

# LAUREL TOWN CENTER

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



Grocery Outlet has more than **500 stores nationwide**, including **10 stores and counting** in our market!

## 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

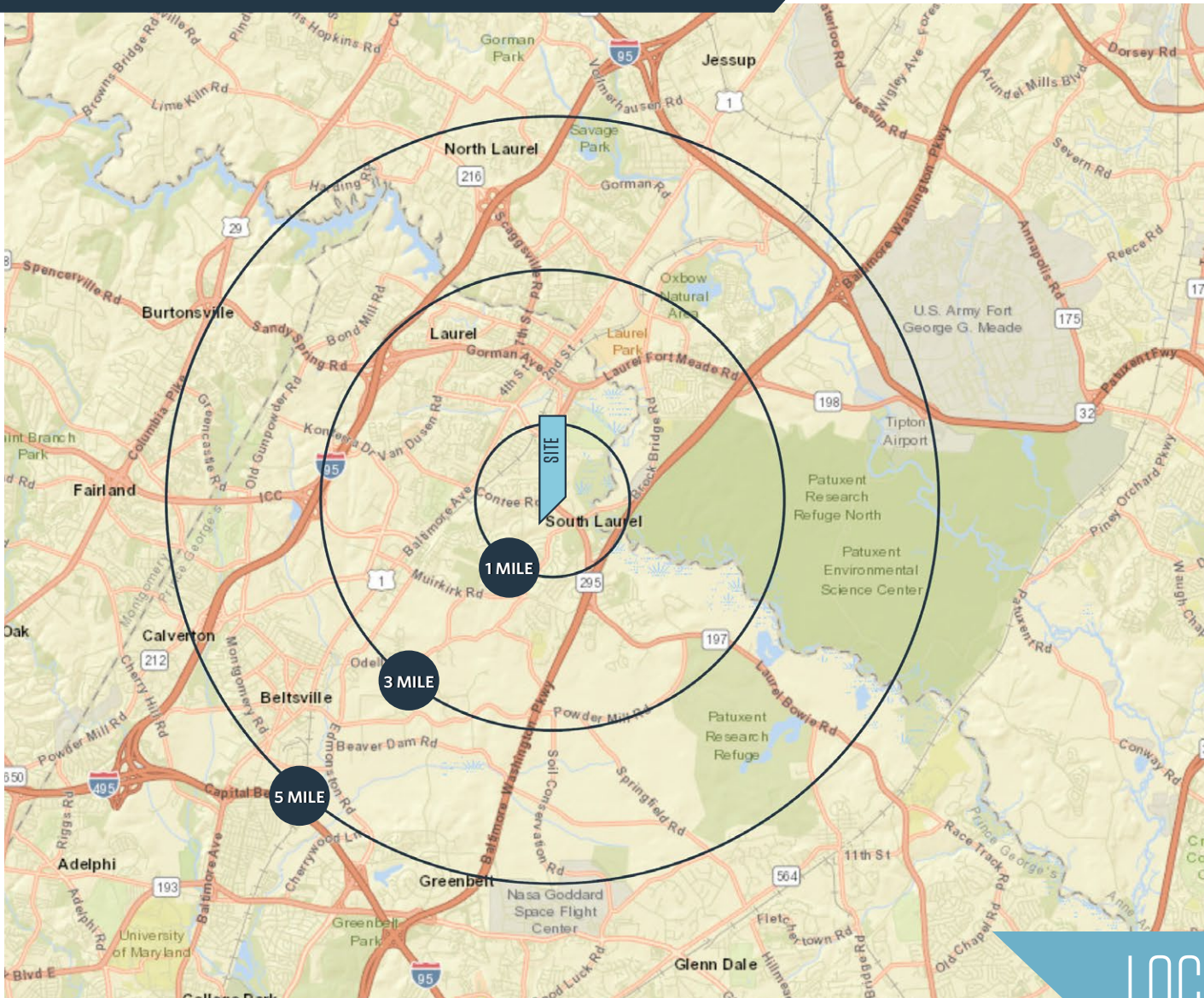
Dallon L. Cheney  
dcheney@klnb.com  
703-268-2703

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



# LAUREL TOWN CENTER

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



## 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

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





# LAUREL TOWN CENTER

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



MARKET AERIAL

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





# LAUREL TOWN CENTER

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



CLOSE - UP AERIAL

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

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

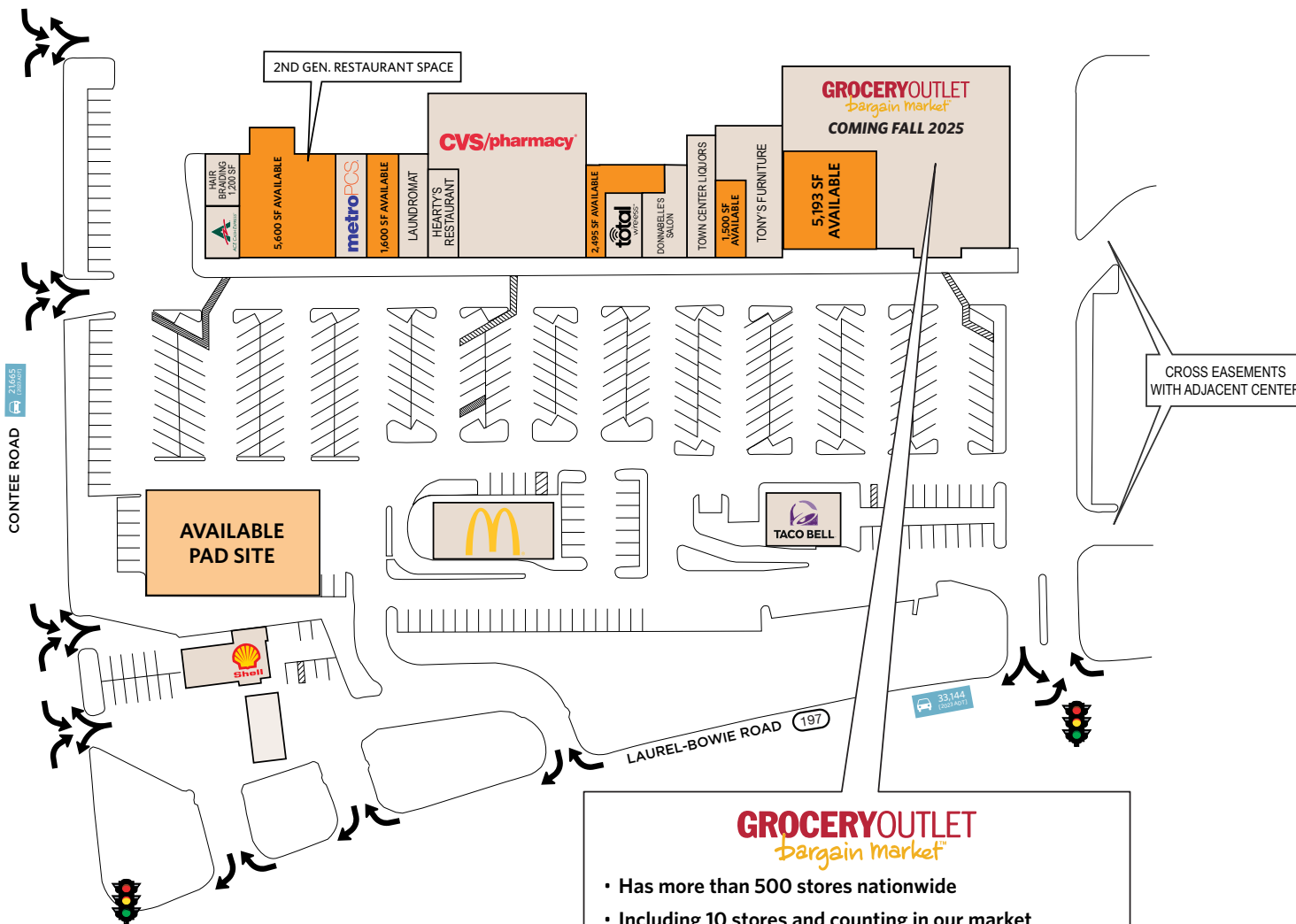
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb



# LAUREL TOWN CENTER

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



	LEASED
	AVAILABLE
	AT LEASE

TENANT	SQ. FT.
STELLA'S HAIR BRAIDING	1,200
ACE CASH EXPRESS	1,200
AVAILABLE (2ND GEN. RESTAURANT)	5,600
<b>metroPCS</b>	2,028
AVAILABLE (FORMER HI-TECH WIRELESS)	1,600
COIN-OP LAUNDRY	2,000
HEARTY'S RESTAURANT	2,640
<b>CVS/pharmacy</b>	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
<b>GROCERYOUTLET bargain market</b> COMING FALL 2025	18,307
AVAILABLE	5,193
<b>Shell</b>	1,470
<b>McDonald's</b>	3,838
<b>TACO BELL</b>	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

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
MARKET - CALL TO DISCUSS			
*Est. NNN: \$8.20 PSF			

## SITE PLAN

**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



# LAUREL TOWN CENTER

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



**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

**klnb**

# LAUREL TOWN CENTER

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

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**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](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**