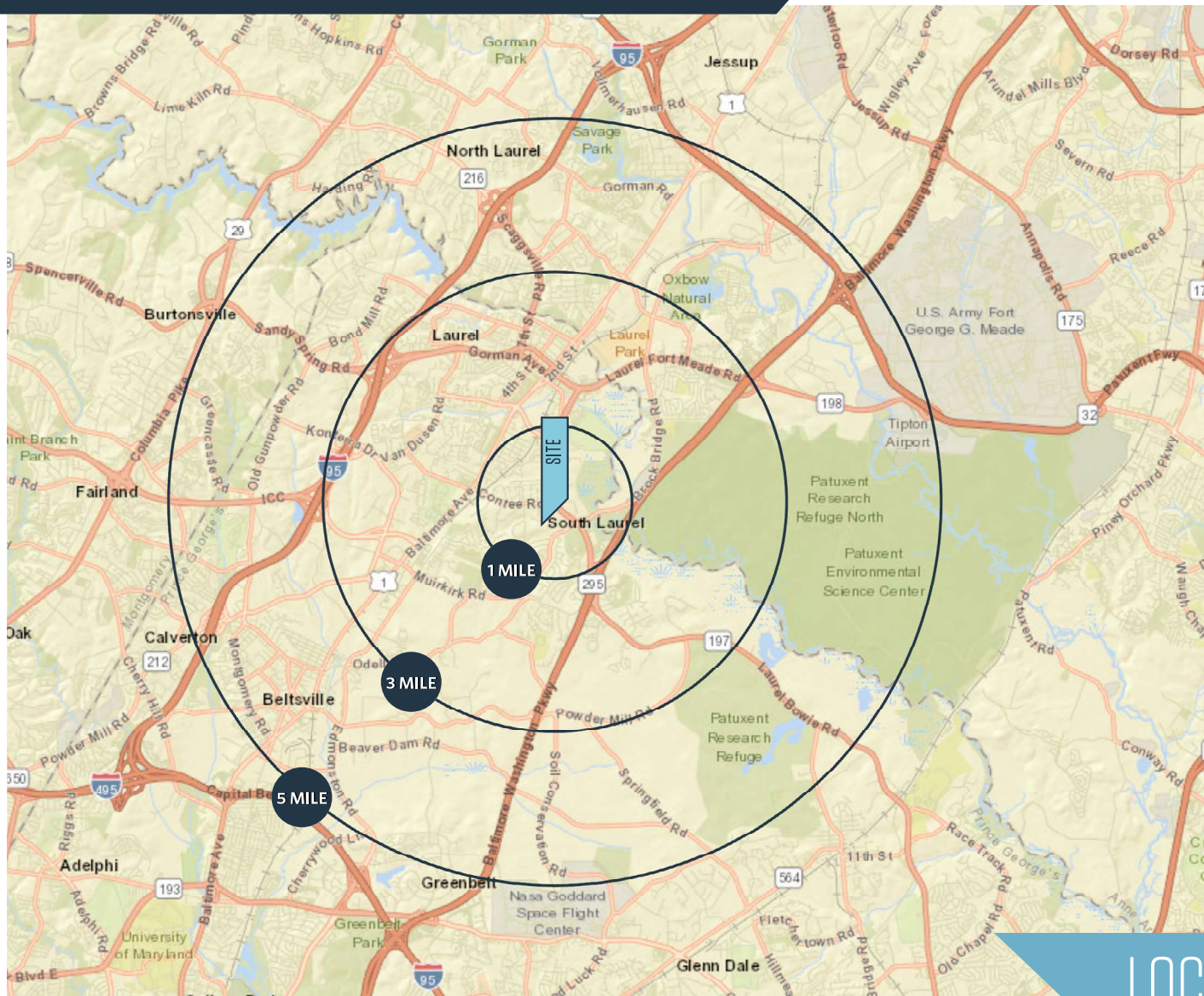
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
16,945	85,426	165,552
Daytime Population		
13,398	83,739	148,407
Households		
6,262	32,283	60,617
Average HH Income		
\$92,536	\$115,827	\$127,934

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Laurel Bowie Road	32,653 ADT
Contee Road	21,344 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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CLOSE - UP AERIAL

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- LEASED
- AVAILABLE
- AT LEASE

TENANT	SQ. FT.
STELLA'S HAIR BRAIDING	1,200
ACE CASH EXPRESS	1,200
AVAILABLE (2ND GEN. RESTAURANT)	5,600
metroPCS	2,028
AVAILABLE (FORMER HI-TECH WIRELESS)	1,600
COIN-OP LAUNDRY	2,000
HEARTY'S RESTAURANT	2,640
CVS/pharmacy	12,340
AVAILABLE (FORMER DRY CLEANERS)	2,495
TOTAL WIRELESS	920
AVAILABLE (2ND GEN NAIL SALON)	1,829
TOWN CENTER LIQUORS	2,300
AVAILABLE (FORMER BEAUTY SUPPLY STORE)	1,500
TONY'S FURNITURE	3,500
NATIONAL GROCERY STORE COMING 2025	18,307
AVAILABLE	5,193
Shell	1,470
McDonald's	3,838
TACO BELL	2,080

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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