# LAUREL TOWN CENTER

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




## RETAIL FOR LEASE

## JOIN:

CVS total by verizon
TACO BELL Shell

- 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

**Matt Copeland**
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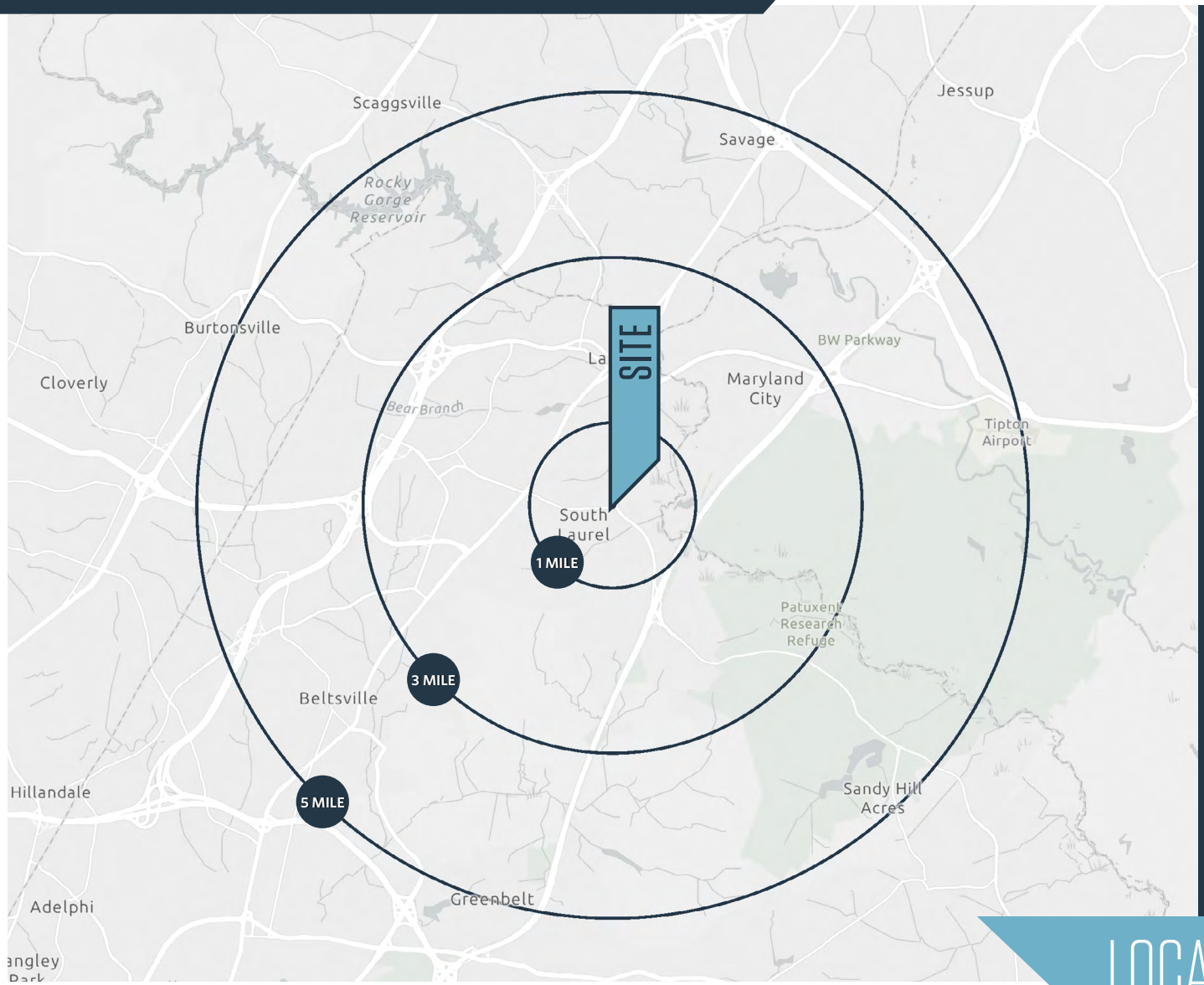
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## DEMOGRAPHICS | 2026:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 17,958 | 83,949 | 163,244 |
| Daytime Population | 12,451 | 78,487 | 145,531 |
| Households | 6,594 | 31,939 | 60,002 |
| Average HH Income | $97,389 | $119,775 | $136,084 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

## TRAFFIC COUNTS | 2025:

| | |
|---|---|
| Laurel Bowie Road | 27,760 ADT |
| Contee Road | 21,561 ADT |

# LOCATION & DEMOGRAPHICS

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## MARKET AERIAL


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## CLOSE - UP AERIAL


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| AVAILABLE TENANT | SQ. FT. |
|---|---|
| DOLLAR TREE | 8,766 |
| TROPIX LAUNDROMAT | 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) | 14,692 |
| NEGOTIATING LEASE | 10,000 |
| Shell | 1,470 |
| | 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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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:


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