

LAUREL TOWN CENTER

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



RETAIL FOR LEASE

JOIN: **GROCERY OUTLET**
bargain market
COMING FALL 2025



- Repositioning shopping center and upgrading tenant mix.
- 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 traffic 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: \$8.20 PSF			

Mai Vo
mvo@klnb.com
703-268-2722

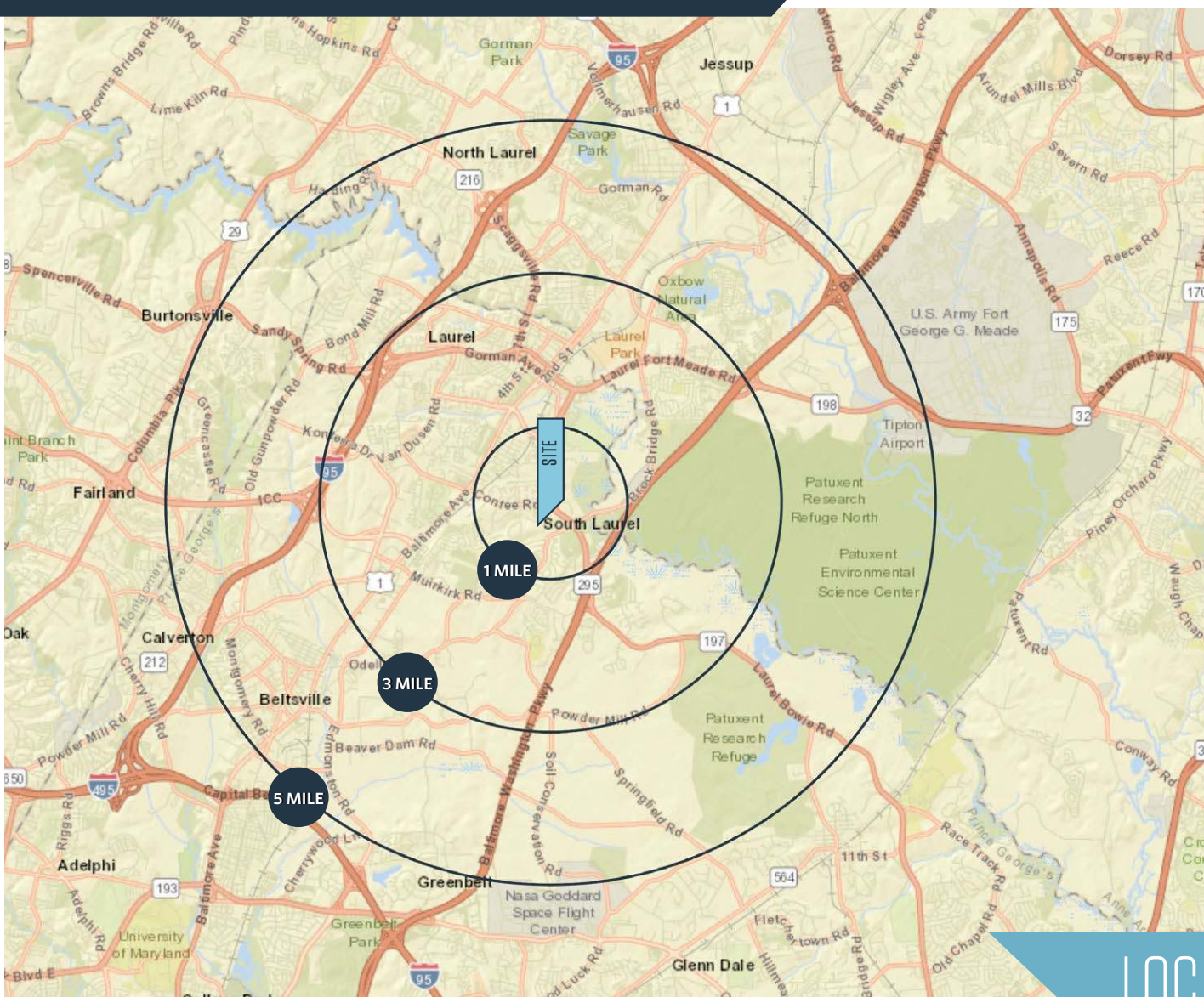
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE	
Population	16,827	85,121	164,593
Daytime Population	5,523	44,976	74,566
Households	6,235	32,252	60,294
Average HH Income	\$96,844	\$121,964	\$136,111

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Laurel Bowie Road	33,144 ADT
Contee Road	21,665 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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CLOSE - UP AERIAL

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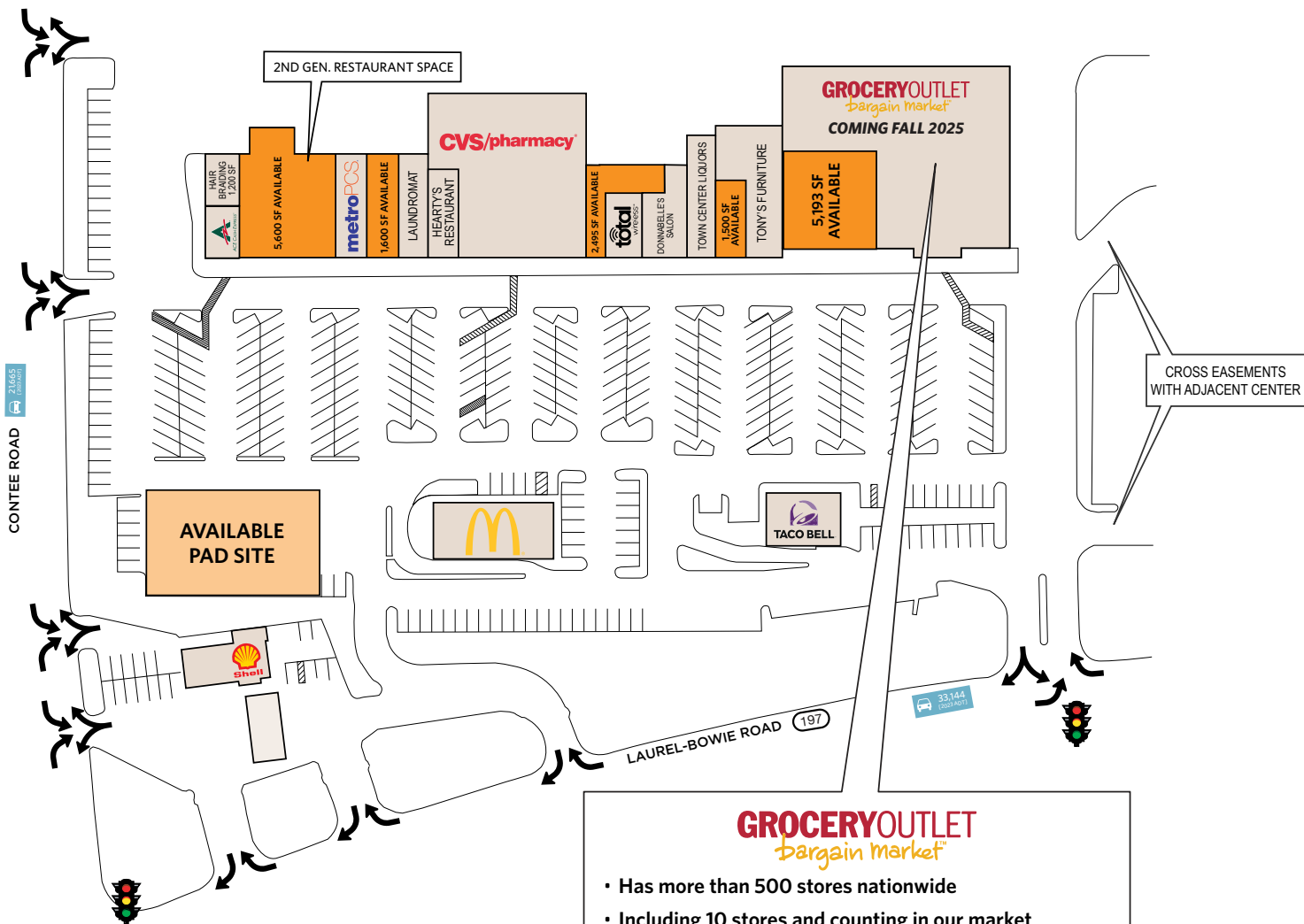
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	LEASED
	AVAILABLE
	AT LEASE

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
DONNABELLE'S SALON	1,829
TOWN CENTER LIQUORS	2,300
AVAILABLE (FORMER BEAUTY SUPPLY STORE)	1,500
TONY'S FURNITURE	3,500
GROCERYOUTLET bargain market COMING FALL 2025	18,307
AVAILABLE	5,193
Shell	1,470
McDonald's	3,838
TACO BELL	2,080

GROCERYOUTLET
bargain market

- Has more than 500 stores nationwide
- Including 10 stores and counting in our market
- Is publicly traded on the Nasdaq
- Carries brand names & farm fresh organic produce
- Costs 40%-70% less than conventional grocery stores

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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