

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: ***Status Report***

DATE: March 22, 2018

Status Report

1. 2018 Retail Opportunities and Demographics

Attached is the 2018 edition of the annual Retail Opportunities and Demographics information handout. It will be revised again as soon as the 2017 Traffic Count data is released by the State Highway Administration. This handout is available for downloading from the City's website.

ADL/lfr



Retail Opportunities and Demographics

March 2018

March 1, 2018

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

First Call:



John Henry King
Economic Development Director

City Hall (301) 809-3042
15901 Excalibur Road (301) 262-5013 (TDD)
Bowie, Maryland 20716 (301) 809-2315 (fax)
E-mail: jhking@cityofbowie.org

Second Call:



Joseph M. Meinert
Planning Director
Department of Planning

City Hall (301) 809-3045
15901 Excalibur Road (301) 262-5013 (TDD)
Bowie, Maryland 20716 (301) 809-2315 (fax)
E-mail: jmeinert@cityofbowie.org



City of Bowie
15901 Excalibur Road
Bowie, MD 20716
(Tel.) 301-809-3047, (Fax) 301-809-2315

John Henry King
Economic Development Director
301-809-3042
jhking@cityofbowie.org

Joseph M. Meinert, AICP
Planning Director
301-809-3047
jmeinert@cityofbowie.org

Frank Stevens, AICP
Senior Planner
301-809-3053
fstevens@cityofbowie.org

Tiffany Wright
Watershed Manager
301-809-3043
twright@cityofbowie.org

Ashleigh Armentrout
Sustainability Planner
301-809-3044
klarson@cityofbowie.org

Syed F. Rizvi
Economic Development Intern
240-544-5640
srizvi@cityofbowie.org

Marianne Baird
Administrative Assistant
301-809-3047
mbaird@cityofbowie.org

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 our business community leaders 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**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **311,692 SF**

Rent/SF/Yr: **-**

Year Built: **1997**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	48,725		108,116		447,128	
2017 Estimate	46,530		103,805		429,333	
2010 Census	42,949		98,243		405,056	
Growth 2017 - 2022	4.72%		4.15%		4.14%	
Growth 2010 - 2017	8.34%		5.66%		5.99%	
2017 Population by Hispanic Origin	3,434		6,276		43,127	
2017 Population	46,530		103,805		429,333	
White	20,547	44.16%	44,923	43.28%	161,864	37.70%
Black	21,843	46.94%	50,309	48.46%	235,834	54.93%
Am. Indian & Alaskan	222	0.48%	400	0.39%	2,634	0.61%
Asian	2,284	4.91%	4,904	4.72%	17,466	4.07%
Hawaiian & Pacific Island	85	0.18%	115	0.11%	478	0.11%
Other	1,548	3.33%	3,155	3.04%	11,057	2.58%
U.S. Armed Forces	233		574		2,226	
Households						
2022 Projection	17,890		38,655		161,892	
2017 Estimate	17,085		37,137		155,497	
2010 Census	15,786		35,276		146,978	
Growth 2017 - 2022	4.71%		4.09%		4.11%	
Growth 2010 - 2017	8.23%		5.28%		5.80%	
Owner Occupied	13,970	81.77%	31,840	85.74%	116,995	75.24%
Renter Occupied	3,115	18.23%	5,297	14.26%	38,502	24.76%
2017 Households by HH Income	17,086		37,139		155,497	
Income: <\$25,000	914	5.35%	1,778	4.79%	12,738	8.19%
Income: \$25,000 - \$50,000	1,783	10.44%	3,394	9.14%	21,293	13.69%
Income: \$50,000 - \$75,000	2,209	12.93%	4,396	11.84%	24,210	15.57%
Income: \$75,000 - \$100,000	2,800	16.39%	5,351	14.41%	24,956	16.05%
Income: \$100,000 - \$125,000	2,622	15.35%	5,591	15.05%	20,642	13.27%
Income: \$125,000 - \$150,000	2,010	11.76%	4,445	11.97%	14,653	9.42%
Income: \$150,000 - \$200,000	2,665	15.60%	5,927	15.96%	19,741	12.70%
Income: \$200,000+	2,083	12.19%	6,257	16.85%	17,264	11.10%
2017 Avg Household Income	\$125,668		\$137,820		\$114,656	
2017 Med Household Income	\$107,980		\$116,322		\$94,541	



Bowie Demographic Summary Report

Bowie Marketplace

15505 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**

Secondary: **Freestanding**

GLA: **65,243 SF**

Year Built: **2016**

Total Available: **7,487 SF**

% Leased: **88.52%**

Rent/SF/Yr: **\$43.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	54,040		117,219		507,990	
2017 Estimate	51,709		113,003		487,587	
2010 Census	48,170		109,057		458,131	
Growth 2017 - 2022	4.51%		3.73%		4.18%	
Growth 2010 - 2017	7.35%		3.62%		6.43%	
2017 Population by Hispanic Origin	3,677		7,668		58,532	
2017 Population	51,709		113,003		487,587	
White	25,851	49.99%	54,018	47.80%	190,029	38.97%
Black	21,198	40.99%	48,534	42.95%	257,069	52.72%
Am. Indian & Alaskan	218	0.42%	467	0.41%	3,293	0.68%
Asian	2,732	5.28%	6,292	5.57%	22,570	4.63%
Hawaiian & Pacific Island	33	0.06%	140	0.12%	670	0.14%
Other	1,678	3.25%	3,552	3.14%	13,956	2.86%
U.S. Armed Forces	304		658		5,512	
Households						
2022 Projection	19,732		41,228		183,022	
2017 Estimate	18,882		39,775		175,707	
2010 Census	17,602		38,537		165,364	
Growth 2017 - 2022	4.50%		3.65%		4.16%	
Growth 2010 - 2017	7.27%		3.21%		6.25%	
Owner Occupied	15,705	83.17%	33,486	84.19%	121,715	69.27%
Renter Occupied	3,177	16.83%	6,289	15.81%	53,992	30.73%
2017 Households by HH Income	18,883		39,773		175,706	
Income: <\$25,000	921	4.88%	1,876	4.72%	14,678	8.35%
Income: \$25,000 - \$50,000	1,963	10.40%	3,726	9.37%	25,768	14.67%
Income: \$50,000 - \$75,000	2,266	12.00%	4,871	12.25%	29,371	16.72%
Income: \$75,000 - \$100,000	2,814	14.90%	5,720	14.38%	28,052	15.97%
Income: \$100,000 - \$125,000	2,789	14.77%	5,767	14.50%	22,316	12.70%
Income: \$125,000 - \$150,000	2,438	12.91%	5,014	12.61%	15,581	8.87%
Income: \$150,000 - \$200,000	3,035	16.07%	6,618	16.64%	21,642	12.32%
Income: \$200,000+	2,657	14.07%	6,181	15.54%	18,298	10.41%
2017 Avg Household Income	\$131,316		\$135,505		\$111,507	
2017 Med Household Income	\$113,243		\$116,011		\$91,073	



Bowie Demographic Summary Report

Bowie Plaza

6806-6948 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **4,000 SF**

Secondary: -

% Leased: **95.7%**

GLA: **93,036 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **1966**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	54,181		118,457		605,226	
2017 Estimate	51,913		113,875		580,287	
2010 Census	48,911		108,692		542,952	
Growth 2017 - 2022	4.37%		4.02%		4.30%	
Growth 2010 - 2017	6.14%		4.77%		6.88%	
2017 Population by Hispanic Origin	4,035		9,218		85,291	
2017 Population	51,913		113,875		580,287	
White	23,647	45.55%	46,101	40.48%	226,330	39.00%
Black	23,088	44.47%	57,494	50.49%	300,173	51.73%
Am. Indian & Alaskan	254	0.49%	532	0.47%	4,520	0.78%
Asian	3,209	6.18%	6,233	5.47%	31,591	5.44%
Hawaiian & Pacific Island	37	0.07%	125	0.11%	874	0.15%
Other	1,678	3.23%	3,391	2.98%	16,801	2.90%
U.S. Armed Forces	265		614		5,882	
Households						
2022 Projection	18,059		40,988		213,394	
2017 Estimate	17,307		39,417		204,579	
2010 Census	16,334		37,712		191,653	
Growth 2017 - 2022	4.35%		3.99%		4.31%	
Growth 2010 - 2017	5.96%		4.52%		6.74%	
Owner Occupied	15,667	90.52%	32,469	82.37%	134,922	65.95%
Renter Occupied	1,640	9.48%	6,948	17.63%	69,657	34.05%
2017 Households by HH Income	17,306		39,416		204,578	
Income: <\$25,000	785	4.54%	2,128	5.40%	20,087	9.82%
Income: \$25,000 - \$50,000	1,648	9.52%	3,842	9.75%	31,457	15.38%
Income: \$50,000 - \$75,000	1,804	10.42%	5,258	13.34%	35,647	17.42%
Income: \$75,000 - \$100,000	2,398	13.86%	5,896	14.96%	32,666	15.97%
Income: \$100,000 - \$125,000	2,540	14.68%	5,682	14.42%	24,939	12.19%
Income: \$125,000 - \$150,000	2,495	14.42%	4,635	11.76%	17,509	8.56%
Income: \$150,000 - \$200,000	2,758	15.94%	6,243	15.84%	23,627	11.55%
Income: \$200,000+	2,878	16.63%	5,732	14.54%	18,646	9.11%
2017 Avg Household Income	\$138,781		\$131,154		\$106,032	
2017 Med Household Income	\$119,861		\$111,369		\$86,554	



Bowie Demographic Summary Report

Bowie Town Center

15602-15642 Emerald Way, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **33,939 SF**

Rent/SF/Yr: **-**

Year Built: **2001**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	52,518		110,687		479,214	
2017 Estimate	50,086		106,098		460,171	
2010 Census	45,893		99,816		435,055	
Growth 2017 - 2022	4.86%		4.33%		4.14%	
Growth 2010 - 2017	9.14%		6.29%		5.77%	
2017 Population by Hispanic Origin	3,472		6,353		49,285	
2017 Population	50,086		106,098		460,171	
White	19,070	38.07%	38,602	36.38%	161,321	35.06%
Black	26,543	52.99%	58,933	55.55%	265,665	57.73%
Am. Indian & Alaskan	234	0.47%	401	0.38%	2,992	0.65%
Asian	2,495	4.98%	4,890	4.61%	17,965	3.90%
Hawaiian & Pacific Island	88	0.18%	122	0.11%	519	0.11%
Other	1,657	3.31%	3,150	2.97%	11,710	2.54%
U.S. Armed Forces	211		527		2,040	
Households						
2022 Projection	19,066		39,348		172,776	
2017 Estimate	18,187		37,725		165,969	
2010 Census	16,698		35,552		157,249	
Growth 2017 - 2022	4.83%		4.30%		4.10%	
Growth 2010 - 2017	8.92%		6.11%		5.55%	
Owner Occupied	14,965	82.28%	32,941	87.32%	122,468	73.79%
Renter Occupied	3,221	17.71%	4,784	12.68%	43,501	26.21%
2017 Households by HH Income	18,187		37,725		165,969	
Income: <\$25,000	894	4.92%	1,832	4.86%	15,035	9.06%
Income: \$25,000 - \$50,000	1,784	9.81%	3,397	9.00%	23,859	14.38%
Income: \$50,000 - \$75,000	2,282	12.55%	4,398	11.66%	26,673	16.07%
Income: \$75,000 - \$100,000	2,918	16.04%	5,502	14.58%	26,380	15.89%
Income: \$100,000 - \$125,000	2,771	15.24%	5,582	14.80%	21,499	12.95%
Income: \$125,000 - \$150,000	2,088	11.48%	4,494	11.91%	15,438	9.30%
Income: \$150,000 - \$200,000	2,812	15.46%	6,221	16.49%	20,008	12.06%
Income: \$200,000+	2,638	14.50%	6,299	16.70%	17,077	10.29%
2017 Avg Household Income	\$131,263		\$137,893		\$111,040	
2017 Med Household Income	\$110,966		\$116,720		\$91,506	



Bowie Demographic Summary Report

Collington Plaza

3420-3570 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **119,139 SF**
 Year Built: **1993**

Total Available: **5,600 SF**
 % Leased: **98.32%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	44,042		97,692		428,964	
2017 Estimate	42,612		94,941		417,786	
2010 Census	39,053		89,489		399,448	
Growth 2017 - 2022	3.36%		2.90%		2.68%	
Growth 2010 - 2017	9.11%		6.09%		4.59%	
2017 Population by Hispanic Origin	3,088		5,889		41,843	
2017 Population	42,612		94,941		417,786	
White	15,800	37.08%	36,269	38.20%	151,198	36.19%
Black	23,126	54.27%	50,952	53.67%	236,825	56.69%
Am. Indian & Alaskan	205	0.48%	385	0.41%	2,580	0.62%
Asian	1,968	4.62%	4,261	4.49%	15,913	3.81%
Hawaiian & Pacific Island	69	0.16%	107	0.11%	444	0.11%
Other	1,444	3.39%	2,967	3.13%	10,826	2.59%
U.S. Armed Forces	202		479		2,370	
Households						
2022 Projection	16,082		34,954		154,902	
2017 Estimate	15,566		33,989		150,928	
2010 Census	14,285		32,110		144,689	
Growth 2017 - 2022	3.31%		2.84%		2.63%	
Growth 2010 - 2017	8.97%		5.85%		4.31%	
Owner Occupied	12,573	80.77%	29,482	86.74%	114,595	75.93%
Renter Occupied	2,993	19.23%	4,506	13.26%	36,333	24.07%
2017 Households by HH Income	15,567		33,990		150,928	
Income: <\$25,000	916	5.88%	1,806	5.31%	12,297	8.15%
Income: \$25,000 - \$50,000	1,585	10.18%	2,990	8.80%	20,620	13.66%
Income: \$50,000 - \$75,000	2,042	13.12%	3,939	11.59%	23,456	15.54%
Income: \$75,000 - \$100,000	2,487	15.98%	4,822	14.19%	24,948	16.53%
Income: \$100,000 - \$125,000	2,529	16.25%	5,108	15.03%	19,930	13.20%
Income: \$125,000 - \$150,000	1,731	11.12%	3,928	11.56%	14,100	9.34%
Income: \$150,000 - \$200,000	2,369	15.22%	5,735	16.87%	18,978	12.57%
Income: \$200,000+	1,908	12.26%	5,662	16.66%	16,599	11.00%
2017 Avg Household Income	\$125,278		\$137,860		\$114,308	
2017 Med Household Income	\$107,448		\$116,826		\$94,130	



Bowie Demographic Summary Report

Free State Shopping Center

15500-15520 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **18,846 SF**

Secondary: **Storefront**

% Leased: **97.01%**

GLA: **133,431 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **1971**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	53,698		117,083		517,466	
2017 Estimate	51,397		112,884		496,565	
2010 Census	47,968		108,972		465,970	
Growth 2017 - 2022	4.48%		3.72%		4.21%	
Growth 2010 - 2017	7.15%		3.59%		6.57%	
2017 Population by Hispanic Origin	3,683		7,693		61,246	
2017 Population	51,397		112,884		496,565	
White	25,796	50.19%	54,314	48.11%	193,911	39.05%
Black	20,960	40.78%	48,078	42.59%	260,395	52.44%
Am. Indian & Alaskan	216	0.42%	468	0.41%	3,427	0.69%
Asian	2,726	5.30%	6,343	5.62%	23,824	4.80%
Hawaiian & Pacific Island	33	0.06%	140	0.12%	695	0.14%
Other	1,666	3.24%	3,541	3.14%	14,314	2.88%
U.S. Armed Forces	300		672		5,690	
Households						
2022 Projection	19,487		41,221		186,299	
2017 Estimate	18,654		39,771		178,810	
2010 Census	17,425		38,536		168,077	
Growth 2017 - 2022	4.47%		3.65%		4.19%	
Growth 2010 - 2017	7.05%		3.20%		6.39%	
Owner Occupied	15,626	83.77%	33,419	84.03%	122,908	68.74%
Renter Occupied	3,028	16.23%	6,352	15.97%	55,903	31.26%
2017 Households by HH Income	18,653		39,769		178,809	
Income: <\$25,000	897	4.81%	1,894	4.76%	15,039	8.41%
Income: \$25,000 - \$50,000	1,932	10.36%	3,740	9.40%	26,390	14.76%
Income: \$50,000 - \$75,000	2,210	11.85%	4,898	12.32%	29,906	16.73%
Income: \$75,000 - \$100,000	2,770	14.85%	5,750	14.46%	28,549	15.97%
Income: \$100,000 - \$125,000	2,774	14.87%	5,746	14.45%	22,677	12.68%
Income: \$125,000 - \$150,000	2,424	13.00%	5,008	12.59%	15,829	8.85%
Income: \$150,000 - \$200,000	2,987	16.01%	6,617	16.64%	22,021	12.32%
Income: \$200,000+	2,659	14.26%	6,116	15.38%	18,398	10.29%
2017 Avg Household Income	\$131,862		\$135,043		\$111,125	
2017 Med Household Income	\$113,676		\$115,673		\$90,823	



Bowie Demographic Summary Report

Hilltop Plaza 2

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: **11,302 SF**
 % Leased: **97.9%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	49,955		116,672		508,021	
2017 Estimate	47,918		112,476		487,605	
2010 Census	45,141		108,312		457,618	
Growth 2017 - 2022	4.25%		3.73%		4.19%	
Growth 2010 - 2017	6.15%		3.84%		6.55%	
2017 Population by Hispanic Origin	3,443		7,629		57,241	
2017 Population	47,918		112,476		487,605	
White	27,380	57.14%	56,958	50.64%	196,089	40.21%
Black	16,333	34.09%	44,922	39.94%	250,127	51.30%
Am. Indian & Alaskan	194	0.40%	465	0.41%	3,242	0.66%
Asian	2,428	5.07%	6,447	5.73%	23,381	4.80%
Hawaiian & Pacific Island	32	0.07%	134	0.12%	683	0.14%
Other	1,551	3.24%	3,550	3.16%	14,084	2.89%
U.S. Armed Forces	324		798		5,784	
Households						
2022 Projection	18,209		41,182		183,179	
2017 Estimate	17,479		39,726		175,848	
2010 Census	16,527		38,382		165,288	
Growth 2017 - 2022	4.18%		3.67%		4.17%	
Growth 2010 - 2017	5.76%		3.50%		6.39%	
Owner Occupied	14,669	83.92%	33,257	83.72%	121,916	69.33%
Renter Occupied	2,810	16.08%	6,469	16.28%	53,932	30.67%
2017 Households by HH Income	17,480		39,725		175,849	
Income: <\$25,000	830	4.75%	1,883	4.74%	14,237	8.10%
Income: \$25,000 - \$50,000	1,861	10.65%	3,792	9.55%	25,492	14.50%
Income: \$50,000 - \$75,000	2,186	12.51%	4,891	12.31%	28,936	16.46%
Income: \$75,000 - \$100,000	2,520	14.42%	5,688	14.32%	28,076	15.97%
Income: \$100,000 - \$125,000	2,648	15.15%	5,699	14.35%	22,526	12.81%
Income: \$125,000 - \$150,000	2,311	13.22%	4,989	12.56%	15,801	8.99%
Income: \$150,000 - \$200,000	2,712	15.51%	6,638	16.71%	21,989	12.50%
Income: \$200,000+	2,412	13.80%	6,145	15.47%	18,792	10.69%
2017 Avg Household Income	\$130,374		\$135,196		\$112,704	
2017 Med Household Income	\$112,679		\$115,829		\$92,149	



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: **16,198 SF**
 % Leased: **76.6%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	35,221		86,114		410,452	
2017 Estimate	33,499		82,093		394,386	
2010 Census	30,163		74,858		374,556	
Growth 2017 - 2022	5.14%		4.90%		4.07%	
Growth 2010 - 2017	11.06%		9.66%		5.29%	
2017 Population by Hispanic Origin	1,784		4,198		34,365	
2017 Population	33,499		82,093		394,386	
White	8,116	24.23%	22,526	27.44%	125,474	31.82%
Black	22,793	68.04%	53,810	65.55%	243,119	61.64%
Am. Indian & Alaskan	134	0.40%	316	0.38%	2,289	0.58%
Asian	1,417	4.23%	3,008	3.66%	13,510	3.43%
Hawaiian & Pacific Island	64	0.19%	102	0.12%	404	0.10%
Other	974	2.91%	2,331	2.84%	9,590	2.43%
U.S. Armed Forces	136		333		1,488	
Households						
2022 Projection	12,952		30,748		147,136	
2017 Estimate	12,314		29,313		141,433	
2010 Census	11,074		26,769		134,646	
Growth 2017 - 2022	5.18%		4.90%		4.03%	
Growth 2010 - 2017	11.20%		9.50%		5.04%	
Owner Occupied	9,784	79.45%	25,202	85.98%	108,602	76.79%
Renter Occupied	2,530	20.55%	4,111	14.02%	32,831	23.21%
2017 Households by HH Income	12,314		29,314		141,431	
Income: <\$25,000	695	5.64%	1,438	4.91%	11,961	8.46%
Income: \$25,000 - \$50,000	1,244	10.10%	2,514	8.58%	19,475	13.77%
Income: \$50,000 - \$75,000	1,494	12.13%	3,489	11.90%	22,196	15.69%
Income: \$75,000 - \$100,000	2,046	16.62%	4,585	15.64%	22,472	15.89%
Income: \$100,000 - \$125,000	1,861	15.11%	4,339	14.80%	18,816	13.30%
Income: \$125,000 - \$150,000	1,197	9.72%	3,130	10.68%	13,574	9.60%
Income: \$150,000 - \$200,000	1,949	15.83%	4,873	16.62%	17,632	12.47%
Income: \$200,000+	1,828	14.84%	4,946	16.87%	15,305	10.82%
2017 Avg Household Income	\$130,883		\$137,896		\$113,662	
2017 Med Household Income	\$109,108		\$115,158		\$94,005	



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: **5,600 SF**
 % Leased: **90.67%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	63,796		138,808		644,552	
2017 Estimate	61,186		133,164		617,390	
2010 Census	57,972		126,150		577,167	
Growth 2017 - 2022	4.27%		4.24%		4.40%	
Growth 2010 - 2017	5.54%		5.56%		6.97%	
2017 Population by Hispanic Origin	4,668		12,699		90,629	
2017 Population	61,186		133,164		617,390	
White	25,018	40.89%	43,455	32.63%	226,904	36.75%
Black	30,254	49.45%	78,185	58.71%	334,918	54.25%
Am. Indian & Alaskan	283	0.46%	683	0.51%	4,880	0.79%
Asian	3,676	6.01%	6,969	5.23%	32,548	5.27%
Hawaiian & Pacific Island	47	0.08%	157	0.12%	873	0.14%
Other	1,909	3.12%	3,715	2.79%	17,267	2.80%
U.S. Armed Forces	295		472		4,884	
Households						
2022 Projection	21,466		47,283		226,299	
2017 Estimate	20,592		45,364		216,695	
2010 Census	19,541		43,010		202,774	
Growth 2017 - 2022	4.24%		4.23%		4.43%	
Growth 2010 - 2017	5.38%		5.47%		6.87%	
Owner Occupied	18,460	89.65%	37,151	81.90%	142,391	65.71%
Renter Occupied	2,131	10.35%	8,213	18.10%	74,304	34.29%
2017 Households by HH Income	20,592		45,363		216,695	
Income: <\$25,000	978	4.75%	2,593	5.72%	23,780	10.97%
Income: \$25,000 - \$50,000	1,871	9.09%	4,994	11.01%	33,496	15.46%
Income: \$50,000 - \$75,000	2,266	11.00%	6,269	13.82%	37,541	17.32%
Income: \$75,000 - \$100,000	2,814	13.67%	6,799	14.99%	34,318	15.84%
Income: \$100,000 - \$125,000	3,005	14.59%	6,381	14.07%	25,978	11.99%
Income: \$125,000 - \$150,000	2,924	14.20%	5,079	11.20%	18,226	8.41%
Income: \$150,000 - \$200,000	3,372	16.38%	6,903	15.22%	24,387	11.25%
Income: \$200,000+	3,362	16.33%	6,345	13.99%	18,969	8.75%
2017 Avg Household Income	\$138,237		\$128,054		\$103,964	
2017 Med Household Income	\$119,691		\$107,939		\$84,856	

Bowie Demographic Summary Report

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **1,200 SF**

Secondary: -

% Leased: **98.81%**

GLA: **101,083 SF**

Rent/SF/Yr: **\$39.50**

Year Built: **2004**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	52,671		112,471		485,910	
2017 Estimate	50,215		107,810		466,647	
2010 Census	45,924		101,495		441,599	
Growth 2017 - 2022	4.89%		4.32%		4.13%	
Growth 2010 - 2017	9.34%		6.22%		5.67%	
2017 Population by Hispanic Origin	3,422		6,403		52,026	
2017 Population	50,215		107,810		466,647	
White	18,440	36.72%	37,546	34.83%	162,454	34.81%
Black	27,297	54.36%	61,634	57.17%	270,659	58.00%
Am. Indian & Alaskan	234	0.47%	404	0.37%	3,115	0.67%
Asian	2,505	4.99%	4,932	4.57%	18,029	3.86%
Hawaiian & Pacific Island	84	0.17%	124	0.12%	533	0.11%
Other	1,656	3.30%	3,172	2.94%	11,856	2.54%
U.S. Armed Forces	203		518		2,005	
Households						
2022 Projection	19,049		39,960		174,665	
2017 Estimate	18,164		38,312		167,807	
2010 Census	16,647		36,125		159,177	
Growth 2017 - 2022	4.87%		4.30%		4.09%	
Growth 2010 - 2017	9.11%		6.05%		5.42%	
Owner Occupied	14,968	82.40%	33,424	87.24%	123,415	73.55%
Renter Occupied	3,196	17.60%	4,888	12.76%	44,391	26.45%
2017 Households by HH Income	18,165		38,315		167,807	
Income: <\$25,000	881	4.85%	1,845	4.82%	15,439	9.20%
Income: \$25,000 - \$50,000	1,747	9.62%	3,449	9.00%	24,348	14.51%
Income: \$50,000 - \$75,000	2,236	12.31%	4,480	11.69%	27,105	16.15%
Income: \$75,000 - \$100,000	2,923	16.09%	5,618	14.66%	26,686	15.90%
Income: \$100,000 - \$125,000	2,760	15.19%	5,696	14.87%	21,607	12.88%
Income: \$125,000 - \$150,000	2,082	11.46%	4,527	11.82%	15,556	9.27%
Income: \$150,000 - \$200,000	2,812	15.48%	6,348	16.57%	20,010	11.92%
Income: \$200,000+	2,724	15.00%	6,352	16.58%	17,056	10.16%
2017 Avg Household Income	\$132,561		\$137,688		\$110,423	
2017 Med Household Income	\$111,734		\$116,526		\$90,936	



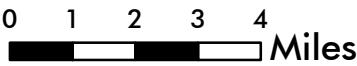
Bowie Demographic Summary Report

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									
2022 Projection		40,425		93,219		409,634			
2017 Estimate		38,573		89,124		393,602			
2010 Census		35,405		82,375		372,492			
Growth 2017 - 2022		4.80%		4.59%		4.07%			
Growth 2010 - 2017		8.95%		8.19%		5.67%			
2017 Population by Hispanic Origin		2,575		5,287		34,582			
2017 Population		38,573		89,124		393,602			
White		14,773	38.30%	38,123	42.78%	148,529	37.74%		
Black		20,541	53.25%	43,819	49.17%	217,164	55.17%		
Am. Indian & Alaskan		177	0.46%	359	0.40%	2,196	0.56%		
Asian		1,784	4.62%	4,000	4.49%	15,275	3.88%		
Hawaiian & Pacific Island		68	0.18%	104	0.12%	421	0.11%		
Other		1,231	3.19%	2,719	3.05%	10,017	2.54%		
U.S. Armed Forces		153		507		2,004			
Households									
2022 Projection		14,958		33,463		148,660			
2017 Estimate		14,270		32,000		142,883			
2010 Census		13,096		29,634		135,460			
Growth 2017 - 2022		4.82%		4.57%		4.04%			
Growth 2010 - 2017		8.96%		7.98%		5.48%			
Owner Occupied		11,397	79.87%	27,638	86.37%	110,226	77.14%		
Renter Occupied		2,873	20.13%	4,362	13.63%	32,656	22.86%		
2017 Households by HH Income		14,271		31,999		142,882			
Income: <\$25,000		790	5.54%	1,561	4.88%	11,086	7.76%		
Income: \$25,000 - \$50,000		1,530	10.72%	3,013	9.42%	18,819	13.17%		
Income: \$50,000 - \$75,000		1,854	12.99%	3,711	11.60%	21,607	15.12%		
Income: \$75,000 - \$100,000		2,435	17.06%	4,608	14.40%	22,783	15.95%		
Income: \$100,000 - \$125,000		2,116	14.83%	4,788	14.96%	19,322	13.52%		
Income: \$125,000 - \$150,000		1,496	10.48%	3,755	11.73%	14,042	9.83%		
Income: \$150,000 - \$200,000		2,227	15.61%	5,050	15.78%	18,583	13.01%		
Income: \$200,000+		1,823	12.77%	5,513	17.23%	16,640	11.65%		
2017 Avg Household Income		\$125,984		\$138,177		\$117,075			
2017 Med Household Income		\$106,220		\$116,220		\$96,867			

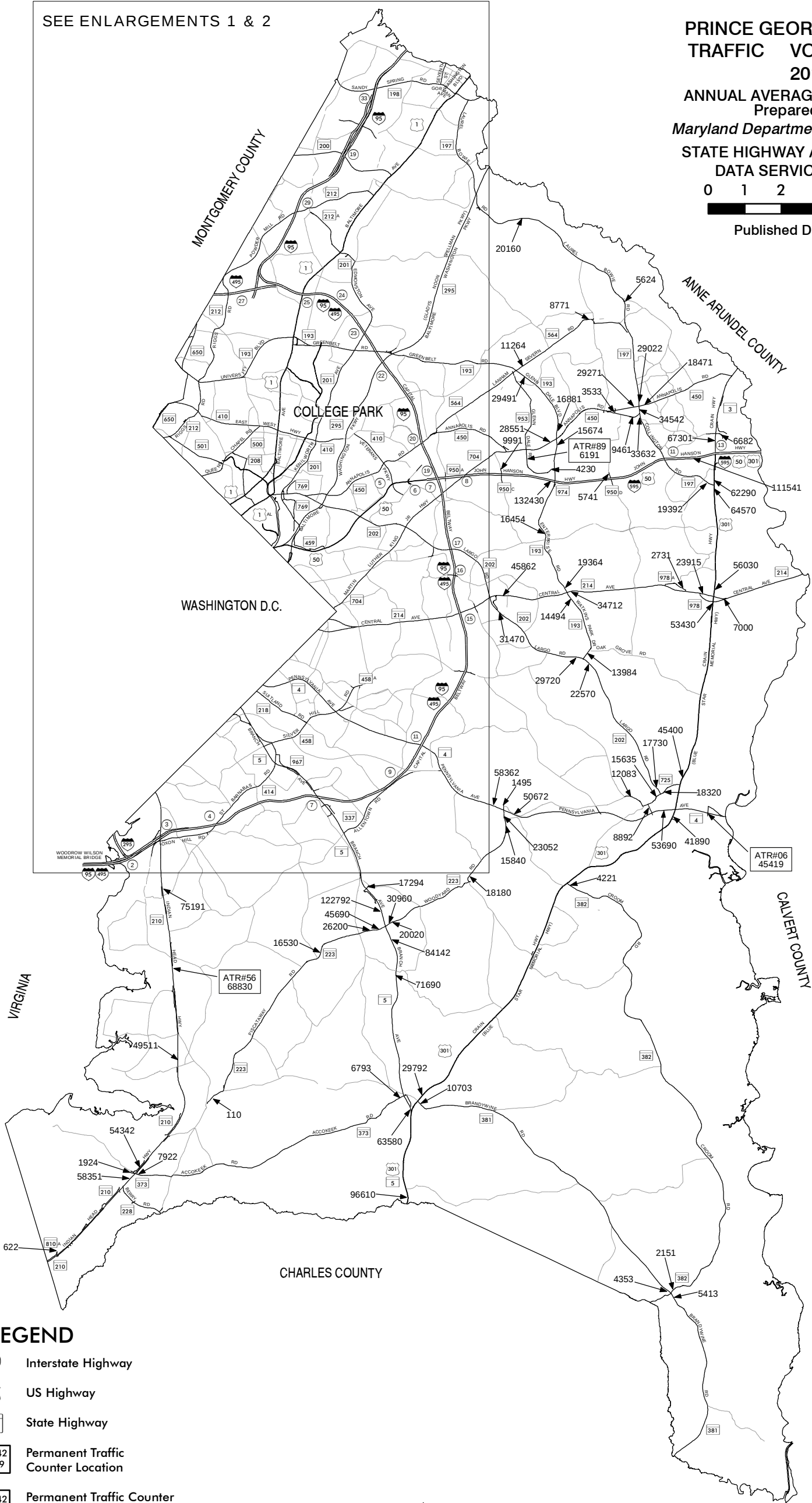
SEE ENLARGEMENTS 1 & 2

PRINCE GEORGE'S COUNTY
TRAFFIC VOLUME MAP
2016

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



Published Date: 3-15-17



LEGEND

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

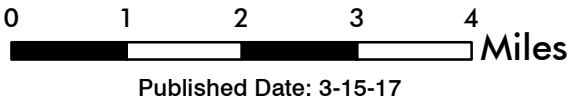
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NOTICE

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
2016

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



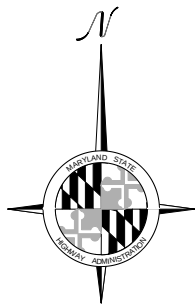
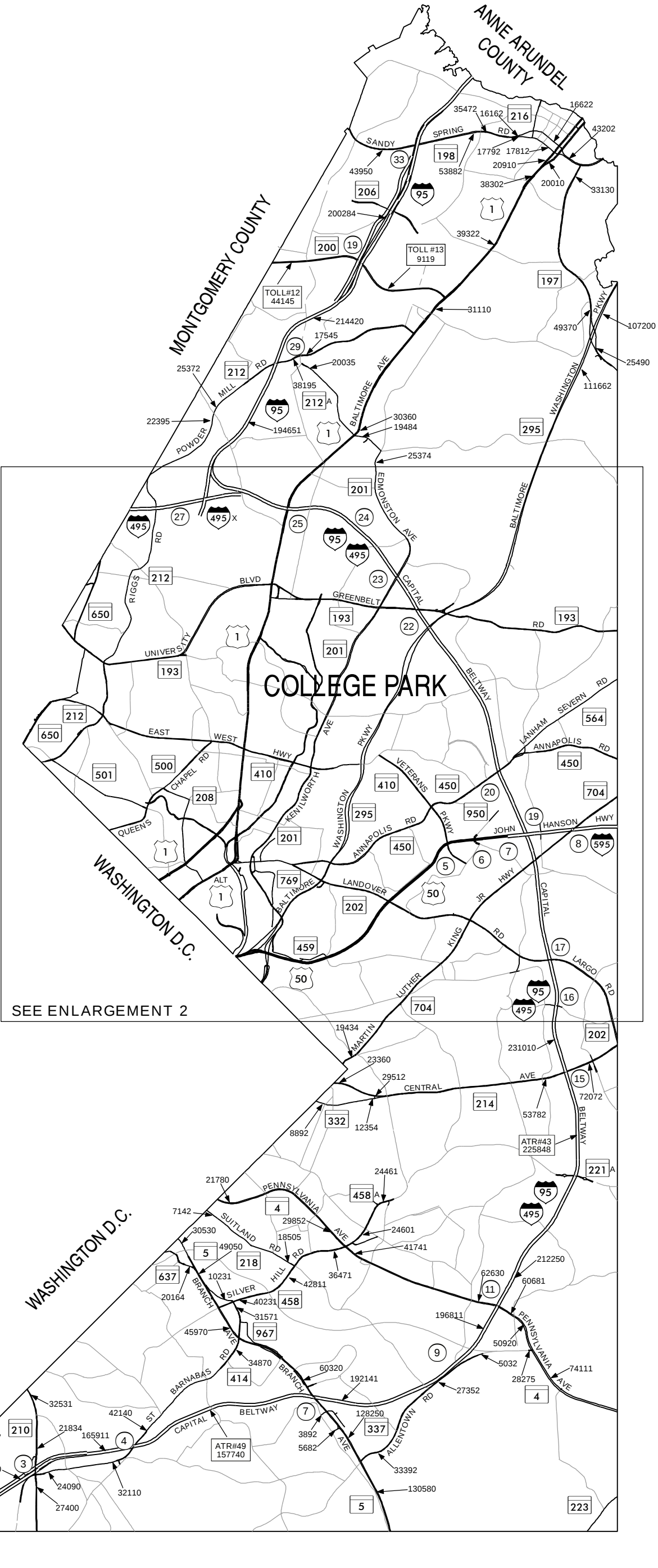
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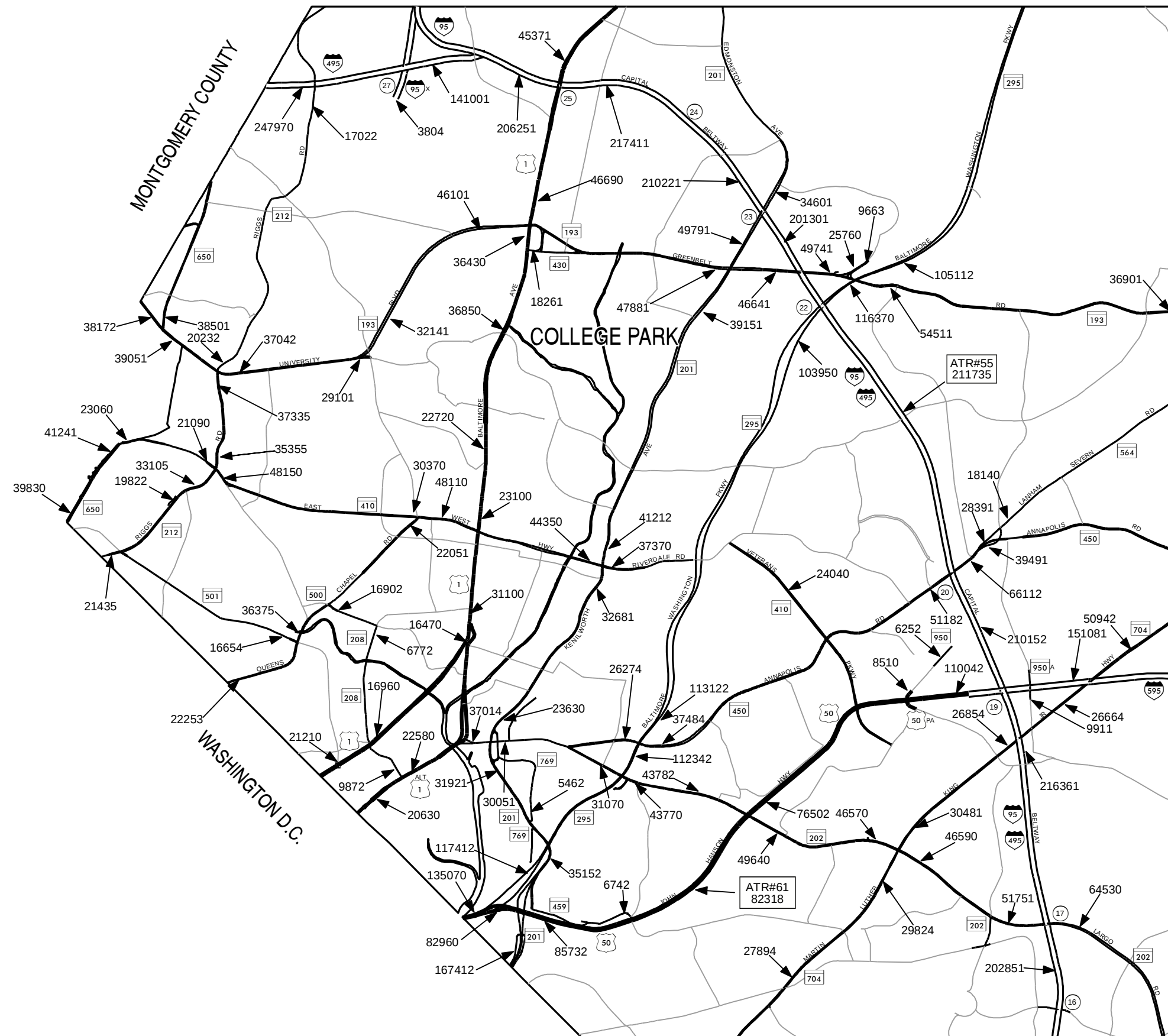
- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

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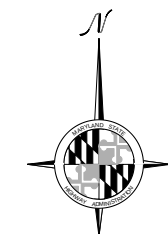
-  Interstate Highway
-  US Highway
-  State Highway
-  Permanent Traffic Counter Location
-  Permanent Traffic Counter With No Data Available
-  Toll Station Location

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PRINCE GEORGE'S COUNTY ENLARGEMENT 2 TRAFFIC VOLUME MAP 2016

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

0 0.5 1 1.5 2
Miles

Published Date: 3-15-17 16B

TABLE I
EXISTING RETAIL CENTERS
As of March 12, 2018

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	8,687	6.5%	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	8,219	1.1%	n/a	2001	614-887-5653	Washington Prime Group Mr. Steve Hardy Email steve.hardy@washingtonprime.com
Collington Plaza	3400 Crain Highway	121,790	5,600	4.6%	n/a	1996	513-338-2789	Phillips Edison & Co Mr. Rob Murphy Email rmurphy@phillipsedison.com
Free State Shopping Center	15528 Annapolis Road	279,000	21,067	7.6%	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

Table I Existing Retail Centers as of March 12, 2018

Hall Station *	15231 Hall Road	13,987	2,736	19.6%	n/a	2013	301-918-2949	NAI Michael Company Mr. Michael DiMeglio 10100 Business Parkway Lanham MD 20706 Email mdimeglio@naimichael.com
Hilltop Plaza	6700 Race Track	185,029	16,364	8.8%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-520-6719	Venus Holdings LLC Mr. Henry Chang 7849 Belle Point Drive Greenbelt, MD 20770 Email lminvestment@gmail.com
Old Town Bowie		53,000	8,287	15.6%	n/a	1870		Multiple Buildings Multiple Owners
Pointer Ridge Plaza	1300 Crain Highway	71,705	15,348	21.4%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Shoppes at Bowie	3851 Evergreen	106,930	1,200	1.1%	n/a	2004	516-223-6200	United Properties Corp. Mr. Cy Nicholl 1975 Hempstead Tpke., Suite 309 East Meadow, NY, 11554
Shoppes at Highbridge	Northeast corner of Rte 450 & High Bridge Road	60,000	5,600	9.3%	n/a	2006	443-632-2085	KLNB Retail Mr. Cooper Henry Email chenry@klnb.com
West Bowie Village	Annapolis Road	84,000	5,400	6.4%	n/a	1975		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 jborker@borgermanagement.com
TOTALS		2,701,680	115,822	4.3%				

* Denotes outside City

NOTES: Information is as provided by the property owner or manager. Not all properties provided updates. Prepared by the City of Bowie Economic Development Office.

TABLE II
PROPOSED RETAIL CENTERS
As of March 1, 2018

Retail	Location	Total Gross Space Proposed	Approved	Existing	Phone	Company / Contact
Amber Ridge *	West side of US 301, north of Pointer Ridge Drive	20,000	20,000	0	571-382-1225	Rappaport Companies Mr. Will Collins 8405 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com
South Lake (Karington) *	Southwest quadrant of US 301 & Central Avenue	475,000	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
					914-631-6200	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)		124,000	57,845	0	410-369-1240	St John Properties Mr. Bill Holzman 2560 Lord Baltimore Drive Baltimore, MD 21244 Email bholzman@sjpi.com
TOTAL		1,231,500	77,845			

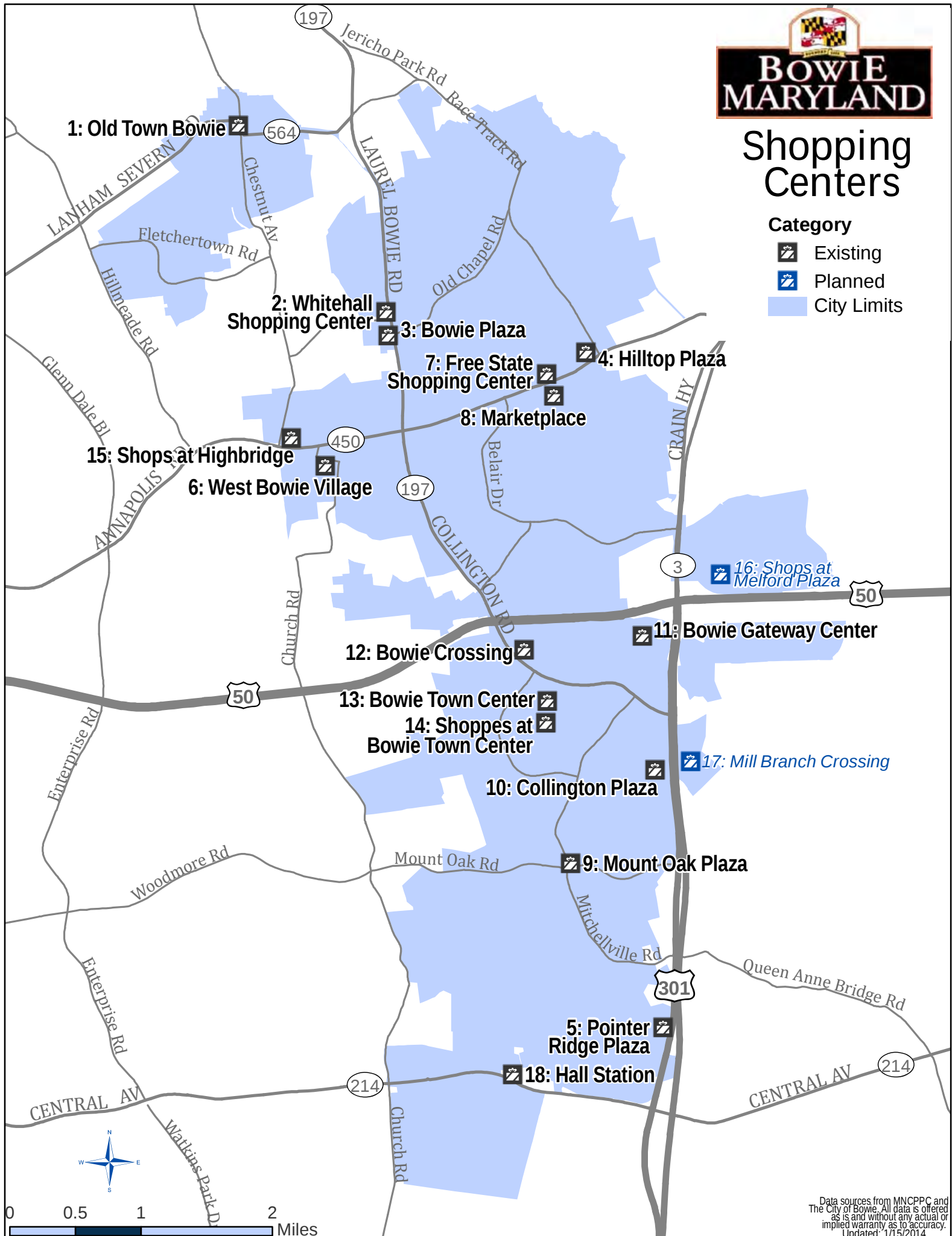
* Denotes outside City



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	185,029	Open
5	Pointer Ridge Plaza	1969	71,705	Open
6	Colonial Village/West Bowie Village	1975	est. 84,000	Strip
7	Free State Shopping Center	1976/2004	279,000	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	13,987	Strip