

MEMORANDUM

TO: City Council

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

SUBJECT: ***Status Report***

DATE: February 28, 2019

Status Report

1. Retail Opportunities and Demographics 2019

Attached is the 2019 Retail Opportunities and Demographics handout staff will use next week at the International Council of Shopping Centers (ICSC) trade show and marketing event at the Gaylord National Harbor. This handout is also available on the City's website.

ADL/lfr
Attachment



Retail Opportunities and Demographics

February 2019



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

February 28, 2019

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 100 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 may be, 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

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Henri Gardner

COUNCIL Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Isaac C. Trough ♦ Dufour Woolfley **CITY MANAGER** Alfred D. Lott
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First Call:



John Henry King
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. There are more than 19,000 homes in Bowie with even more in the unincorporated areas immediately around us.

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 four 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

The Shoppes at Highbridge

6101-6141 High Bridge Rd, Bowie, MD 20720

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **28,400 SF**
 Year Built: **2007**

Total Available: **1,600 SF**
 % Leased: **94.37%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	62,863		136,646		635,049	
2018 Estimate	61,181		133,050		616,158	
2010 Census	57,996		126,521		576,440	
Growth 2018 - 2023	2.75%		2.70%		3.07%	
Growth 2010 - 2018	5.49%		5.16%		6.89%	
2018 Population by Hispanic Origin	4,949		13,427		94,125	
2018 Population	61,181		133,050		616,158	
White	24,331	39.77%	42,820	32.18%	223,798	36.32%
Black	30,909	50.52%	78,708	59.16%	336,740	54.65%
Am. Indian & Alaskan	300	0.49%	720	0.54%	5,057	0.82%
Asian	3,604	5.89%	6,799	5.11%	32,099	5.21%
Hawaiian & Pacific Island	48	0.08%	159	0.12%	852	0.14%
Other	1,988	3.25%	3,843	2.89%	17,613	2.86%
U.S. Armed Forces	298		514		4,778	
Households						
2023 Projection	21,091		46,505		222,710	
2018 Estimate	20,545		45,307		216,094	
2010 Census	19,547		43,177		202,509	
Growth 2018 - 2023	2.66%		2.64%		3.06%	
Growth 2010 - 2018	5.11%		4.93%		6.71%	
Owner Occupied	18,425	89.68%	37,013	81.69%	141,865	65.65%
Renter Occupied	2,120	10.32%	8,294	18.31%	74,229	34.35%
2018 Households by HH Income	20,545		45,306		216,093	
Income: <\$25,000	995	4.84%	2,699	5.96%	24,625	11.40%
Income: \$25,000 - \$50,000	1,757	8.55%	4,823	10.65%	32,272	14.93%
Income: \$50,000 - \$75,000	2,231	10.86%	6,457	14.25%	36,871	17.06%
Income: \$75,000 - \$100,000	2,478	12.06%	6,504	14.36%	32,358	14.97%
Income: \$100,000 - \$125,000	3,199	15.57%	6,645	14.67%	27,665	12.80%
Income: \$125,000 - \$150,000	3,010	14.65%	5,266	11.62%	19,151	8.86%
Income: \$150,000 - \$200,000	3,313	16.13%	6,469	14.28%	23,170	10.72%
Income: \$200,000+	3,562	17.34%	6,443	14.22%	19,981	9.25%
2018 Avg Household Income	\$140,966		\$127,974		\$104,966	
2018 Med Household Income	\$121,971		\$108,164		\$86,031	

Bowie Demographic Summary Report

Bowie Gateway Center

4410-4600 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **48,948 SF**
 Year Built: **1997**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	49,100		107,001		440,602	
2018 Estimate	47,446		104,066		428,371	
2010 Census	43,095		98,467		404,838	
Growth 2018 - 2023	3.49%		2.82%		2.86%	
Growth 2010 - 2018	10.10%		5.69%		5.81%	
2018 Population by Hispanic Origin	3,711		6,674		45,128	
2018 Population	47,446		104,066		428,371	
White	20,208	42.59%	43,664	41.96%	159,758	37.29%
Black	22,950	48.37%	51,742	49.72%	237,073	55.34%
Am. Indian & Alaskan	240	0.51%	417	0.40%	2,738	0.64%
Asian	2,318	4.89%	4,850	4.66%	17,054	3.98%
Hawaiian & Pacific Island	84	0.18%	118	0.11%	464	0.11%
Other	1,647	3.47%	3,274	3.15%	11,285	2.63%
U.S. Armed Forces	264		564		2,282	
Households						
2023 Projection	17,929		38,186		159,420	
2018 Estimate	17,345		37,179		155,056	
2010 Census	15,832		35,366		146,893	
Growth 2018 - 2023	3.37%		2.71%		2.81%	
Growth 2010 - 2018	9.56%		5.13%		5.56%	
Owner Occupied	14,204	81.89%	31,850	85.67%	116,446	75.10%
Renter Occupied	3,141	18.11%	5,329	14.33%	38,610	24.90%
2018 Households by HH Income	17,343		37,179		155,055	
Income: <\$25,000	1,012	5.84%	1,983	5.33%	13,121	8.46%
Income: \$25,000 - \$50,000	1,689	9.74%	3,210	8.63%	20,767	13.39%
Income: \$50,000 - \$75,000	2,309	13.31%	4,268	11.48%	23,903	15.42%
Income: \$75,000 - \$100,000	2,635	15.19%	4,941	13.29%	23,857	15.39%
Income: \$100,000 - \$125,000	2,983	17.20%	5,940	15.98%	21,213	13.68%
Income: \$125,000 - \$150,000	2,084	12.02%	4,574	12.30%	15,009	9.68%
Income: \$150,000 - \$200,000	2,511	14.48%	5,824	15.66%	18,763	12.10%
Income: \$200,000+	2,120	12.22%	6,439	17.32%	18,422	11.88%
2018 Avg Household Income	\$125,357		\$138,986		\$116,047	
2018 Med Household Income	\$108,603		\$117,623		\$95,681	

Bowie Demographic Summary Report

Bowie Heritage Building

16300 Heritage Blvd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **12,600 SF**
 Year Built: **1995**

Total Available: **1,280 SF**
 % Leased: **89.84%**
 Rent/SF/Yr: **\$25.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	46,635		102,584		433,701	
2018 Estimate	45,033		99,603		421,796	
2010 Census	40,727		93,277		399,383	
Growth 2018 - 2023	3.56%		2.99%		2.82%	
Growth 2010 - 2018	10.57%		6.78%		5.61%	
2018 Population by Hispanic Origin	3,459		6,301		43,138	
2018 Population	45,033		99,603		421,796	
White	18,178	40.37%	40,198	40.36%	155,969	36.98%
Black	22,868	50.78%	51,226	51.43%	235,397	55.81%
Am. Indian & Alaskan	222	0.49%	398	0.40%	2,632	0.62%
Asian	2,129	4.73%	4,550	4.57%	16,317	3.87%
Hawaiian & Pacific Island	85	0.19%	113	0.11%	452	0.11%
Other	1,552	3.45%	3,118	3.13%	11,028	2.61%
U.S. Armed Forces	240		532		2,133	
Households						
2023 Projection	17,066		36,632		156,920	
2018 Estimate	16,497		35,605		152,680	
2010 Census	14,991		33,510		144,958	
Growth 2018 - 2023	3.45%		2.88%		2.78%	
Growth 2010 - 2018	10.05%		6.25%		5.33%	
Owner Occupied	13,410	81.29%	30,640	86.06%	115,728	75.80%
Renter Occupied	3,087	18.71%	4,965	13.94%	36,952	24.20%
2018 Households by HH Income	16,497		35,606		152,678	
Income: <\$25,000	982	5.95%	1,903	5.34%	12,811	8.39%
Income: \$25,000 - \$50,000	1,646	9.98%	3,062	8.60%	20,320	13.31%
Income: \$50,000 - \$75,000	2,241	13.58%	4,087	11.48%	23,505	15.40%
Income: \$75,000 - \$100,000	2,495	15.12%	4,741	13.32%	23,476	15.38%
Income: \$100,000 - \$125,000	2,879	17.45%	5,670	15.92%	20,967	13.73%
Income: \$125,000 - \$150,000	1,928	11.69%	4,363	12.25%	14,852	9.73%
Income: \$150,000 - \$200,000	2,332	14.14%	5,638	15.83%	18,551	12.15%
Income: \$200,000+	1,994	12.09%	6,142	17.25%	18,196	11.92%
2018 Avg Household Income	\$124,390		\$138,937		\$116,308	
2018 Med Household Income	\$107,680		\$117,680		\$95,981	

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						
2023 Projection	54,220		115,543		498,809	
2018 Estimate	52,518		112,807		484,691	
2010 Census	48,436		109,278		456,711	
Growth 2018 - 2023	3.24%		2.43%		2.91%	
Growth 2010 - 2018	8.43%		3.23%		6.13%	
2018 Population by Hispanic Origin	3,961		8,076		60,829	
2018 Population	52,518		112,807		484,691	
White	25,460	48.48%	52,740	46.75%	186,979	38.58%
Black	22,255	42.38%	49,577	43.95%	257,496	53.13%
Am. Indian & Alaskan	234	0.45%	484	0.43%	3,396	0.70%
Asian	2,754	5.24%	6,194	5.49%	22,028	4.54%
Hawaiian & Pacific Island	35	0.07%	143	0.13%	654	0.13%
Other	1,780	3.39%	3,669	3.25%	14,138	2.92%
U.S. Armed Forces	338		693		5,495	
Households						
2023 Projection	19,730		40,605		179,567	
2018 Estimate	19,128		39,686		174,553	
2010 Census	17,710		38,656		164,886	
Growth 2018 - 2023	3.15%		2.32%		2.87%	
Growth 2010 - 2018	8.01%		2.66%		5.86%	
Owner Occupied	15,892	83.08%	33,365	84.07%	120,862	69.24%
Renter Occupied	3,236	16.92%	6,321	15.93%	53,691	30.76%
2018 Households by HH Income	19,127		39,684		174,552	
Income: <\$25,000	1,090	5.70%	1,968	4.96%	15,175	8.69%
Income: \$25,000 - \$50,000	1,836	9.60%	3,513	8.85%	24,899	14.26%
Income: \$50,000 - \$75,000	2,300	12.02%	4,661	11.75%	28,442	16.29%
Income: \$75,000 - \$100,000	2,663	13.92%	5,141	12.95%	26,379	15.11%
Income: \$100,000 - \$125,000	3,134	16.39%	6,213	15.66%	23,177	13.28%
Income: \$125,000 - \$150,000	2,464	12.88%	5,177	13.05%	16,281	9.33%
Income: \$150,000 - \$200,000	2,811	14.70%	6,474	16.31%	20,671	11.84%
Income: \$200,000+	2,829	14.79%	6,537	16.47%	19,528	11.19%
2018 Avg Household Income	\$131,942		\$138,026		\$113,200	
2018 Med Household Income	\$113,357		\$118,344		\$92,779	

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: **5,620 SF**
 % Leased: **93.96%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	53,666		117,363		595,497	
2018 Estimate	52,149		114,358		578,304	
2010 Census	48,983		109,333		542,524	
Growth 2018 - 2023	2.91%		2.63%		2.97%	
Growth 2010 - 2018	6.46%		4.60%		6.60%	
2018 Population by Hispanic Origin	4,298		9,859		88,532	
2018 Population	52,149		114,358		578,304	
White	23,074	44.25%	45,435	39.73%	223,140	38.59%
Black	23,841	45.72%	58,577	51.22%	301,435	52.12%
Am. Indian & Alaskan	271	0.52%	558	0.49%	4,679	0.81%
Asian	3,166	6.07%	6,135	5.36%	31,088	5.38%
Hawaiian & Pacific Island	38	0.07%	129	0.11%	852	0.15%
Other	1,759	3.37%	3,525	3.08%	17,110	2.96%
U.S. Armed Forces	266		685		5,712	
Households						
2023 Projection	17,835		40,565		209,991	
2018 Estimate	17,347		39,558		203,982	
2010 Census	16,360		37,965		191,789	
Growth 2018 - 2023	2.81%		2.55%		2.95%	
Growth 2010 - 2018	6.03%		4.20%		6.36%	
Owner Occupied	15,706	90.54%	32,497	82.15%	134,561	65.97%
Renter Occupied	1,642	9.47%	7,061	17.85%	69,421	34.03%
2018 Households by HH Income	17,346		39,558		203,980	
Income: <\$25,000	821	4.73%	2,217	5.60%	20,812	10.20%
Income: \$25,000 - \$50,000	1,530	8.82%	3,801	9.61%	30,361	14.88%
Income: \$50,000 - \$75,000	1,766	10.18%	5,178	13.09%	34,869	17.09%
Income: \$75,000 - \$100,000	2,130	12.28%	5,504	13.91%	30,577	14.99%
Income: \$100,000 - \$125,000	2,721	15.69%	6,075	15.36%	26,480	12.98%
Income: \$125,000 - \$150,000	2,583	14.89%	4,763	12.04%	18,448	9.04%
Income: \$150,000 - \$200,000	2,781	16.03%	6,015	15.21%	22,556	11.06%
Income: \$200,000+	3,014	17.38%	6,005	15.18%	19,877	9.74%
2018 Avg Household Income	\$141,309		\$132,384		\$107,425	
2018 Med Household Income	\$122,289		\$112,670		\$88,039	

Bowie Demographic Summary Report

Bowie Town Center

15401-15455 Emerald Way, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **75,991 SF**
 Year Built: **2001**

Total Available: **2,349 SF**
 % Leased: **96.91%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	53,923		111,012		481,411	
2018 Estimate	52,081		107,927		468,215	
2010 Census	47,153		101,766		443,177	
Growth 2018 - 2023	3.54%		2.86%		2.82%	
Growth 2010 - 2018	10.45%		6.05%		5.65%	
2018 Population by Hispanic Origin	3,839		6,893		55,197	
2018 Population	52,081		107,927		468,215	
White	19,169	36.81%	37,262	34.53%	162,077	34.62%
Black	28,186	54.12%	61,932	57.38%	272,320	58.16%
Am. Indian & Alaskan	258	0.50%	424	0.39%	3,267	0.70%
Asian	2,591	4.97%	4,890	4.53%	17,835	3.81%
Hawaiian & Pacific Island	89	0.17%	125	0.12%	525	0.11%
Other	1,789	3.44%	3,294	3.05%	12,192	2.60%
U.S. Armed Forces	258		489		2,082	
Households						
2023 Projection	19,452		39,260		172,889	
2018 Estimate	18,808		38,198		168,232	
2010 Census	17,114		36,134		159,685	
Growth 2018 - 2023	3.42%		2.78%		2.77%	
Growth 2010 - 2018	9.90%		5.71%		5.35%	
Owner Occupied	15,536	82.60%	33,369	87.36%	123,196	73.23%
Renter Occupied	3,271	17.39%	4,828	12.64%	45,036	26.77%
2018 Households by HH Income	18,808		38,197		168,235	
Income: <\$25,000	1,019	5.42%	2,020	5.29%	15,793	9.39%
Income: \$25,000 - \$50,000	1,714	9.11%	3,243	8.49%	23,791	14.14%
Income: \$50,000 - \$75,000	2,379	12.65%	4,416	11.56%	26,964	16.03%
Income: \$75,000 - \$100,000	2,726	14.49%	5,134	13.44%	25,730	15.29%
Income: \$100,000 - \$125,000	3,206	17.05%	6,032	15.79%	22,592	13.43%
Income: \$125,000 - \$150,000	2,300	12.23%	4,688	12.27%	16,023	9.52%
Income: \$150,000 - \$200,000	2,756	14.65%	6,145	16.09%	19,151	11.38%
Income: \$200,000+	2,708	14.40%	6,519	17.07%	18,191	10.81%
2018 Avg Household Income	\$131,184		\$138,760		\$111,692	
2018 Med Household Income	\$112,211		\$117,761		\$92,070	

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: **8,582 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	44,940		99,006		430,728	
2018 Estimate	43,376		96,036		419,042	
2010 Census	39,114		89,373		397,500	
Growth 2018 - 2023	3.61%		3.09%		2.79%	
Growth 2010 - 2018	10.90%		7.46%		5.42%	
2018 Population by Hispanic Origin	3,174		6,013		42,276	
2018 Population	43,376		96,036		419,042	
White	16,083	37.08%	36,514	38.02%	151,298	36.11%
Black	23,548	54.29%	51,737	53.87%	238,021	56.80%
Am. Indian & Alaskan	207	0.48%	388	0.40%	2,601	0.62%
Asian	1,996	4.60%	4,288	4.46%	15,806	3.77%
Hawaiian & Pacific Island	73	0.17%	112	0.12%	440	0.11%
Other	1,468	3.38%	2,997	3.12%	10,876	2.60%
U.S. Armed Forces	209		486		2,052	
Households						
2023 Projection	16,350		35,370		155,542	
2018 Estimate	15,796		34,337		151,402	
2010 Census	14,304		32,076		144,074	
Growth 2018 - 2023	3.51%		3.01%		2.73%	
Growth 2010 - 2018	10.43%		7.05%		5.09%	
Owner Occupied	12,805	81.06%	29,812	86.82%	115,245	76.12%
Renter Occupied	2,991	18.94%	4,525	13.18%	36,157	23.88%
2018 Households by HH Income	15,796		34,338		151,402	
Income: <\$25,000	926	5.86%	1,861	5.42%	12,694	8.38%
Income: \$25,000 - \$50,000	1,560	9.88%	2,936	8.55%	20,242	13.37%
Income: \$50,000 - \$75,000	2,079	13.16%	3,952	11.51%	23,356	15.43%
Income: \$75,000 - \$100,000	2,402	15.21%	4,609	13.42%	23,309	15.40%
Income: \$100,000 - \$125,000	2,745	17.38%	5,471	15.93%	20,893	13.80%
Income: \$125,000 - \$150,000	1,845	11.68%	4,157	12.11%	14,856	9.81%
Income: \$150,000 - \$200,000	2,246	14.22%	5,425	15.80%	18,192	12.02%
Income: \$200,000+	1,993	12.62%	5,927	17.26%	17,860	11.80%
2018 Avg Household Income	\$125,886		\$138,800		\$115,952	
2018 Med Household Income	\$108,479		\$117,414		\$95,816	



Bowie Demographic Summary Report

Free State Shopping Center

15500-15520 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **133,431 SF**
 Year Built: **1971**

Total Available: **18,846 SF**
 % Leased: **97.01%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	53,978		115,395		509,211	
2018 Estimate	52,302		112,661		494,622	
2010 Census	48,342		109,138		465,080	
Growth 2018 - 2023	3.20%		2.43%		2.95%	
Growth 2010 - 2018	8.19%		3.23%		6.35%	
2018 Population by Hispanic Origin	3,972		8,098		63,840	
2018 Population	52,302		112,661		494,622	
White	25,506	48.77%	53,013	47.06%	191,330	38.68%
Black	22,004	42.07%	49,120	43.60%	261,212	52.81%
Am. Indian & Alaskan	233	0.45%	485	0.43%	3,537	0.72%
Asian	2,752	5.26%	6,243	5.54%	23,316	4.71%
Hawaiian & Pacific Island	35	0.07%	142	0.13%	681	0.14%
Other	1,771	3.39%	3,658	3.25%	14,546	2.94%
U.S. Armed Forces	333		714		5,678	
Households						
2023 Projection	19,521		40,590		183,128	
2018 Estimate	18,932		39,670		177,945	
2010 Census	17,569		38,634		167,706	
Growth 2018 - 2023	3.11%		2.32%		2.91%	
Growth 2010 - 2018	7.76%		2.68%		6.11%	
Owner Occupied	15,847	83.70%	33,290	83.92%	122,401	68.79%
Renter Occupied	3,085	16.30%	6,380	16.08%	55,544	31.21%
2018 Households by HH Income	18,932		39,671		177,944	
Income: <\$25,000	1,061	5.60%	1,988	5.01%	15,507	8.71%
Income: \$25,000 - \$50,000	1,816	9.59%	3,527	8.89%	25,475	14.32%
Income: \$50,000 - \$75,000	2,227	11.76%	4,690	11.82%	29,003	16.30%
Income: \$75,000 - \$100,000	2,620	13.84%	5,187	13.08%	26,879	15.11%
Income: \$100,000 - \$125,000	3,098	16.36%	6,178	15.57%	23,675	13.30%
Income: \$125,000 - \$150,000	2,461	13.00%	5,163	13.01%	16,597	9.33%
Income: \$150,000 - \$200,000	2,801	14.80%	6,453	16.27%	21,070	11.84%
Income: \$200,000+	2,848	15.04%	6,485	16.35%	19,738	11.09%
2018 Avg Household Income	\$132,794		\$137,583		\$112,951	
2018 Med Household Income	\$114,057		\$117,980		\$92,659	

Bowie Demographic Summary Report

Karington

Rt 301 @ Rt 214, Upper Marlboro, MD 20774

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **475,000 SF**
 Year Built: **2020**

Total Available: **475,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**

Image Coming Soon

Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	29,555		84,373		417,062	
2018 Estimate	28,430		81,629		405,811	
2010 Census	25,087		74,710		384,960	
Growth 2018 - 2023	3.96%		3.36%		2.77%	
Growth 2010 - 2018	13.33%		9.26%		5.42%	
2018 Population by Hispanic Origin	1,406		4,066		36,063	
2018 Population	28,430		81,629		405,811	
White	5,101	17.94%	18,250	22.36%	118,818	29.28%
Black	21,363	75.14%	58,063	71.13%	261,790	64.51%
Am. Indian & Alaskan	115	0.40%	313	0.38%	2,425	0.60%
Asian	975	3.43%	2,696	3.30%	12,362	3.05%
Hawaiian & Pacific Island	66	0.23%	100	0.12%	391	0.10%
Other	810	2.85%	2,207	2.70%	10,025	2.47%
U.S. Armed Forces	96		314		1,427	
Households						
2023 Projection	10,301		30,112		149,534	
2018 Estimate	9,919		29,155		145,579	
2010 Census	8,797		26,778		138,514	
Growth 2018 - 2023	3.85%		3.28%		2.72%	
Growth 2010 - 2018	12.75%		8.88%		5.10%	
Owner Occupied	8,880	89.53%	24,923	85.48%	109,833	75.45%
Renter Occupied	1,039	10.47%	4,232	14.52%	35,746	24.55%
2018 Households by HH Income	9,919		29,154		145,579	
Income: <\$25,000	514	5.18%	1,623	5.57%	13,217	9.08%
Income: \$25,000 - \$50,000	750	7.56%	2,529	8.67%	20,066	13.78%
Income: \$50,000 - \$75,000	1,142	11.51%	3,601	12.35%	22,936	15.76%
Income: \$75,000 - \$100,000	1,395	14.06%	4,511	15.47%	22,225	15.27%
Income: \$100,000 - \$125,000	1,626	16.39%	4,718	16.18%	19,771	13.58%
Income: \$125,000 - \$150,000	1,060	10.69%	3,230	11.08%	14,290	9.82%
Income: \$150,000 - \$200,000	1,701	17.15%	4,323	14.83%	16,656	11.44%
Income: \$200,000+	1,731	17.45%	4,619	15.84%	16,418	11.28%
2018 Avg Household Income	\$140,503		\$133,950		\$113,440	
2018 Med Household Income	\$117,811		\$112,256		\$93,639	

Bowie Demographic Summary Report

Mill Branch

US 301 & Mill Branch, Bowie, MD 20716

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	40,479		92,212		403,387	
2018 Estimate	39,121		89,301		392,318	
2010 Census	35,569		82,334		371,589	
Growth 2018 - 2023	3.47%		3.26%		2.82%	
Growth 2010 - 2018	9.99%		8.46%		5.58%	
2018 Population by Hispanic Origin	2,774		5,625		36,068	
2018 Population	39,121		89,301		392,318	
White	14,445	36.92%	36,950	41.38%	146,333	37.30%
Black	21,336	54.54%	45,092	50.49%	218,189	55.62%
Am. Indian & Alaskan	187	0.48%	372	0.42%	2,276	0.58%
Asian	1,792	4.58%	3,960	4.43%	14,896	3.80%
Hawaiian & Pacific Island	68	0.17%	104	0.12%	407	0.10%
Other	1,294	3.31%	2,823	3.16%	10,217	2.60%
U.S. Armed Forces	186		486		2,066	
Households						
2023 Projection	14,916		33,017		146,325	
2018 Estimate	14,424		32,002		142,357	
2010 Census	13,139		29,621		135,118	
Growth 2018 - 2023	3.41%		3.17%		2.79%	
Growth 2010 - 2018	9.78%		8.04%		5.36%	
Owner Occupied	11,532	79.95%	27,633	86.35%	109,646	77.02%
Renter Occupied	2,892	20.05%	4,369	13.65%	32,711	22.98%
2018 Households by HH Income	14,423		32,003		142,357	
Income: <\$25,000	876	6.07%	1,773	5.54%	11,501	8.08%
Income: \$25,000 - \$50,000	1,481	10.27%	2,769	8.65%	18,328	12.87%
Income: \$50,000 - \$75,000	1,914	13.27%	3,717	11.61%	21,379	15.02%
Income: \$75,000 - \$100,000	2,216	15.36%	4,312	13.47%	21,687	15.23%
Income: \$100,000 - \$125,000	2,482	17.21%	5,122	16.00%	19,758	13.88%
Income: \$125,000 - \$150,000	1,627	11.28%	3,826	11.96%	14,304	10.05%
Income: \$150,000 - \$200,000	2,042	14.16%	4,853	15.16%	17,554	12.33%
Income: \$200,000+	1,785	12.38%	5,631	17.60%	17,846	12.54%
2018 Avg Household Income	\$124,673		\$138,761		\$118,584	
2018 Med Household Income	\$107,297		\$116,743		\$98,020	

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: **14,946 SF**
 % Leased: **78.41%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	35,167		85,673		405,180	
2018 Estimate	33,874		82,754		394,338	
2010 Census	30,161		74,999		374,677	
Growth 2018 - 2023	3.82%		3.53%		2.75%	
Growth 2010 - 2018	12.31%		10.34%		5.25%	
2018 Population by Hispanic Origin	1,906		4,507		35,957	
2018 Population	33,874		82,754		394,338	
White	7,764	22.92%	22,042	26.64%	123,642	31.35%
Black	23,502	69.38%	54,879	66.32%	244,950	62.12%
Am. Indian & Alaskan	139	0.41%	334	0.40%	2,389	0.61%
Asian	1,394	4.12%	2,980	3.60%	13,157	3.34%
Hawaiian & Pacific Island	67	0.20%	99	0.12%	391	0.10%
Other	1,008	2.98%	2,419	2.92%	9,809	2.49%
U.S. Armed Forces	121		352		1,496	
Households						
2023 Projection	12,920		30,484		145,181	
2018 Estimate	12,447		29,470		141,367	
2010 Census	11,075		26,815		134,709	
Growth 2018 - 2023	3.80%		3.44%		2.70%	
Growth 2010 - 2018	12.39%		9.90%		4.94%	
Owner Occupied	9,897	79.51%	25,349	86.02%	108,378	76.66%
Renter Occupied	2,550	20.49%	4,121	13.98%	32,989	23.34%
2018 Households by HH Income	12,446		29,472		141,369	
Income: <\$25,000	778	6.25%	1,644	5.58%	12,300	8.70%
Income: \$25,000 - \$50,000	1,190	9.56%	2,425	8.23%	18,892	13.36%
Income: \$50,000 - \$75,000	1,548	12.44%	3,509	11.91%	21,901	15.49%
Income: \$75,000 - \$100,000	1,923	15.45%	4,369	14.82%	21,576	15.26%
Income: \$100,000 - \$125,000	2,103	16.90%	4,791	16.26%	19,413	13.73%
Income: \$125,000 - \$150,000	1,261	10.13%	3,378	11.46%	14,036	9.93%
Income: \$150,000 - \$200,000	1,879	15.10%	4,469	15.16%	16,682	11.80%
Income: \$200,000+	1,764	14.17%	4,887	16.58%	16,569	11.72%
2018 Avg Household Income	\$129,195		\$136,433		\$115,393	
2018 Med Household Income	\$109,320		\$114,553		\$95,382	

Bowie Demographic Summary Report

The Hilltop Plaza

6800-6836 Race Track Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: -
 GLA: **110,929 SF**
 Year Built: **1960**

Total Available: **7,023 SF**
 % Leased: **94.28%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	52,181		115,214		498,608	
2018 Estimate	50,602		112,420		484,362	
2010 Census	47,038		108,591		455,777	
Growth 2018 - 2023	3.12%		2.49%		2.94%	
Growth 2010 - 2018	7.58%		3.53%		6.27%	
2018 Population by Hispanic Origin	3,790		8,034		59,679	
2018 Population	50,602		112,420		484,362	
White	26,749	52.86%	55,198	49.10%	192,041	39.65%
Black	19,336	38.21%	46,593	41.45%	251,553	51.93%
Am. Indian & Alaskan	217	0.43%	482	0.43%	3,347	0.69%
Asian	2,551	5.04%	6,338	5.64%	22,523	4.65%
Hawaiian & Pacific Island	34	0.07%	139	0.12%	662	0.14%
Other	1,714	3.39%	3,670	3.26%	14,235	2.94%
U.S. Armed Forces	353		767		5,711	
Households						
2023 Projection	19,148		40,637		179,655	
2018 Estimate	18,591		39,691		174,581	
2010 Census	17,381		38,538		164,644	
Growth 2018 - 2023	3.00%		2.38%		2.91%	
Growth 2010 - 2018	6.96%		2.99%		6.04%	
Owner Occupied	15,344	82.53%	33,223	83.70%	121,108	69.37%
Renter Occupied	3,247	17.47%	6,468	16.30%	53,473	30.63%
2018 Households by HH Income	18,589		39,692		174,581	
Income: <\$25,000	1,077	5.79%	1,999	5.04%	14,760	8.45%
Income: \$25,000 - \$50,000	1,815	9.76%	3,567	8.99%	24,612	14.10%
Income: \$50,000 - \$75,000	2,286	12.30%	4,675	11.78%	28,077	16.08%
Income: \$75,000 - \$100,000	2,570	13.83%	5,141	12.95%	26,311	15.07%
Income: \$100,000 - \$125,000	3,056	16.44%	6,152	15.50%	23,305	13.35%
Income: \$125,000 - \$150,000	2,382	12.81%	5,134	12.93%	16,526	9.47%
Income: \$150,000 - \$200,000	2,735	14.71%	6,489	16.35%	20,907	11.98%
Income: \$200,000+	2,668	14.35%	6,535	16.46%	20,083	11.50%
2018 Avg Household Income	\$130,775		\$137,798		\$114,425	
2018 Med Household Income	\$112,651		\$118,140		\$93,852	

Bowie Demographic Summary Report

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **101,083 SF**

Rent/SF/Yr: **-**

Year Built: **2004**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2023 Projection	52,692		110,760		479,034	
2018 Estimate	50,868		107,687		466,003	
2010 Census	45,912		101,560		441,645	
Growth 2018 - 2023	3.59%		2.85%		2.80%	
Growth 2010 - 2018	10.79%		6.03%		5.52%	
2018 Population by Hispanic Origin	3,689		6,795		54,279	
2018 Population	50,868		107,687		466,003	
White	18,091	35.56%	36,406	33.81%	160,106	34.36%
Black	28,203	55.44%	62,615	58.15%	272,501	58.48%
Am. Indian & Alaskan	250	0.49%	420	0.39%	3,241	0.70%
Asian	2,500	4.91%	4,845	4.50%	17,550	3.77%
Hawaiian & Pacific Island	84	0.17%	125	0.12%	518	0.11%
Other	1,740	3.42%	3,276	3.04%	12,087	2.59%
U.S. Armed Forces	245		484		2,039	
Households						
2023 Projection	18,992		39,259		172,052	
2018 Estimate	18,353		38,199		167,460	
2010 Census	16,647		36,145		159,186	
Growth 2018 - 2023	3.48%		2.77%		2.74%	
Growth 2010 - 2018	10.25%		5.68%		5.20%	
Owner Occupied	15,133	82.46%	33,318	87.22%	122,984	73.44%
Renter Occupied	3,219	17.54%	4,881	12.78%	44,475	26.56%
2018 Households by HH Income	18,355		38,199		167,459	
Income: <\$25,000	991	5.40%	2,016	5.28%	15,756	9.41%
Income: \$25,000 - \$50,000	1,669	9.09%	3,250	8.51%	23,723	14.17%
Income: \$50,000 - \$75,000	2,313	12.60%	4,402	11.52%	26,772	15.99%
Income: \$75,000 - \$100,000	2,679	14.60%	5,168	13.53%	25,644	15.31%
Income: \$100,000 - \$125,000	3,147	17.15%	6,081	15.92%	22,467	13.42%
Income: \$125,000 - \$150,000	2,236	12.18%	4,661	12.20%	15,949	9.52%
Income: \$150,000 - \$200,000	2,678	14.59%	6,120	16.02%	19,032	11.37%
Income: \$200,000+	2,642	14.39%	6,501	17.02%	18,116	10.82%
2018 Avg Household Income	\$131,167		\$138,598		\$111,668	
2018 Med Household Income	\$112,118		\$117,527		\$92,039	

SEE ENLARGEMENTS 1 & 2

MONTGOMERY COUNTY

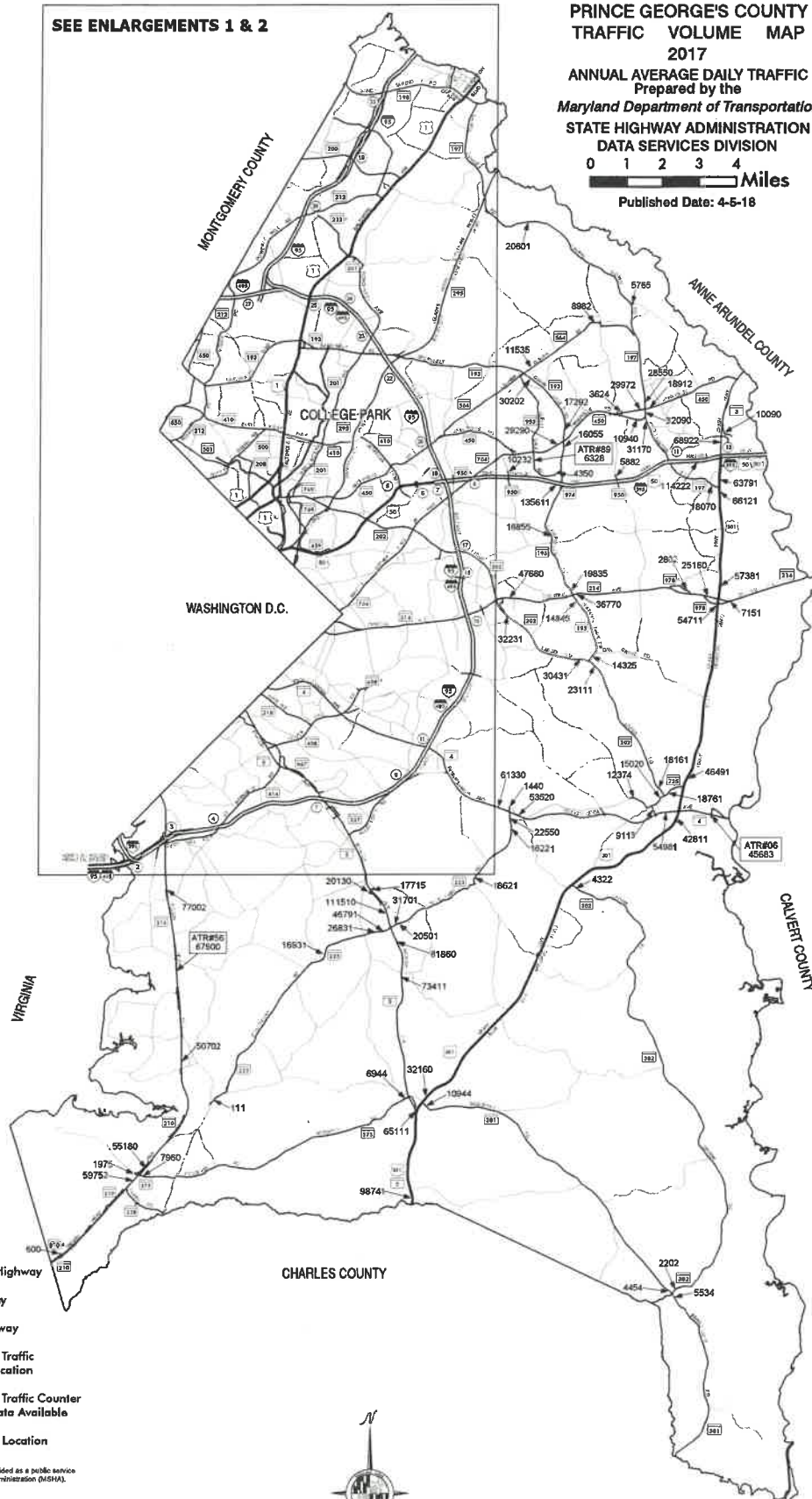
COLLEGE PARK

WASHINGTON D.C.

ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the

0 1 2 3 4 Miles

Published Date: 4-5-18



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

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:
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**PRINCE GEORGE'S COUNTY
ENLARGEMENT 1
TRAFFIC VOLUME MAP
2017**

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

0 1 2 3 4 Miles
Published Date: 4-5-18

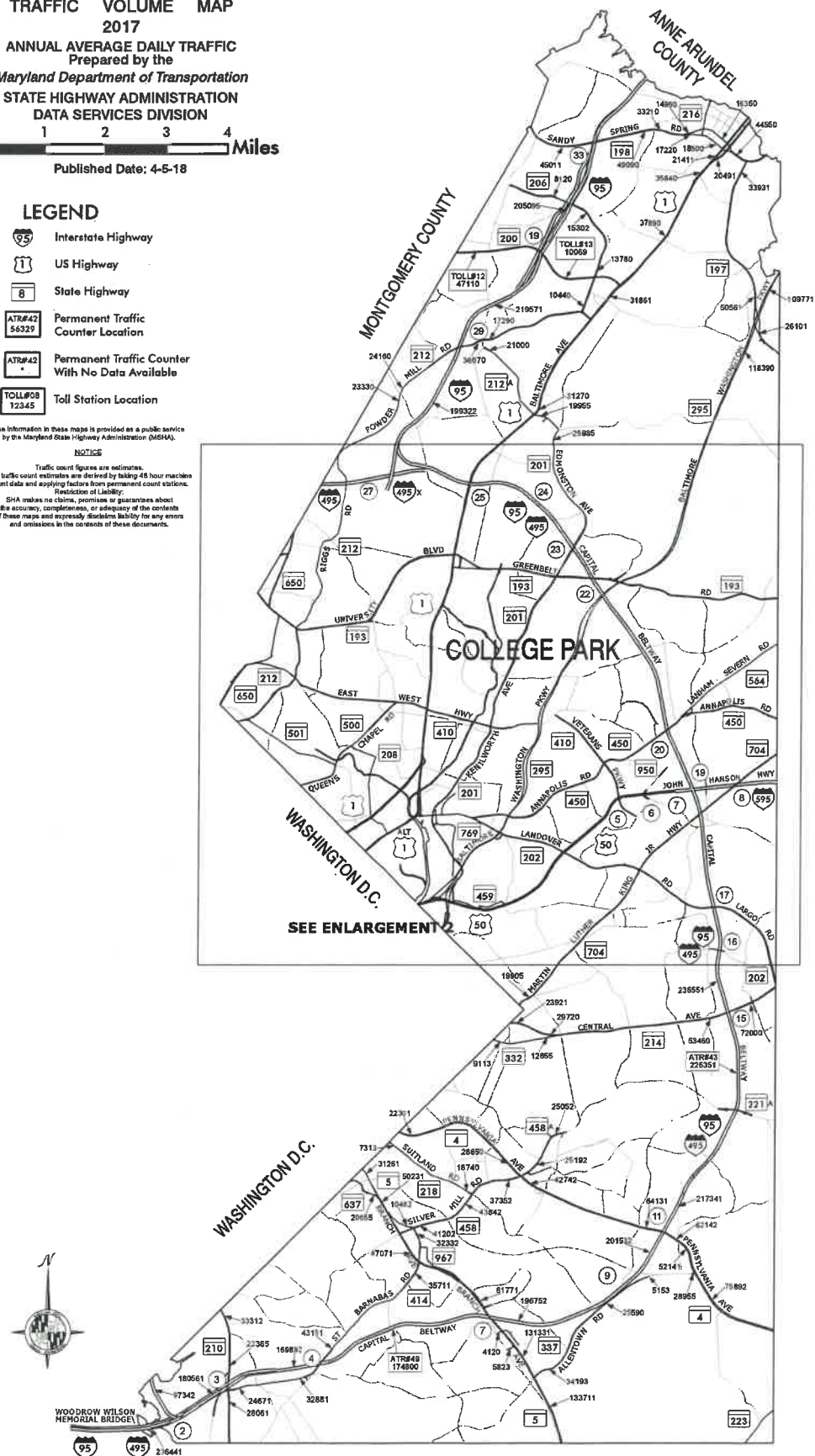
LEGEND

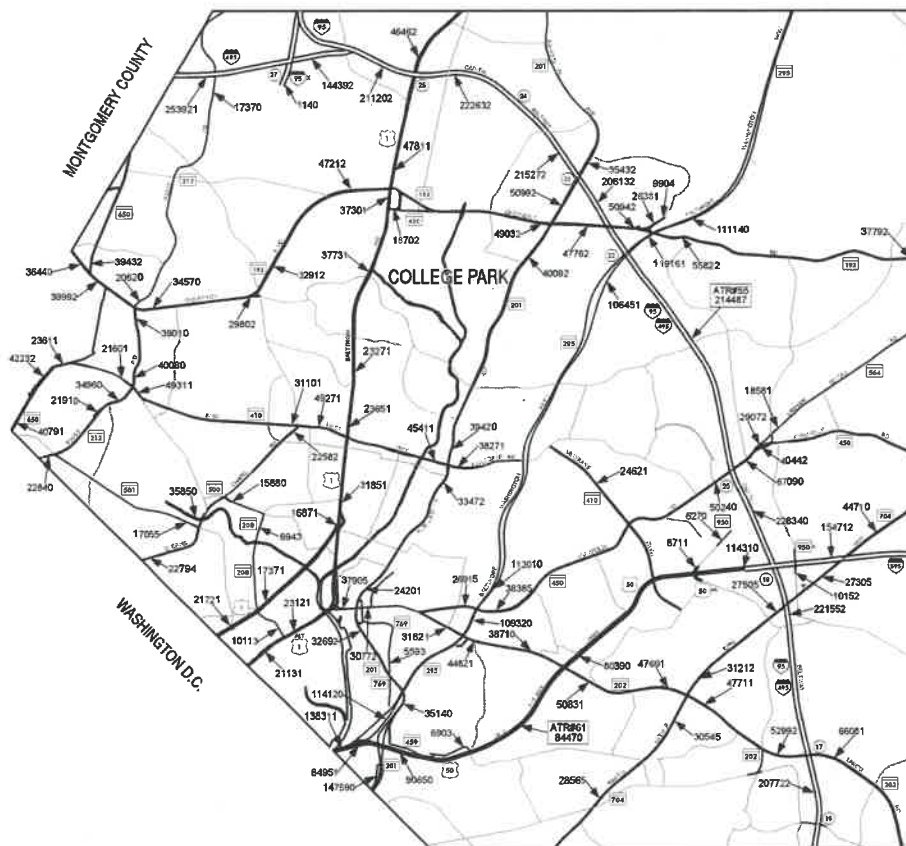
- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

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:
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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

The information in these maps is provided as a public service by the Maryland State Highway Administration. It is not intended to be used for legal purposes. The Maryland State Highway Administration does not warrant the accuracy, completeness, or timeliness of the information. The Maryland State Highway Administration is not responsible for any errors or omissions in the contents of these documents.

Traffic volume figures are estimates. The traffic volume estimates are based on data collected by the Maryland State Highway Administration. The Maryland State Highway Administration does not warrant the accuracy, completeness, or timeliness of the information. The Maryland State Highway Administration is not responsible for any errors or omissions in the contents of these documents.



PRINCE GEORGE'S COUNTY ENLARGEMENT 2 TRAFFIC VOLUME MAP 2017

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

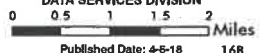


TABLE I
EXISTING RETAIL CENTERS
As of January 24, 2019

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)	0	0.00%	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	9,670	7.2%	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	102,904	4,000	3.9%	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 *not including Sears (131,536)	1.1%	n/a	2001	614-887-5653	Washington Prime Group Mr. Steve Hardy Email steve.hardy@washingtonprime.com
Collington Plaza	3400 Crain Highway	121,955	4,982	4.1%	n/a	1996	513-338-2789	Phillips Edison & Co Mr. Rob Murphy Email mmurphy@phillipsedison.com
Free State Shopping Center	15528 Annapolis Road	264,000	9,135	3.5%	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 January 24, 2019

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	14,047	7.6%	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 lmdivestment@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	17,921	25.0%	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	1,200	2.0%	n/a	2006	443-632-2085	KLNB Retail Mr. Cooper Henry Email chenry@klinb.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 jborger@borgermanagement.com
TOTALS		2,689,998	86,797	3.2%				

* 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 January 24, 2019

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	343,000	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)		124,000	57,845	0	410-369-1240	St John Properties Mr. Bill Holzman 2560 Lord Baltimore Drive Baltimore, MD 21244 Email bholzman@slpi.com
TOTAL		1,099,500	77,845			

* Denotes outside City

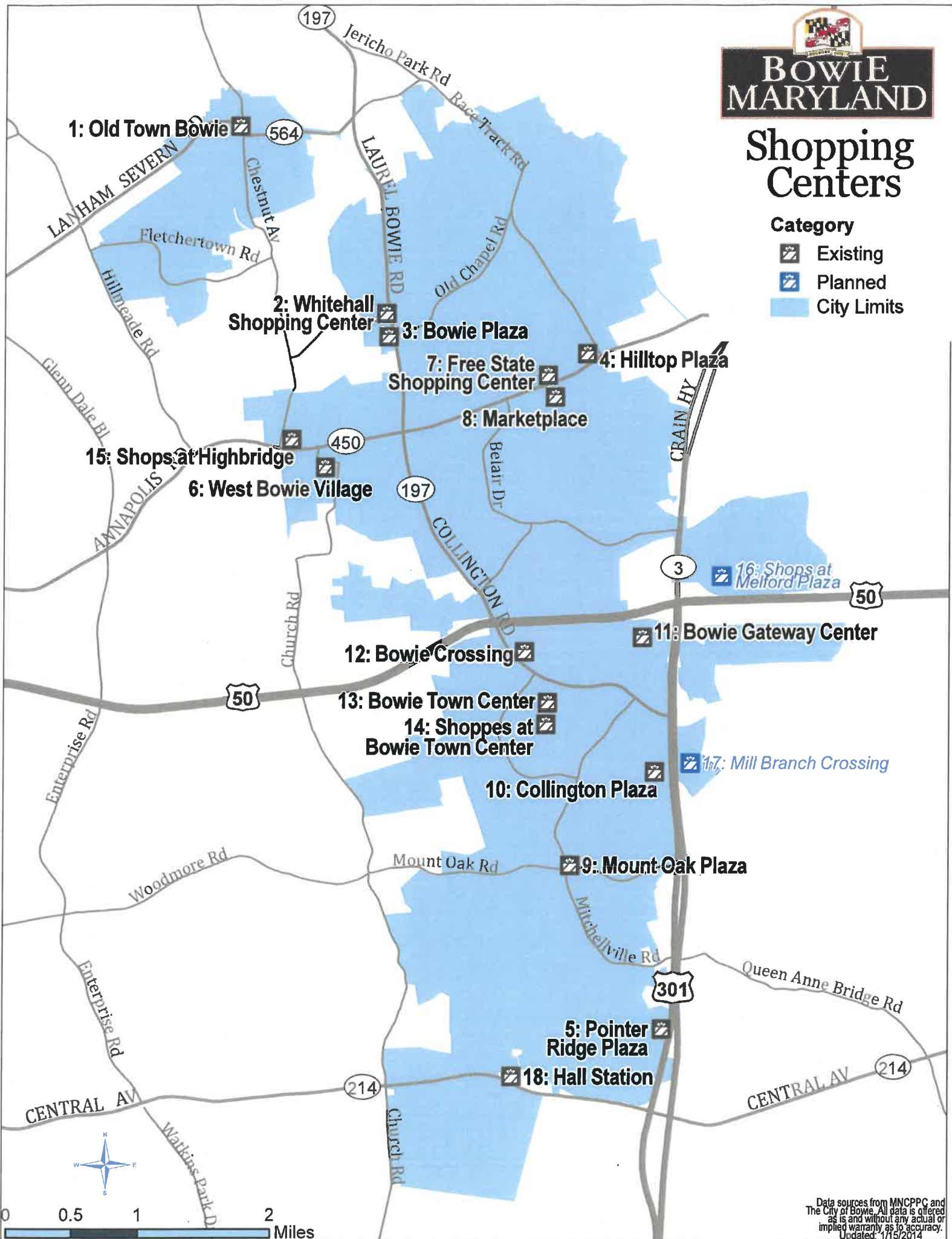


**BOWIE
MARYLAND**

Shopping Centers

Category

-  Existing
-  Planned
-  City Limits



Data sources from MNCPPC and The City of Bowie. All data is offered as is and without any actual or implied warranty as to accuracy. Updated: 1/15/2014

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