

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott
City Manager

SUBJECT: ***Status Report***

DATE: February 2, 2017

1. Bowie Retail Opportunities and Demographics 2017

Staff has completed the annual update of the retail information handout for use at International Council of Shopping Centers (ICSC) and other events. An electronic copy is attached and a printed copy is in your package. The handout is also available on the City's website.

2. Digital Pole Mounted Speed Signs

The speed signs have been moved to **Chalford Lane** (fr. Moylan Drive); **Brunswick Lane** (fr. Kembridge Drive); **Pittsfield Lane** (fr. Dolphin Way); **Devonwood Drive** (fr. Danbury Drive); **Gradys Walk** (fr. Old Stage Road); **Westwind Drive** (fr. Rockledge Drive).

3. Melford Preliminary Plan County Hearing Schedule Change

This morning, the Prince George's County Planning Board granted a continuance of their public hearing on Preliminary Plan 4-16006 for Melford Village. The applicant, St. John Properties, Inc., had requested a continuance to February 23rd, however, Ms. Martha Ainsworth asked the Planning Board to grant a continuance to the March 2nd meeting, since she will be unavailable to participate on February 23rd. While St. John originally opposed the request to continue to March 2nd, they ultimately concurred, and the Planning Board voted unanimously to set the case for hearing on March 2nd. Although the meeting starts at 10:00 a.m., Chairman Hewlett indicated that the Board has a full agenda that day and participants should be made aware that there is no guarantee when the case will come up on the agenda.

Attachment



Retail Opportunities and Demographics

February 2017



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

February 7, 2017

Welcome to Bowie!

Do you have your share of the market staked out in Maryland's fifth largest city? Look through this informative package and discover the retail opportunities waiting for you in Bowie's many superb retail business locations.

Bowie is an excellent business location with easy access from Washington D.C., Annapolis and Baltimore. Bowie's proximity to these major cities brings shoppers and workforce into the area via Routes 3, 50 and 301. Bowie has more than 90 restaurants, 200 shops, and a dozen recreation opportunities. With this winning combination of location, access and amenities your retail business is certain to grow and succeed.

Our wonderful retail centers have excellent spaces waiting for you and your business right now – and the surrounding community is eager to have your business nearby for shopping or entertainment.

Whatever your demographic needs, Bowie has something to offer. Call our retail center owners direct, or call our Economic Development Office at 301-809-3042. Let's have your next ribbon cutting here in Bowie!

Sincerely,

Bowie City Council
G. Frederick Robinson
Mayor

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Locator Map

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Economic Development Director

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Discover the Bowie Retail Advantage

More and more retailers are discovering the advantage of a Bowie, Maryland location with its easy access to shoppers from Baltimore, Maryland, to Washington, D.C. Bowie and Prince George's County offer outstanding retail site opportunities combined with a population with money to spend eager for exciting new stores and restaurants. It is a dynamic, business- and family-oriented community whose residents enjoy an exceptional quality of life.

The State of Maryland's fifth largest city, and the largest municipality in Prince George's County, Bowie has grown from a rural 1800s settlement into an ideal city with a healthy economy and a much sought-after quality of life. The City has more than lived up to its motto, "Growth, Unity and Progress" experiencing significant planned development in its residential, office, and commercial sectors.

Bowie enjoys a rich and diverse historic and cultural heritage. This historic City traces its roots to 1870, when land developers subdivided the area into more than 500 residential building lots, creating a large town at a major junction of the Baltimore and Potomac Railroad. Since incorporation in 1874 as Huntington, the city has changed its name (in honor of Governor Oden Bowie, a resident) and has become a dynamic community, rivaling the most prosperous cities in the region.

Historically, the area is associated with thoroughbred horse breeding and railroading. It is said that Belair Stud Farm blood flows through the veins of every American racehorse of distinction. In 1958, the firm of Levitt and Sons acquired the Belair Estate and two years later the City of Bowie chose to annex the Levitt properties. Bowie, incorporated as a town in the year 1916, became a city in 1963 with the rewrite of its charter.

While the City is proud of its heritage, it is also focused on the future. It has grown from a small agricultural and railroad town to one of the largest and fastest growing cities in Maryland. Bowie is a city of 18.8 square miles and approximately 55,000 residents. It has nearly 2,000 acres set aside as parks or open space.

Bowie's housing inventory offers something for everyone -- from the well-maintained traditional homes of Levitt Bowie to the modern communities of Collington Manor, Saddlebrook, and Northridge. And for senior citizens, Bowie has a large number of senior residences whose quality equals the finest senior communities nationwide. Townhouses, condominiums, and rental apartments help to complete the residential offerings. Over the last several years, the City has been averaging 500 new housing units, raising its current inventory to over 20,000 homes.

The city offers special attractions to both young and old:

- Bowie Baysox -the AA minor league affiliate of the Baltimore Orioles baseball team
- Seven golf courses within 10 minutes (three semi-private, two private, two public)
- Over 24 miles of hiker/biker trails

- Bowie Playhouse Theater
- Bowie Center for Performing Arts
- Summer outdoor concerts at Allen Pond Park
- Bowie Railroad Station and Huntington Museum
- Belair Mansion & Stable Museums
- Indoor year-round ice rink
- 122 ball fields
- Three community centers
- Three museums
- A state-of-the-art senior citizens center
- An excellent gymnasium for community programs

Bowie also offers easy road access to several world-famous educational institutions and community-based facilities that provide both talent and support to the local business community:

- Bowie State University, immediately adjacent
- The University of Maryland, 14 miles
- Prince George's Community College, 12 miles
- The Johns Hopkins University, 28 miles
- Howard University, 16 miles
- American University, 20 miles
- The U.S. Naval Academy, 17 miles
- George Washington University, 18 miles
- Georgetown University, 18 miles

Many of the graduates of these universities find work at several key government facilities located nearby. Bowie is home to the U.S. Census Bureau Computer Facility and the Institute for Defense Analysis Computer Center, and is near:

- National Security Agency, 5 miles
- NASA Goddard Space Flight Center, 5 miles
- USDA Beltsville Agricultural Research Center, 5 miles
- Prince George's County Administrative Offices, 10 miles
- Fort Meade Army Base, 10 miles
- U.S. Department of Energy, 16 miles
- National Institutes of Health, 19 miles
- U.S. Food and Drug Administration, 23 miles
- National Institute of Standards and Technologies, 28 miles

The City is easily accessible via: major east/west and north/south highways; rail; and air using Baltimore/Washington Thurgood Marshall International Airport, Reagan National Airport, and our local Freeway Airport (general aviation aircraft). Bowie businesses and residents enjoy a 10-minute commute to the Washington Beltway and a 30-minute commute to the Baltimore Beltway. A 20-minute drive will

take you to the bountiful attractions of Annapolis, the State Capital, and the Chesapeake Bay. The City has easy access to:

- Washington, DC 12 miles
- Baltimore, MD 20 miles
- Annapolis, MD 15 miles
- Richmond, VA 105 miles
- Philadelphia, PA 110 miles
- New York, NY 200 miles

Rail Services to the city are provided by: CSX Transportation, MARC (Maryland Rail Commuter line, with stops from Washington to Baltimore), and WMATA (Washington Metropolitan Area Transit Authority). The METRO (Washington Subway System) is accessible from Bowie's Park and Ride commuter lot to the New Carrollton METRO Station.

Bowie is served by the following utilities:

- Water & Sewer: City of Bowie and Washington Suburban Sanitary Commission
- Telecommunications: Comcast and Verizon
- Utilities: Baltimore Gas & Electric Company and Washington Gas

The City of Bowie has a Council/Manager form of government. The Council is composed of seven members, the Mayor and six Councilpersons, elected every two years on a nonpartisan basis.

As anyone in our business community can attest, Bowie provides the best that cities have to offer -- responsive government, quiet neighborhoods, extensive parks and recreational activities, and services for young and old.

Bowie Demographic Summary Report

Bowie Gateway Center

4410-4600 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **311,692 SF**
 Year Built: **1997**

Total Available: **42,804 SF**
 % Leased: **86.27%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	48,840		107,995		448,801	
2016 Estimate	46,469		103,334		429,084	
2010 Census	42,957		98,200		405,076	
Growth 2016 - 2021	5.10%		4.51%		4.60%	
Growth 2010 - 2016	8.18%		5.23%		5.93%	
2016 Population by Hispanic Origin	3,338		6,087		42,275	
2016 Population	46,469		103,334		429,084	
White	20,703	44.55%	45,109	43.65%	162,632	37.90%
Black	21,700	46.70%	49,822	48.21%	235,302	54.84%
Am. Indian & Alaskan	212	0.46%	384	0.37%	2,595	0.60%
Asian	2,249	4.84%	4,812	4.66%	17,209	4.01%
Hawaiian & Pacific Island	81	0.17%	111	0.11%	463	0.11%
Other	1,525	3.28%	3,096	3.00%	10,884	2.54%
U.S. Armed Forces	235		574		2,242	
Households						
2021 Projection	17,956		38,662		162,597	
2016 Estimate	17,076		36,998		155,446	
2010 Census	15,788		35,262		146,974	
Growth 2016 - 2021	5.15%		4.50%		4.60%	
Growth 2010 - 2016	8.16%		4.92%		5.76%	
Owner Occupied	13,965	81.78%	31,712	85.71%	116,931	75.22%
Renter Occupied	3,111	18.22%	5,286	14.29%	38,515	24.78%
2016 Households by HH Income	17,076		36,996		155,447	
Income: <\$25,000	997	5.84%	1,966	5.31%	13,738	8.84%
Income: \$25,000 - \$50,000	2,130	12.47%	4,041	10.92%	24,213	15.58%
Income: \$50,000 - \$75,000	2,411	14.12%	4,733	12.79%	25,520	16.42%
Income: \$75,000 - \$100,000	2,507	14.68%	4,898	13.24%	22,855	14.70%
Income: \$100,000 - \$125,000	2,744	16.07%	5,731	15.49%	20,607	13.26%
Income: \$125,000 - \$150,000	2,016	11.81%	4,439	12.00%	14,361	9.24%
Income: \$150,000 - \$200,000	2,357	13.80%	5,410	14.62%	18,378	11.82%
Income: \$200,000+	1,914	11.21%	5,778	15.62%	15,775	10.15%
2016 Avg Household Income	\$120,392		\$132,561		\$110,086	
2016 Med Household Income	\$104,491		\$112,476		\$90,590	



Bowie Demographic Summary Report

Bowie Marketplace

3200 Superior Ln, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **34,878 SF**
 Year Built: **2016**

Total Available: **14,409 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	54,429		117,691		515,836	
2016 Estimate	51,894		113,035		493,235	
2010 Census	48,461		109,420		464,749	
Growth 2016 - 2021	4.88%		4.12%		4.58%	
Growth 2010 - 2016	7.08%		3.30%		6.13%	
2016 Population by Hispanic Origin	3,591		7,465		58,099	
2016 Population	51,894		113,035		493,235	
White	25,778	49.67%	54,083	47.85%	190,943	38.71%
Black	21,493	41.42%	48,713	43.10%	262,382	53.20%
Am. Indian & Alaskan	206	0.40%	452	0.40%	3,270	0.66%
Asian	2,724	5.25%	6,160	5.45%	22,264	4.51%
Hawaiian & Pacific Island	31	0.06%	137	0.12%	661	0.13%
Other	1,662	3.20%	3,491	3.09%	13,716	2.78%
U.S. Armed Forces	302		656		5,163	
Households						
2021 Projection	19,873		41,409		184,413	
2016 Estimate	18,936		39,779		176,229	
2010 Census	17,682		38,625		166,130	
Growth 2016 - 2021	4.95%		4.10%		4.64%	
Growth 2010 - 2016	7.09%		2.99%		6.08%	
Owner Occupied	15,764	83.25%	33,521	84.27%	121,845	69.14%
Renter Occupied	3,172	16.75%	6,258	15.73%	54,385	30.86%
2016 Households by HH Income	18,936		39,779		176,228	
Income: <\$25,000	1,002	5.29%	2,074	5.21%	15,854	9.00%
Income: \$25,000 - \$50,000	2,339	12.35%	4,428	11.13%	29,474	16.72%
Income: \$50,000 - \$75,000	2,468	13.03%	5,220	13.12%	30,869	17.52%
Income: \$75,000 - \$100,000	2,563	13.54%	5,313	13.36%	25,894	14.69%
Income: \$100,000 - \$125,000	2,911	15.37%	5,867	14.75%	22,101	12.54%
Income: \$125,000 - \$150,000	2,456	12.97%	4,978	12.51%	15,248	8.65%
Income: \$150,000 - \$200,000	2,740	14.47%	6,175	15.52%	20,189	11.46%
Income: \$200,000+	2,457	12.98%	5,724	14.39%	16,599	9.42%
2016 Avg Household Income	\$126,091		\$130,581		\$106,745	
2016 Med Household Income	\$109,412		\$112,163		\$86,505	



Bowie Demographic Summary Report

Bowie Plaza

6806-6948 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: -
 GLA: **93,036 SF**
 Year Built: **1966**

Total Available: **6,400 SF**
 % Leased: **93.12%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	54,144		118,393		611,763	
2016 Estimate	51,721		113,430		584,417	
2010 Census	48,907		108,658		548,278	
Growth 2016 - 2021	4.68%		4.38%		4.68%	
Growth 2010 - 2016	5.75%		4.39%		6.59%	
2016 Population by Hispanic Origin	3,909		8,948		83,725	
2016 Population	51,721		113,430		584,417	
White	23,773	45.96%	46,315	40.83%	228,373	39.08%
Black	22,870	44.22%	57,018	50.27%	302,985	51.84%
Am. Indian & Alaskan	240	0.46%	513	0.45%	4,454	0.76%
Asian	3,150	6.09%	6,125	5.40%	31,233	5.34%
Hawaiian & Pacific Island	36	0.07%	122	0.11%	849	0.15%
Other	1,654	3.20%	3,336	2.94%	16,523	2.83%
U.S. Armed Forces	266		613		5,637	
Households						
2021 Projection	18,075		41,022		214,354	
2016 Estimate	17,258		39,298		204,585	
2010 Census	16,333		37,704		191,979	
Growth 2016 - 2021	4.73%		4.39%		4.78%	
Growth 2010 - 2016	5.66%		4.23%		6.57%	
Owner Occupied	15,622	90.52%	32,372	82.38%	134,948	65.96%
Renter Occupied	1,636	9.48%	6,926	17.62%	69,637	34.04%
2016 Households by HH Income	17,257		39,298		204,587	
Income: <\$25,000	851	4.93%	2,318	5.90%	21,196	10.36%
Income: \$25,000 - \$50,000	1,952	11.31%	4,566	11.62%	35,741	17.47%
Income: \$50,000 - \$75,000	1,979	11.47%	5,665	14.42%	37,263	18.21%
Income: \$75,000 - \$100,000	2,159	12.51%	5,331	13.57%	29,656	14.50%
Income: \$100,000 - \$125,000	2,686	15.56%	5,840	14.86%	24,816	12.13%
Income: \$125,000 - \$150,000	2,516	14.58%	4,624	11.77%	17,092	8.35%
Income: \$150,000 - \$200,000	2,456	14.23%	5,677	14.45%	21,811	10.66%
Income: \$200,000+	2,658	15.40%	5,277	13.43%	17,012	8.32%
2016 Avg Household Income	\$133,378		\$126,016		\$101,741	
2016 Med Household Income	\$115,706		\$107,572		\$81,823	



Bowie Demographic Summary Report

Bowie Town Center

15602-15642 Emerald Way, Bowie, MD 20716

Building Type: **General Retail**

Secondary: **Freestanding**

GLA: **33,939 SF**

Year Built: **2001**

Total Available: **1,400 SF**

% Leased: **100%**

Rent/SF/Yr: **\$8.88**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	52,556		110,518		481,678	
2016 Estimate	49,950		105,605		460,524	
2010 Census	45,895		99,826		435,255	
Growth 2016 - 2021	5.22%		4.65%		4.59%	
Growth 2010 - 2016	8.84%		5.79%		5.81%	
2016 Population by Hispanic Origin	3,372		6,159		48,382	
2016 Population	49,950		105,605		460,524	
White	19,213	38.46%	38,832	36.77%	162,367	35.26%
Black	26,345	52.74%	58,373	55.27%	265,438	57.64%
Am. Indian & Alaskan	225	0.45%	381	0.36%	2,950	0.64%
Asian	2,454	4.91%	4,805	4.55%	17,734	3.85%
Hawaiian & Pacific Island	83	0.17%	117	0.11%	506	0.11%
Other	1,629	3.26%	3,096	2.93%	11,529	2.50%
U.S. Armed Forces	214		527		2,043	
Households						
2021 Projection	19,108		39,338		173,927	
2016 Estimate	18,154		37,579		166,283	
2010 Census	16,698		35,555		157,445	
Growth 2016 - 2021	5.26%		4.68%		4.60%	
Growth 2010 - 2016	8.72%		5.69%		5.61%	
Owner Occupied	14,937	82.28%	32,804	87.29%	122,561	73.71%
Renter Occupied	3,217	17.72%	4,774	12.70%	43,722	26.29%
2016 Households by HH Income	18,152		37,578		166,284	
Income: <\$25,000	976	5.38%	2,023	5.38%	16,069	9.66%
Income: \$25,000 - \$50,000	2,131	11.74%	4,037	10.74%	27,219	16.37%
Income: \$50,000 - \$75,000	2,491	13.72%	4,791	12.75%	28,173	16.94%
Income: \$75,000 - \$100,000	2,619	14.43%	4,981	13.26%	24,008	14.44%
Income: \$100,000 - \$125,000	2,907	16.01%	5,818	15.48%	21,578	12.98%
Income: \$125,000 - \$150,000	2,102	11.58%	4,512	12.01%	15,142	9.11%
Income: \$150,000 - \$200,000	2,488	13.71%	5,600	14.90%	18,499	11.12%
Income: \$200,000+	2,438	13.43%	5,816	15.48%	15,596	9.38%
2016 Avg Household Income	\$125,939		\$132,489		\$106,468	
2016 Med Household Income	\$107,387		\$112,706		\$87,163	



Bowie Demographic Summary Report

Collington Plaza 3500 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **121,955 SF**
Year Built: **1993**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	44,021		98,388		431,170	
2016 Estimate	41,842		93,810		412,507	
2010 Census	38,450		87,534		390,911	
Growth 2016 - 2021	5.21%		4.88%		4.52%	
Growth 2010 - 2016	8.82%		7.17%		5.52%	
2016 Population by Hispanic Origin	2,773		5,400		37,831	
2016 Population	41,842		93,810		412,507	
White	16,125	38.54%	37,783	40.28%	152,361	36.94%
Black	22,224	53.11%	48,595	51.80%	231,279	56.07%
Am. Indian & Alaskan	185	0.44%	353	0.38%	2,366	0.57%
Asian	1,907	4.56%	4,179	4.45%	15,769	3.82%
Hawaiian & Pacific Island	67	0.16%	102	0.11%	433	0.10%
Other	1,333	3.19%	2,797	2.98%	10,299	2.50%
U.S. Armed Forces	166		514		1,988	
Households						
2021 Projection	16,134		35,284		156,143	
2016 Estimate	15,327		33,633		149,395	
2010 Census	14,082		31,415		141,888	
Growth 2016 - 2021	5.27%		4.91%		4.52%	
Growth 2010 - 2016	8.84%		7.06%		5.29%	
Owner Occupied	12,384	80.80%	29,184	86.77%	114,387	76.57%
Renter Occupied	2,944	19.21%	4,449	13.23%	35,007	23.43%
2016 Households by HH Income	15,328		33,631		149,396	
Income: <\$25,000	904	5.90%	1,807	5.37%	13,021	8.72%
Income: \$25,000 - \$50,000	1,903	12.42%	3,707	11.02%	23,077	15.45%
Income: \$50,000 - \$75,000	2,154	14.05%	4,240	12.61%	24,139	16.16%
Income: \$75,000 - \$100,000	2,346	15.31%	4,423	13.15%	22,031	14.75%
Income: \$100,000 - \$125,000	2,418	15.78%	5,214	15.50%	20,072	13.44%
Income: \$125,000 - \$150,000	1,653	10.78%	3,986	11.85%	14,185	9.49%
Income: \$150,000 - \$200,000	2,112	13.78%	4,955	14.73%	17,660	11.82%
Income: \$200,000+	1,838	11.99%	5,299	15.76%	15,211	10.18%
2016 Avg Household Income	\$121,613		\$132,785		\$110,543	
2016 Med Household Income	\$103,691		\$112,651		\$91,409	



Bowie Demographic Summary Report

Free State Shopping Center

15700-15760 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,615 SF**
 Year Built: **1970**

Total Available: **4,019 SF**
 % Leased: **58.2%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	53,249		116,290		514,338	
2016 Estimate	50,795		111,704		491,836	
2010 Census	47,544		108,158		463,453	
Growth 2016 - 2021	4.83%		4.11%		4.58%	
Growth 2010 - 2016	6.84%		3.28%		6.12%	
2016 Population by Hispanic Origin	3,518		7,423		57,437	
2016 Population	50,795		111,704		491,836	
White	26,315	51.81%	54,716	48.98%	194,028	39.45%
Black	20,024	39.42%	46,744	41.85%	257,474	52.35%
Am. Indian & Alaskan	200	0.39%	448	0.40%	3,244	0.66%
Asian	2,598	5.11%	6,199	5.55%	22,643	4.60%
Hawaiian & Pacific Island	30	0.06%	138	0.12%	663	0.13%
Other	1,628	3.21%	3,460	3.10%	13,785	2.80%
U.S. Armed Forces	311		672		5,412	
Households						
2021 Projection	19,515		41,025		183,879	
2016 Estimate	18,607		39,415		175,732	
2010 Census	17,426		38,278		165,672	
Growth 2016 - 2021	4.88%		4.08%		4.64%	
Growth 2010 - 2016	6.78%		2.97%		6.07%	
Owner Occupied	15,451	83.04%	33,093	83.96%	121,632	69.21%
Renter Occupied	3,156	16.96%	6,322	16.04%	54,099	30.78%
2016 Households by HH Income	18,608		39,416		175,731	
Income: <\$25,000	989	5.31%	2,069	5.25%	15,528	8.84%
Income: \$25,000 - \$50,000	2,326	12.50%	4,433	11.25%	29,206	16.62%
Income: \$50,000 - \$75,000	2,447	13.15%	5,167	13.11%	30,568	17.39%
Income: \$75,000 - \$100,000	2,508	13.48%	5,284	13.41%	25,878	14.73%
Income: \$100,000 - \$125,000	2,870	15.42%	5,762	14.62%	22,077	12.56%
Income: \$125,000 - \$150,000	2,406	12.93%	4,944	12.54%	15,269	8.69%
Income: \$150,000 - \$200,000	2,690	14.46%	6,152	15.61%	20,383	11.60%
Income: \$200,000+	2,372	12.75%	5,605	14.22%	16,822	9.57%
2016 Avg Household Income	\$125,465		\$130,178		\$107,445	
2016 Med Household Income	\$109,007		\$111,953		\$87,137	



Bowie Demographic Summary Report

Hilltop Plaza

6700-6862 Race Track Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **42,993 SF**
 Year Built: **1970**

Total Available: **3,298 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	51,425		116,681		510,989	
2016 Estimate	49,125		112,037		488,633	
2010 Census	46,273		108,135		460,169	
Growth 2016 - 2021	4.68%		4.15%		4.58%	
Growth 2010 - 2016	6.16%		3.61%		6.19%	
2016 Population by Hispanic Origin	3,362		7,386		55,254	
2016 Population	49,125		112,037		488,633	
White	27,896	56.79%	57,565	51.38%	197,738	40.47%
Black	17,037	34.68%	44,096	39.36%	250,839	51.33%
Am. Indian & Alaskan	184	0.37%	450	0.40%	3,139	0.64%
Asian	2,408	4.90%	6,311	5.63%	22,545	4.61%
Hawaiian & Pacific Island	30	0.06%	133	0.12%	664	0.14%
Other	1,570	3.20%	3,481	3.11%	13,708	2.81%
U.S. Armed Forces	332		800		5,493	
Households						
2021 Projection	19,057		41,260		182,954	
2016 Estimate	18,206		39,621		174,844	
2010 Census	17,200		38,340		164,721	
Growth 2016 - 2021	4.67%		4.14%		4.64%	
Growth 2010 - 2016	5.85%		3.34%		6.15%	
Owner Occupied	14,960	82.17%	33,175	83.73%	121,439	69.46%
Renter Occupied	3,246	17.83%	6,446	16.27%	53,405	30.54%
2016 Households by HH Income	18,206		39,621		174,845	
Income: <\$25,000	986	5.42%	2,080	5.25%	15,188	8.69%
Income: \$25,000 - \$50,000	2,336	12.83%	4,471	11.28%	28,767	16.45%
Income: \$50,000 - \$75,000	2,486	13.65%	5,174	13.06%	29,934	17.12%
Income: \$75,000 - \$100,000	2,445	13.43%	5,312	13.41%	25,805	14.76%
Income: \$100,000 - \$125,000	2,830	15.54%	5,717	14.43%	22,060	12.62%
Income: \$125,000 - \$150,000	2,342	12.86%	4,930	12.44%	15,357	8.78%
Income: \$150,000 - \$200,000	2,597	14.26%	6,247	15.77%	20,563	11.76%
Income: \$200,000+	2,184	12.00%	5,690	14.36%	17,171	9.82%
2016 Avg Household Income	\$123,325		\$130,518		\$108,472	
2016 Med Household Income	\$107,509		\$112,128		\$88,111	

Bowie Demographic Summary Report

Pointer Ridge Plaza

1316-1346 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**

Secondary: **Storefront**

GLA: **69,214 SF**

Year Built: **1966**

Total Available: **40,036 SF**

% Leased: **42.16%**

Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	35,148		85,732		412,421	
2016 Estimate	33,318		81,494		394,634	
2010 Census	30,144		74,852		374,885	
Growth 2016 - 2021	5.49%		5.20%		4.51%	
Growth 2010 - 2016	10.53%		8.87%		5.27%	
2016 Population by Hispanic Origin	1,732		4,068		33,680	
2016 Population	33,318		81,494		394,634	
White	8,204	24.62%	22,651	27.79%	126,236	31.99%
Black	22,570	67.74%	53,207	65.29%	242,969	61.57%
Am. Indian & Alaskan	133	0.40%	304	0.37%	2,261	0.57%
Asian	1,395	4.19%	2,954	3.62%	13,317	3.37%
Hawaiian & Pacific Island	61	0.18%	94	0.12%	391	0.10%
Other	955	2.87%	2,284	2.80%	9,460	2.40%
U.S. Armed Forces	136		331		1,487	
Households						
2021 Projection	12,943		30,648		147,995	
2016 Estimate	12,259		29,122		141,609	
2010 Census	11,065		26,765		134,779	
Growth 2016 - 2021	5.58%		5.24%		4.51%	
Growth 2010 - 2016	10.79%		8.81%		5.07%	
Owner Occupied	9,734	79.40%	25,026	85.94%	108,666	76.74%
Renter Occupied	2,525	20.60%	4,096	14.06%	32,943	23.26%
2016 Households by HH Income	12,260		29,121		141,608	
Income: <\$25,000	765	6.24%	1,594	5.47%	12,840	9.07%
Income: \$25,000 - \$50,000	1,480	12.07%	2,980	10.23%	22,273	15.73%
Income: \$50,000 - \$75,000	1,629	13.29%	3,813	13.09%	23,500	16.60%
Income: \$75,000 - \$100,000	1,834	14.96%	4,143	14.23%	20,403	14.41%
Income: \$100,000 - \$125,000	1,948	15.89%	4,535	15.57%	19,008	13.42%
Income: \$125,000 - \$150,000	1,198	9.77%	3,148	10.81%	13,364	9.44%
Income: \$150,000 - \$200,000	1,723	14.05%	4,344	14.92%	16,202	11.44%
Income: \$200,000+	1,683	13.73%	4,564	15.67%	14,018	9.90%
2016 Avg Household Income	\$125,328		\$132,440		\$109,022	
2016 Med Household Income	\$105,416		\$111,193		\$89,937	



Bowie Demographic Summary Report

The Shoppes at Bowie Town Center

3800-3900 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **92,286 SF**

Rent/SF/Yr: **-**

Year Built: **2004**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	52,711		112,289		488,559	
2016 Estimate	50,081		107,304		467,144	
2010 Census	45,938		101,497		441,832	
Growth 2016 - 2021	5.25%		4.65%		4.58%	
Growth 2010 - 2016	9.02%		5.72%		5.73%	
2016 Population by Hispanic Origin	3,324		6,211		51,095	
2016 Population	50,081		107,304		467,144	
White	18,579	37.10%	37,787	35.21%	163,554	35.01%
Black	27,104	54.12%	61,049	56.89%	270,519	57.91%
Am. Indian & Alaskan	226	0.45%	385	0.36%	3,073	0.66%
Asian	2,464	4.92%	4,847	4.52%	17,800	3.81%
Hawaiian & Pacific Island	80	0.16%	118	0.11%	521	0.11%
Other	1,628	3.25%	3,118	2.91%	11,677	2.50%
U.S. Armed Forces	205		518		2,006	
Households						
2021 Projection	19,091		39,948		175,887	
2016 Estimate	18,133		38,162		168,178	
2010 Census	16,651		36,124		159,386	
Growth 2016 - 2021	5.28%		4.68%		4.58%	
Growth 2010 - 2016	8.90%		5.64%		5.52%	
Owner Occupied	14,941	82.40%	33,284	87.22%	123,563	73.47%
Renter Occupied	3,191	17.60%	4,877	12.78%	44,614	26.53%
2016 Households by HH Income	18,134		38,163		168,178	
Income: <\$25,000	964	5.32%	2,036	5.34%	16,463	9.79%
Income: \$25,000 - \$50,000	2,088	11.51%	4,101	10.75%	27,792	16.53%
Income: \$50,000 - \$75,000	2,443	13.47%	4,886	12.80%	28,642	17.03%
Income: \$75,000 - \$100,000	2,627	14.49%	5,078	13.31%	24,251	14.42%
Income: \$100,000 - \$125,000	2,901	16.00%	5,949	15.59%	21,710	12.91%
Income: \$125,000 - \$150,000	2,099	11.57%	4,549	11.92%	15,264	9.08%
Income: \$150,000 - \$200,000	2,490	13.73%	5,700	14.94%	18,468	10.98%
Income: \$200,000+	2,522	13.91%	5,864	15.37%	15,588	9.27%
2016 Avg Household Income	\$127,242		\$132,269		\$105,869	
2016 Med Household Income	\$108,143		\$112,525		\$86,537	



Bowie Demographic Summary Report

The Shoppes at Highbridge

6101-6141 High Bridge Rd, Bowie, MD 20720

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **60,000 SF**
 Year Built: **2007**

Total Available: **4,000 SF**
 % Leased: **93.33%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	63,694		138,764		652,020	
2016 Estimate	60,912		132,741		622,115	
2010 Census	57,960		126,382		582,038	
Growth 2016 - 2021	4.57%		4.54%		4.81%	
Growth 2010 - 2016	5.09%		5.03%		6.89%	
2016 Population by Hispanic Origin	4,522		12,367		89,013	
2016 Population	60,912		132,741		622,115	
White	25,137	41.27%	43,669	32.90%	228,582	36.74%
Black	29,973	49.21%	77,725	58.55%	338,771	54.45%
Am. Indian & Alaskan	267	0.44%	663	0.50%	4,815	0.77%
Asian	3,609	5.92%	6,870	5.18%	32,112	5.16%
Hawaiian & Pacific Island	46	0.08%	154	0.12%	852	0.14%
Other	1,880	3.09%	3,660	2.76%	16,983	2.73%
U.S. Armed Forces	296		472		4,635	
Households						
2021 Projection	21,462		47,329		227,575	
2016 Estimate	20,515		45,255		216,897	
2010 Census	19,535		43,092		202,953	
Growth 2016 - 2021	4.62%		4.58%		4.92%	
Growth 2010 - 2016	5.02%		5.02%		6.87%	
Owner Occupied	18,391	89.65%	37,073	81.92%	142,492	65.70%
Renter Occupied	2,124	10.35%	8,182	18.08%	74,405	34.30%
2016 Households by HH Income	20,514		45,254		216,898	
Income: <\$25,000	1,063	5.18%	2,784	6.15%	25,215	11.63%
Income: \$25,000 - \$50,000	2,215	10.80%	5,861	12.95%	37,965	17.50%
Income: \$50,000 - \$75,000	2,485	12.11%	6,787	15.00%	39,385	18.16%
Income: \$75,000 - \$100,000	2,530	12.33%	6,092	13.46%	31,031	14.31%
Income: \$100,000 - \$125,000	3,178	15.49%	6,653	14.70%	25,972	11.97%
Income: \$125,000 - \$150,000	2,947	14.37%	5,081	11.23%	17,793	8.20%
Income: \$150,000 - \$200,000	2,995	14.60%	6,148	13.59%	22,324	10.29%
Income: \$200,000+	3,101	15.12%	5,848	12.92%	17,213	7.94%
2016 Avg Household Income	\$132,806		\$122,822		\$99,477	
2016 Med Household Income	\$115,449		\$104,145		\$79,740	

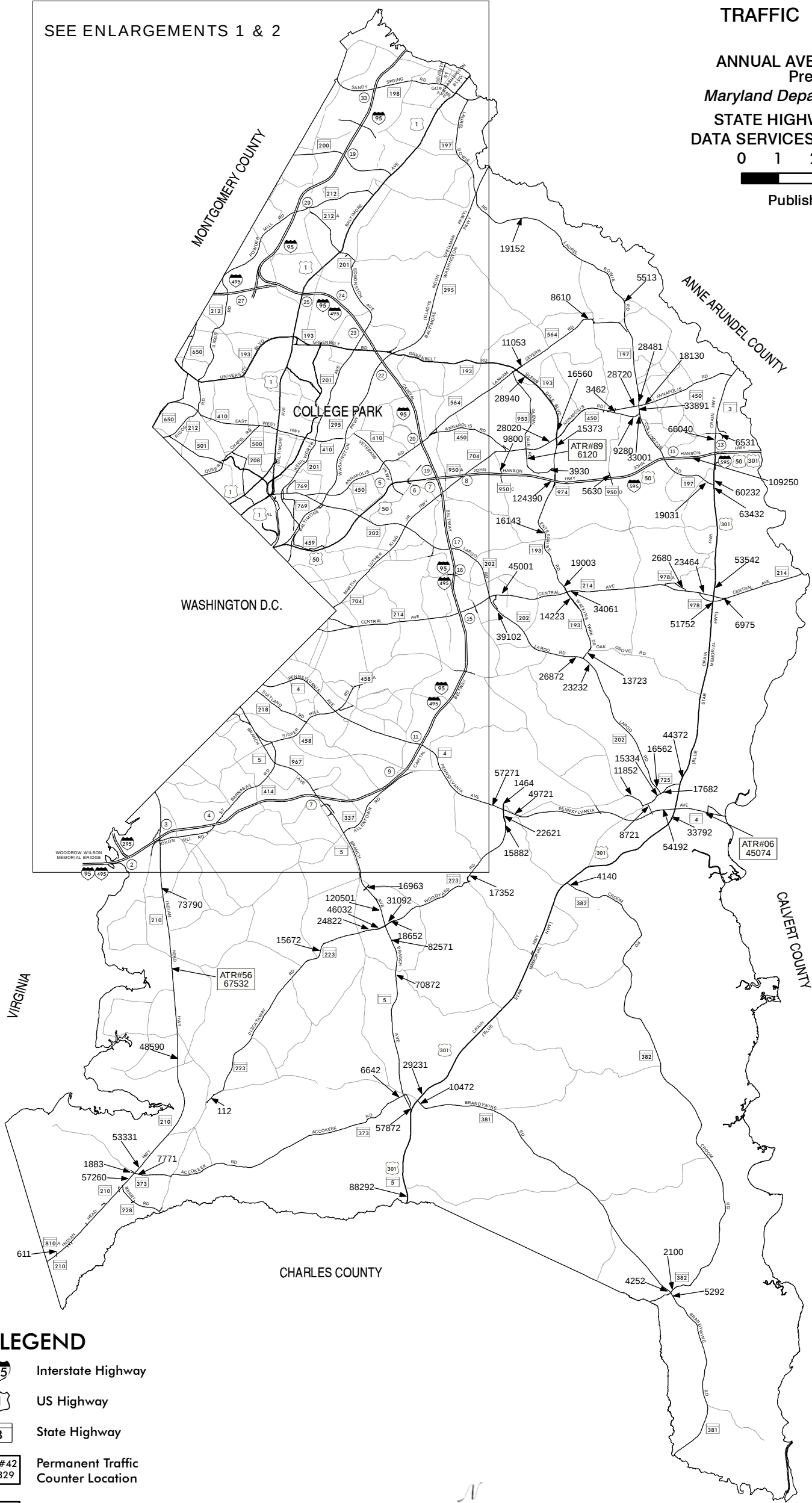


Bowie Demographic Summary Report

Mill Branch						
US 301 & Mill Branch, Bowie, MD 20716						
Building Type: Land		Total Available: 0 SF				
Class: -		% Leased: 0%				
RBA: -		Rent/SF/Yr: -				
Typical Floor: -						
Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	40,529		93,112		411,277	
2016 Estimate	38,530		88,713		393,450	
2010 Census	35,431		82,367		372,492	
Growth 2016 - 2021	5.19%		4.96%		4.53%	
Growth 2010 - 2016	8.75%		7.70%		5.63%	
2016 Population by Hispanic Origin	2,506		5,128		33,857	
2016 Population	38,530		88,713		393,450	
White	14,894	38.66%	38,281	43.15%	149,391	37.97%
Black	20,432	53.03%	43,398	48.92%	216,566	55.04%
Am. Indian & Alaskan	171	0.44%	342	0.39%	2,165	0.55%
Asian	1,757	4.56%	3,924	4.42%	15,055	3.83%
Hawaiian & Pacific Island	64	0.17%	99	0.11%	407	0.10%
Other	1,211	3.14%	2,668	3.01%	9,866	2.51%
U.S. Armed Forces	155		506		2,009	
Households						
2021 Projection	15,013		33,469		149,390	
2016 Estimate	14,263		31,879		142,903	
2010 Census	13,104		29,633		135,470	
Growth 2016 - 2021	5.26%		4.99%		4.54%	
Growth 2010 - 2016	8.84%		7.58%		5.49%	
Owner Occupied	11,393	79.88%	27,525	86.34%	110,172	77.10%
Renter Occupied	2,870	20.12%	4,353	13.65%	32,731	22.90%
2016 Households by HH Income	14,266		31,880		142,903	
Income: <\$25,000	869	6.09%	1,732	5.43%	12,065	8.44%
Income: \$25,000 - \$50,000	1,831	12.83%	3,577	11.22%	21,409	14.98%
Income: \$50,000 - \$75,000	2,028	14.22%	4,016	12.60%	22,793	15.95%
Income: \$75,000 - \$100,000	2,188	15.34%	4,191	13.15%	20,987	14.69%
Income: \$100,000 - \$125,000	2,208	15.48%	4,942	15.50%	19,295	13.50%
Income: \$125,000 - \$150,000	1,497	10.49%	3,751	11.77%	13,770	9.64%
Income: \$150,000 - \$200,000	1,969	13.80%	4,584	14.38%	17,351	12.14%
Income: \$200,000+	1,676	11.75%	5,087	15.96%	15,233	10.66%
2016 Avg Household Income	\$120,498		\$132,731		\$112,462	
2016 Med Household Income	\$102,457		\$112,262		\$93,087	

SEE ENLARGEMENTS 1 & 2

PRINCE GEORGE'S COUNTY
TRAFFIC VOLUME MAP
2015
ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION
0 1 2 3 4
Miles
Published Date: 3-15-16



LEGEND

- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

The information in these maps is provided as a public service by the Maryland State Highway Administration (MSHA).

NOTICE

Traffic count figures are estimates. The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations. Restriction of Liability: SHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents.



PRINCE GEORGE'S COUNTY
ENLARGEMENT 1
TRAFFIC VOLUME MAP
2015

ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the
Maryland Department of Transportation

STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION



Published Date: 3-15-16

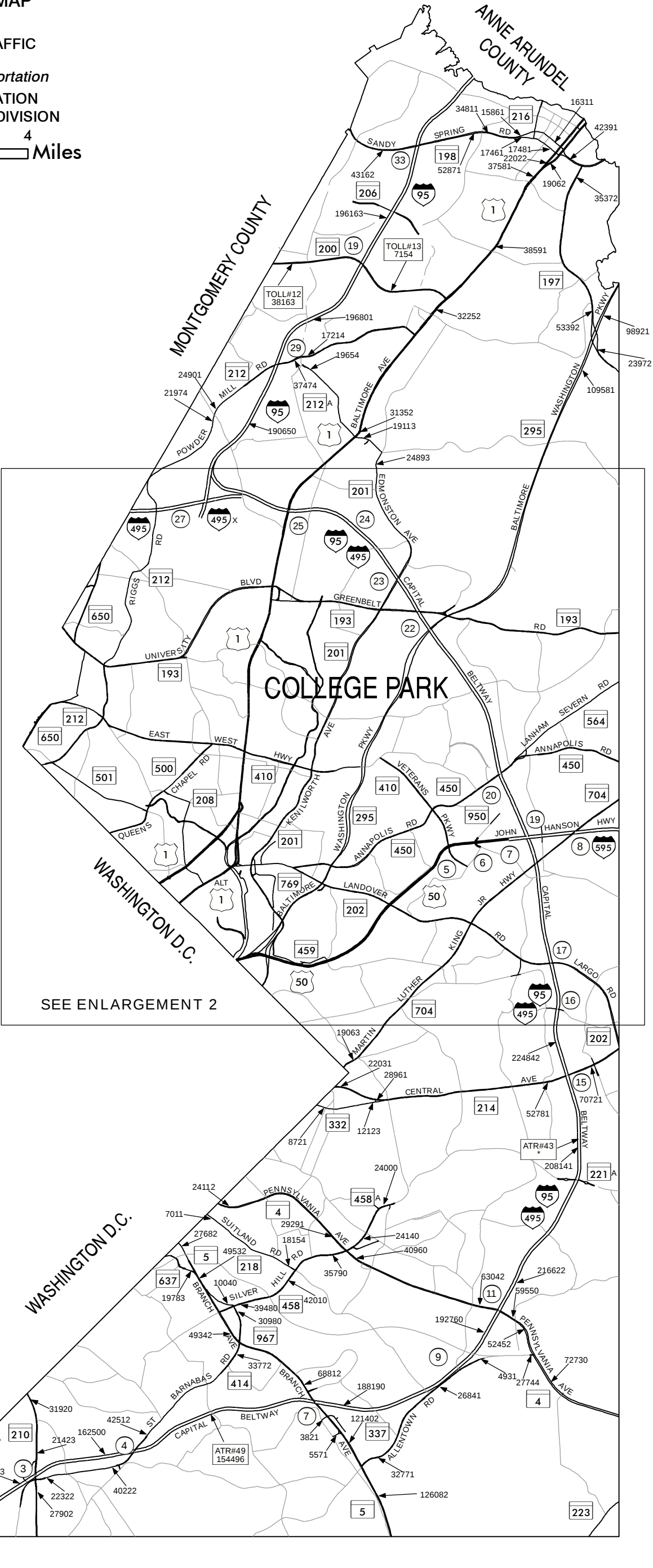
LEGEND

- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

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LEGEND

-  Interstate Highway
-  US Highway
-  State Highway
-  Permanent Traffic Counter Location
-  Permanent Traffic Counter With No Data Available
-  Toll Station Location

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PRINCE GEORGE'S COUNTY
ENLARGEMENT 2
TRAFFIC VOLUME MAP
2015

ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION



Published Date: 3-15-16 16B

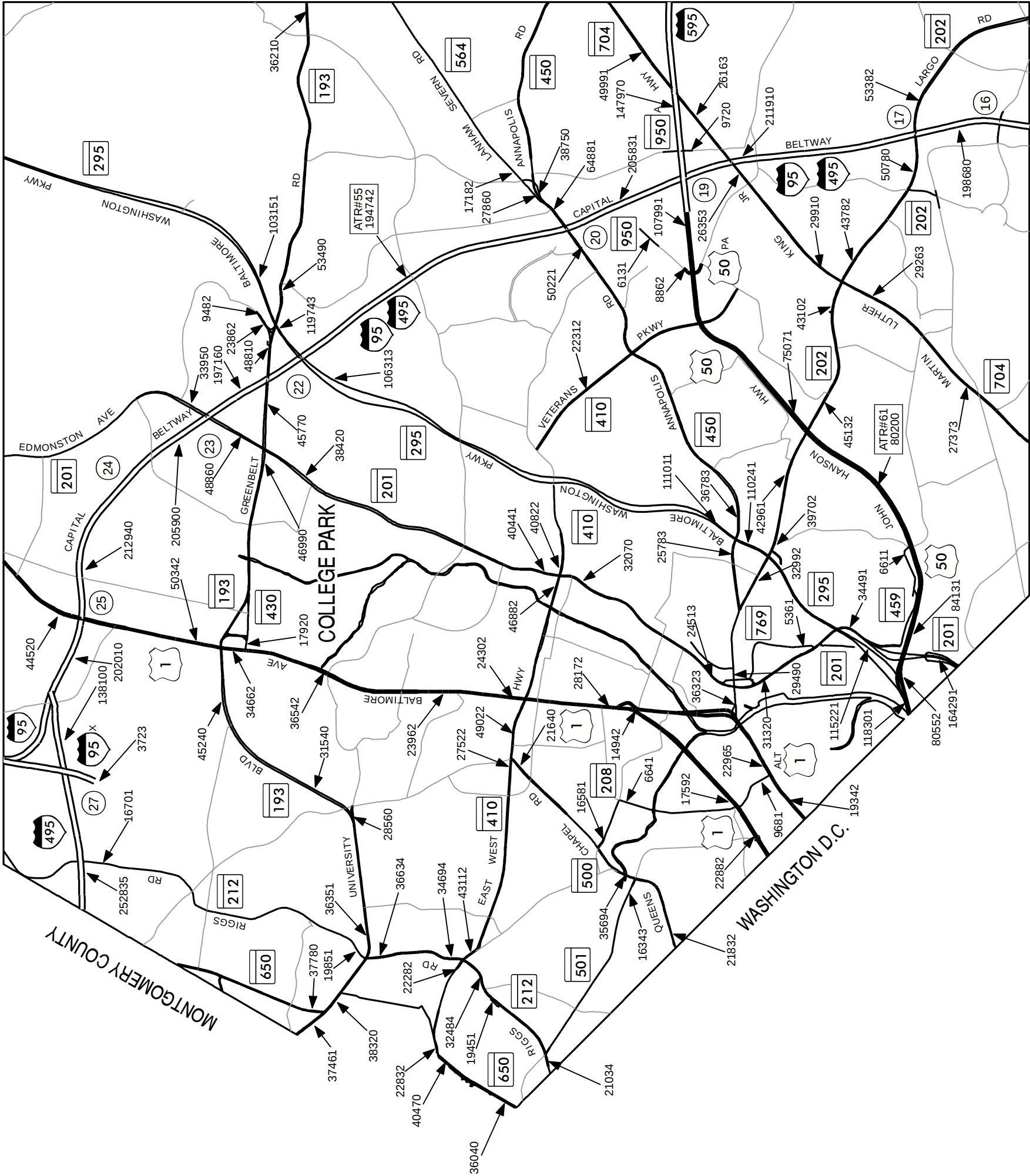


TABLE I

EXISTING RETAIL CENTERS

As of February 1, 2017

Retail	Location:	Total Net Space (sq.ft.)	Vacant Space/ (sq. ft)	Vacant Space (%)	Lease Rate: (\$/sq.ft.)	Year Estab.	Phone:	Company / Contact Person
Bowie Crossing	Major Lansdale Boulevard	121,744	0	0.00%	n/a	1997	202-585-5732	CBRE Ms. Valerie Dow Email Valerie.dow@cbre.com
Bowie Gateway	US Rte 50 & US 301	602,394 (Includes ALL retail) (Some not managed by CBRE)	10,453	1.74%	n/a	1996	202-585-5732	CBRE Ms. Valerie Dow 750 9 th Street NW, Suite 900 Washington, DC 20001 Email valerie.dow@cbre.com
Bowie Marketplace	Superior Lane & MD Rte 450	134,000	24,000	17.9%	n/a	2016	301-816-1555	Berman Enterprises Mr. Brian Berman 5410 Edson Lane, Ste 220 Rockville, MD 20852 Email bberman@bermanenterprises.com
Bowie Plaza	6794 Laurel-Bowie Road	102,903	4,000	6.2%	n/a	1966	703-905-0331	CBRE Mr. Lance Marine 1861 International Dr, Suite 300 McLean, VA 22102 Email lance.marine@cbre.com
Bowie Town Center	15606 Emerald Way	755,000	6,000	>1.00%	n/a	2001	317-986-8505	Washington Prime Group Email melodye.grim@washingtonprime.com
Collington Plaza	3400 Crain Highway	121,790	3,544 (leased but avail)	0.00%	n/a	1996	513-746-2605	Phillips Edison & Co Mr. Andy Schneider Email aschneider@phillipsedison.com
Free State Shopping Center	15528 Annapolis Road	279,000	35,270	12.6%	n/a	1976	301-998-8188	Federal Realty Investment Trust Mr. Rich Abruscato 1626 East Jefferson Street Rockville, MD 20852-4041 Email rabruscato@federalrealty.com
Hall Station *	15231 Hall Road	13,987	4,173	29.8%	n/a	2013	571-382-1225	Rappaport Companies Mr. Will Collins 8045 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com

Table I Existing Retail Centers as of February 1, 2017

Hilltop Plaza	6700 Race Track Road	182,000	7,800	5.2%	n/a	1969	410-486-0800	M. Leo Storch Management Company Mr. Bruce I. Levine 25 Hooks Lane Suite 312 Baltimore, MD 21208 Email bruce@mleostorch.com
Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-855-3828	The Charles Corporation Mr. Rick Bailey 995 N. Prince Frederick Blvd, Suite 201 Prince Frederick, MD 20678 Email rbailey@marrickinc.com
Old Town Bowie		53,000	8,287	15.6%	n/a	1870		Multiple Buildings Multiple Owners
Pointer Ridge Plaza	1300 Crain Highway	71,582	40,036	55.9%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Shoppes at Bowie Town Center	3851 Evergreen Parkway	106,930	28,750	26.8%	n/a	2004	443-632-2085	MLS Properties Mr. Cooper Henry Email chenry@klhb.com
Shoppes at Highbridge	Northeast corner of Rte 450 & High Bridge Road	60,000	4,000	6.6%	n/a	2006	443-632-2085	MLS Properties Mr. Cooper Henry Email chenry@klhb.com
West Bowie Village	Annapolis Road	84,000	5,400	6.4%	n/a	1975	301-262-1313	Multiple Buildings Multiple Owners
Whitehall Shopping Center *	7408 Laurel-Bowie Road	5,150	0	0.00%	n/a	1960	202-898-1880	Borger Management Mr. Joe Borger 1111 14th Street Suite 200 Washington, DC 20005 Email jborger@borgermanagement.com
TOTALS		2,701,680	180,569	6.7%				

* Denotes outside City

NOTES: Information is as provided by the property owner or manager. Not all properties provided updates. Prepared by the Department of Planning and Economic Development.

TABLE II

PROPOSED RETAIL CENTERS

As of February 1, 2017

Retail	Location	Total Gross Space Proposed	Approved	Existing	Phone	Company / Contact
Amber Ridge *	West side of US 301, north of Pointer Ridge Drive	22,000	22,000	0	571-382-1225	Rappaport Companies Mr. Will Collins 8405 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com
Karington *	Southwest quadrant of US 301 & Central Avenue	500,000	0	0	301-459-4400	NAI The Michael Companies, Inc. Mr. Kevin Kennedy 10100 Business Parkway Lanham, MD 20706 Email kkennedy@naimichael.com
Mill Branch Crossing	Northeast quadrant of US 301 & Mill Branch Road	586,500	0	0	301-261-6700	W. F. Chesley Company Mr. Bill Chesley 1641 State Route 3 North, Suite 202 Crofton, MD 21114 wfchesley519@aol.com Gibraltar Management Company Mr. Scott Zelekowitz 2200 150 White Plains Road Suite 400 Tarrytown, NY 10591 Email scott.zelekowitz@gibraltarmgt.com
Oak Creek Club *	Church Road south of Central Avenue	26,000	0	0	301-572-7800	Carrollton Enterprises Mr. Ian Kelly 11785 Beltsville Drive, 16th Floor Calverton, MD 20705 iankelly@carrolltonenterprises.com
Shops at Melford Plaza (approval in process)		84,129	24,000	0	410-369-1240	St John Properties Mr. Bill Holzman 2560 Lord Baltimore Drive Baltimore, MD 21244 Email bholzman@sjpi.com
TOTAL		1,218,629	46,000			

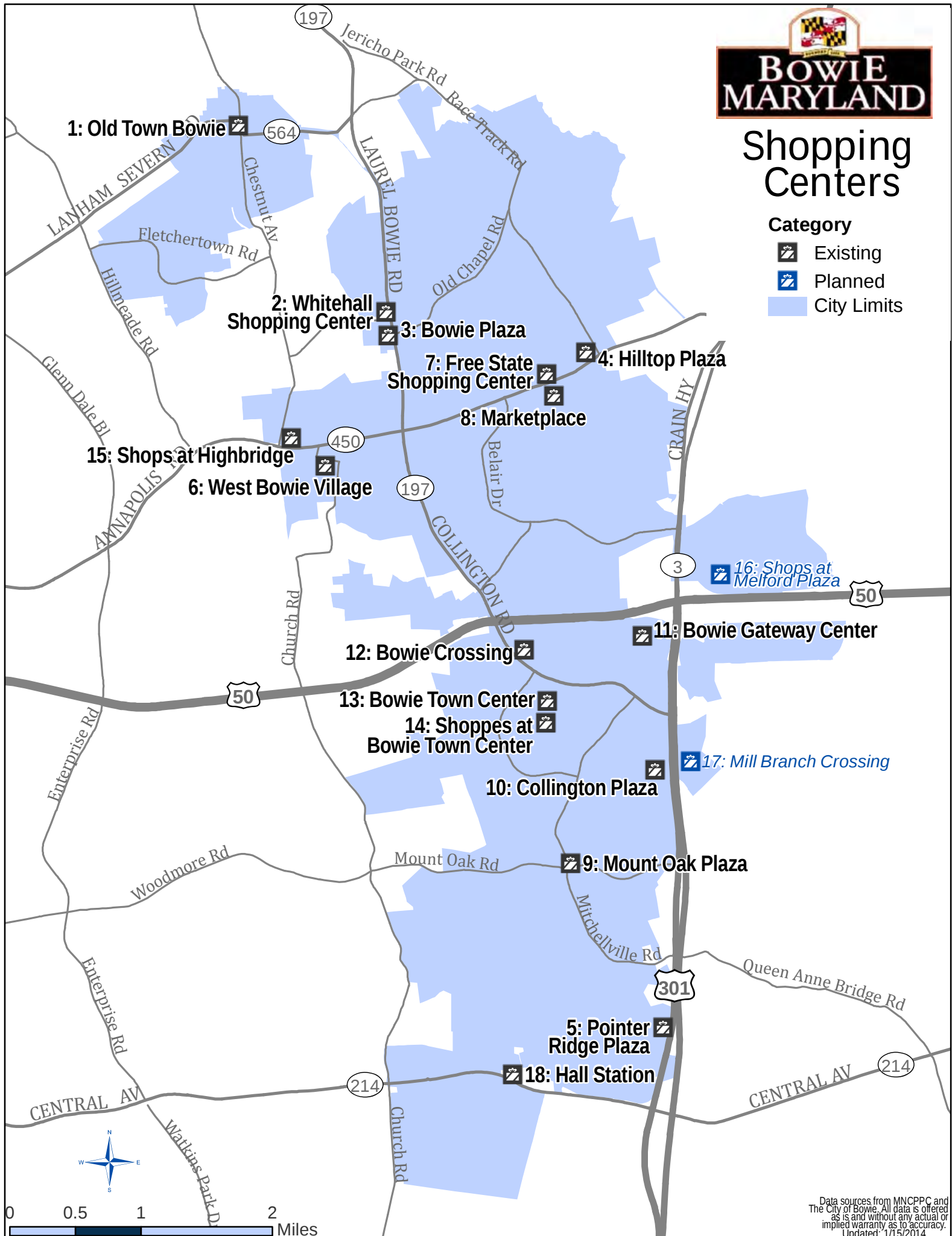
* Denotes outside City



Shopping Centers

Category

-  Existing
-  Planned
-  City Limits



RETAIL CENTERS KEY

SHOP ID	NAME	YEAR OPENED	SQ. FT.	TYPE
1	Old Town Bowie (Huntington)	1870	est. 53,000	Open
2	Whitehall Shopping Center	1960	5,150	Strip
3	Bowie Plaza	1963	102,904	Open
4	Hilltop Plaza	1969/2011	182,000	Open
5	Pointer Ridge Plaza	1969	72,189	Open
6	Colonial Village/West Bowie Village	1975	est. 84,000	Strip
7	Free State Shopping Center	1976/2004	278,533	Open
8	Marketplace	1980/2016	134,000	Open
9	Mount Oak Plaza	1986	8,200	Strip
10	Collington Plaza	1996	121,790	Open
11	Bowie Gateway Center	1996	602,394	Open
12	Bowie Crossing	1997	121,744	Open
13	Bowie Town Center	2001	755,000	Open
14	Shoppes at Bowie Town Center	2004	106,930	Open
15	Shoppes at Highbridge	2006	60,000	Open
16	<i>Shops at Melford Plaza</i>	<i>T.B.D.</i>	<i>84,129</i>	<i>T.B.D.</i>
17	<i>Mill Branch Crossing</i>	<i>T.B.D.</i>	<i>586,500</i>	<i>Open</i>
18	Hall Station	2014	14,214	Strip