

# LAUREL TOWN CENTER

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



JOIN:



- 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.

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
MARKET - CALL TO DISCUSS			
*Est. NNN: \$8.71 PSF			

OWNED BY:  CARROLLTON ENTERPRISES

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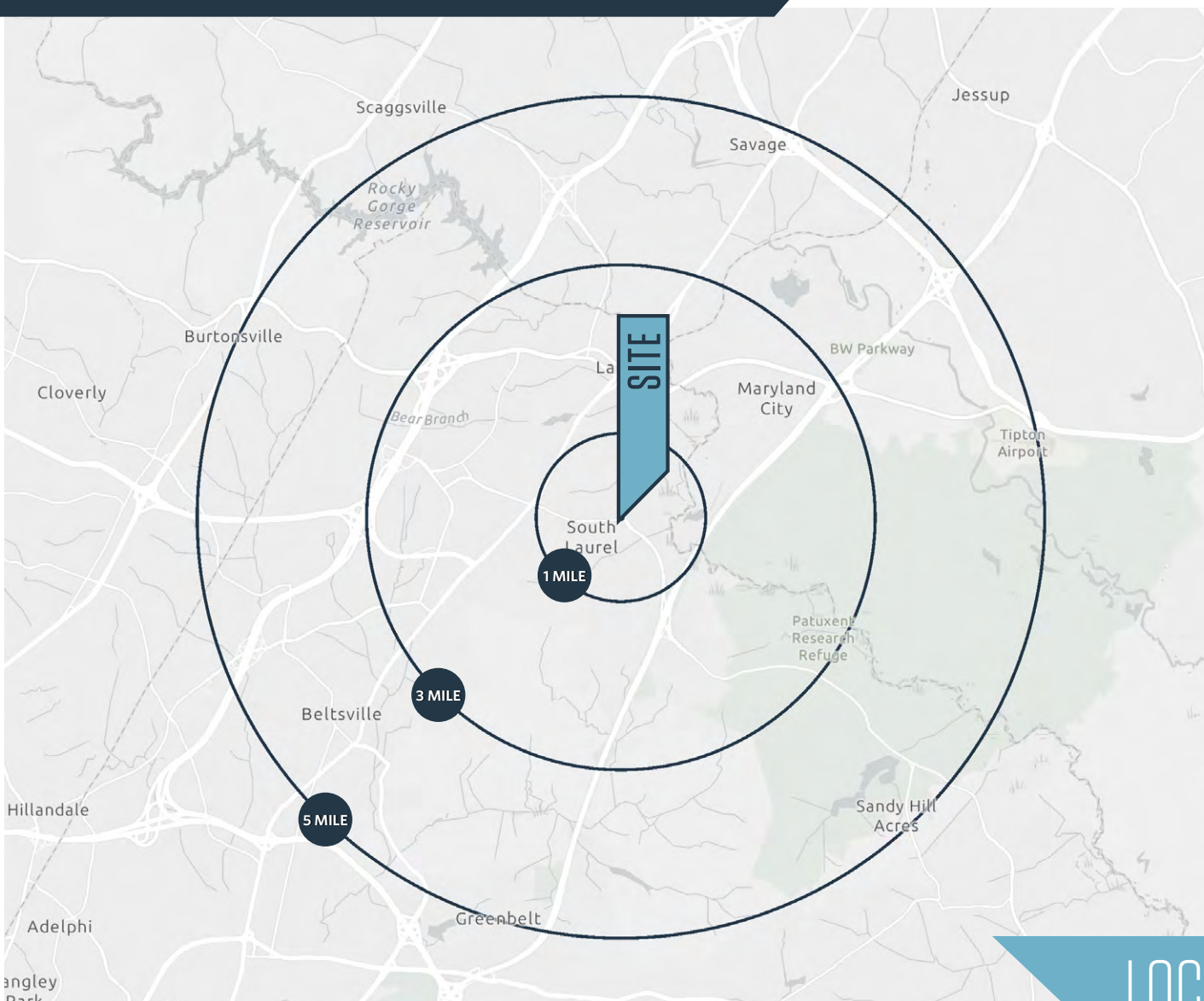
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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
17,417	83,427	161,146
Daytime Population		
12,870	80,211	163,099
Households		
6,454	31,703	59,422
Average HH Income		
\$96,819	\$117,800	\$131,657

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Laurel Bowie Road	33,055 ADT
Contee Road	21,710 ADT

## LOCATION & DEMOGRAPHICS

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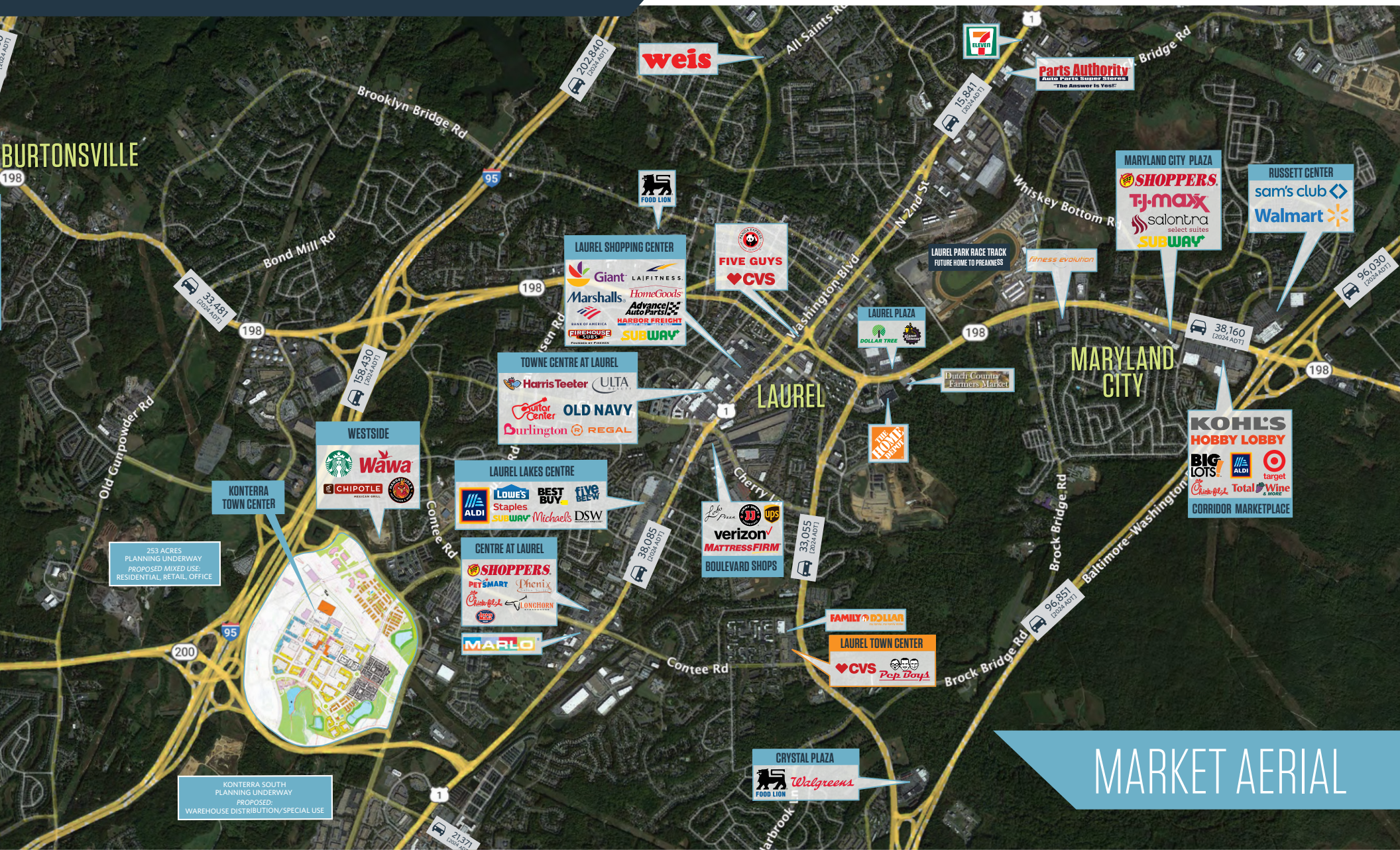
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MARKET AERIAL

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CLOSE - UP AERIAL

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TENANT	SQ. FT.
NEGOTIATING LEASE	7,960
AVAILABLE (FORMER METRO PCS)	1,925
TROPIX	3,600
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
AVAILABLE (FORMER FURNITURE STORE)	3,500
AVAILABLE (FORMER PEP BOYS STORE)	24,692
Shell	1,470
McDonald's	3,838
TACO BELL	2,080

AVAILABLE
NEGOTIATING LEASE
EXECUTED LEASE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
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## SITE PLAN

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For More Information, Please Contact:

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