MEMORANDUM

TO: City Council

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

SUBJECT: ***Status Report*** DATE: February 13, 2020

Status Report

1. Revised from 2/6/2020 Status Report: Draft Climate Action Plan
   At their meeting of February 5th, the Environmental Advisory Committee (EAC) voted unanimously to approve a draft Climate Action Plan for the City. The proposed plan is intended to replace the 2014 Climate Action Plan and it is one of the strategies (EC1.2) of the 2016 Sustainability Plan approved by City Council. The Green Team Executive Committee is expected to vote on the draft Plan at their meeting on February 24th. Staff recommends a public review process for the Draft Climate Action Plan, which will include posting of the document on the City's website, an open house meeting to present the draft plan and take public comments, followed by a City Council public hearing.

2. Executive Summary for 2/5/2020 Bowie Financial Advisory Committee
   The City of Bowie FAC discussed the following: 1st Bowie Listening Session, county authority, county interfaces with the City of Bowie, and details of the FY20 Adopted Budget General Funds and Revenues sections.

3. Economic Development Committee (EDC)
   The Bowie EDC held their regular monthly meeting on Wednesday and conducted a bus tour of Bowie's commercial areas. This tour had originally been scheduled for January but was cancelled due to snow.

   The tour began with a drive through the competing commercial area in Crofton/Waugh Chapel and continued through Bowie State University, Old Town Bowie and southward to South Lake. The return leg of the tour traveled through the Bowie Town Center area and ended where it began – at City Hall. A brief discussion was held at the tour's end to identify key ideas to be discussed further when the EDC next meets on March 11, 2020.

   The itinerary and the bus tour book are attached.

ADL: lfr
Attachments

February 12 2020 Bowie EDC Local Bus Tour

07:45 AM depart City Hall

East on Excalibur Rd

Left on US 301 under 50 MD Route 3 to Waugh Chapel Road

Left on Waugh Chapel Rd; left into shopping center parking lot

Thru parking lot and thru to new retail

Loop new retail and residential

Exit onto MD Route 3 and go south

Right onto MD Route 450 [Jesuit property]

Right onto Race Track Road [Hilltop Plaza]

Continue past old race track to Jericho Park Rd

Right turn on Loop Rd; around campus [pause near parking to see MARC station]

Right turn to exit campus

Left turn at signal onto MD Route 197

Right turn at signal onto Race Track Rd west towards Old Town Bowie

Turn right to cross bridge

Turn left onto Chapel Ave [old train station location on RR Ave]

(Follow roads Chapel to Railroad Ave to Maple Ave)

Right onto 9th Street and back across bridge; quick right left to continue

South on Chestnut Ave

Left onto Old Chapel

Right onto MD Route 450 [Whitehall and Bowie Plaza]

Continue south past Gallant Fox

Turn right onto old Annapolis Rd [Ruby's/Samosa Supreme – former J Mart]

West on Old Annapolis Rd thru West Bowie Village

Right on Grenville Ln

Right onto MD Route 450 east

Left turn onto Millstream

Immediate right onto Marquette

Into Free State parking lot and loop to rear

Exit across 450 on Superior Lane

Right turn into Marketplace parking

Left turn between buildings

Exit towards Acorn Hill park/Sage Lane

Left onto Stonybrook DR

Left onto Belair DR

Straight to Melford

Melford loop

Exit Melford onto Route 3/301 south (go under US 50)

South on US 301

[Bowie Gateway, Collington Plaza, Mill Branch, Amber Ridge, Pointer Ridge]

South Lake [pause in Wawa parking lot for view]

Left turn to go north on US 301

Left onto Mitchellville Rd [Mount Oak]

Left onto Northview DR

Right onto MD 197 [Bowie Crossing, 4201 Northview, Bowie Corporate Center]

Right into Bowie Town Center

Left onto Evergreen Pkwy

Left back into Bowie Town Center to drive past Sears

Right to pass Best Buy

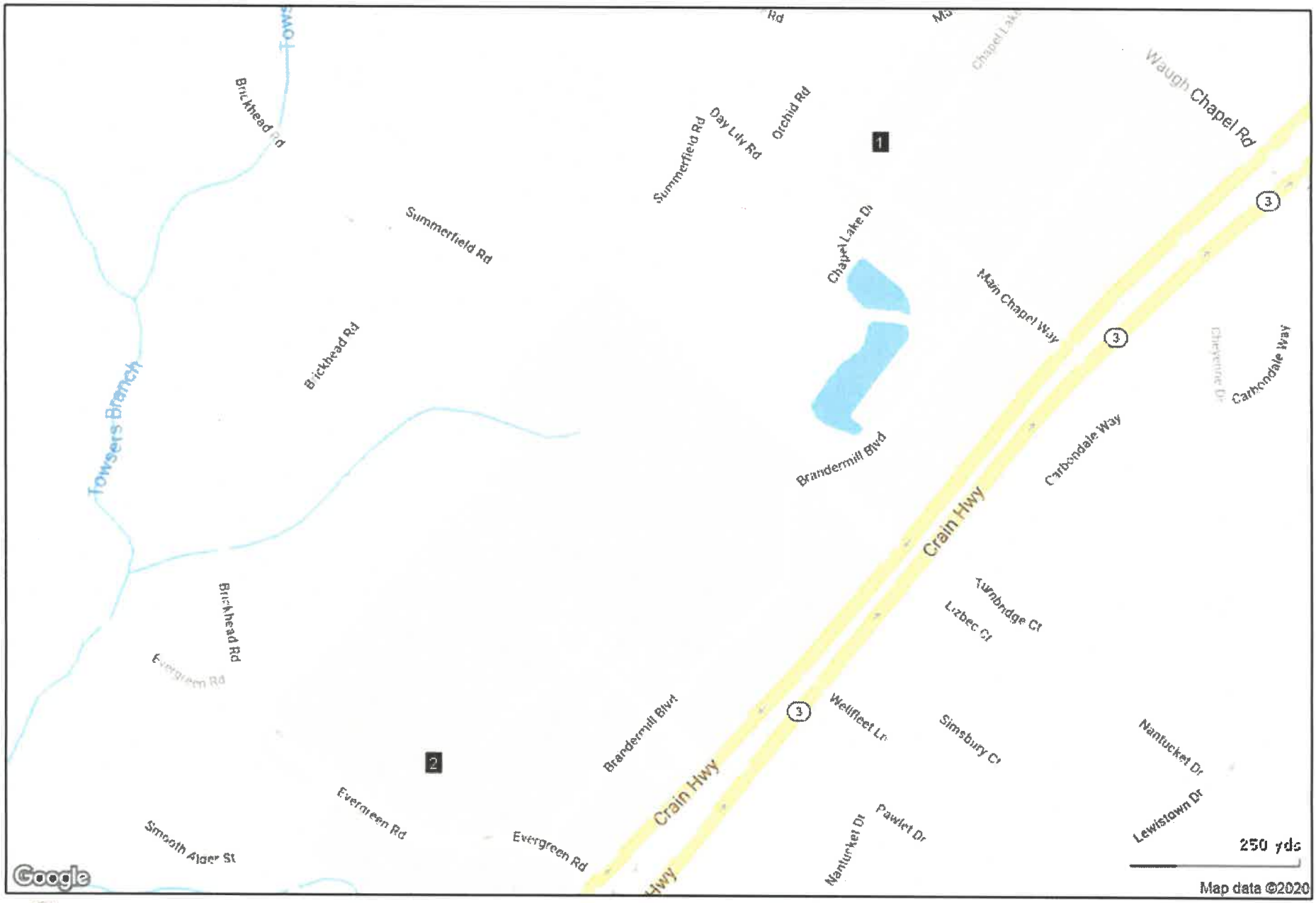
Right onto Evergreen Parkway

Return to City Hall at 10:30 AM

Bowie EDC Bus Tour

Crofton, Gambrills, and Bowie

January 8, 2020



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1/6/2020

January 8 2020 EDC Bus Tour Book

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1413 S Main Chapel Way - Wegmans - Waugh Chapel Towne Centre

Location: **Wegmans**
Southern Anne Arundel Cluster I-97/Crain Hwy Corridor Submarket
Anne Arundel County
Gambrills, MD 21054

Landlord Rep: **Greenberg Gibbons**
Developer: **Greenberg Gibbons**
Management: **Greenberg Gibbons**
Recorded Owner: **-**

Building Type: **Retail/Supermarket (Lifestyle Center)**
Bldg Status: **Built Oct 2012**
Building Size: **140,000 SF**
Typical Floor Size: **140,000 SF**
Stories: **1**
Land Area: **71 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

Anchor Tenant(s): **Wegmans**
Cross Street: **Route 3**
Street Frontage: **138 feet on Crain Hwy(with 0 curb cut)**
Parking: **500 free Surface Spaces are available; Ratio of 3.57/1,000 SF**

Building Notes

Village South is a mixed-use, lifestyle destination in the heart of the Annapolis-Baltimore-Washington corridor

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GambrillsDemographic Summary Report

Wegmans

1413 S Main Chapel Way, Gambrills, MD 21054

Building Type: **General Retail**
Secondary: **Supermarket**
GLA: **140,000 SF**
Year Built: **2012**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	47,700		93,520		507,101	
2019 Estimate	47,072		91,200		491,913	
2010 Census	48,646		86,959		449,966	
Growth 2019 - 2024	1.33%		2.54%		3.09%	
Growth 2010 - 2019	-3.24%		4.88%		9.32%	
2019 Population by Hispanic Origin	2,885		6,462		47,531	
2019 Population	47,072		91,200		491,913	
White	35,654	75.74%	63,358	69.47%	282,549	57.44%
Black	6,737	14.31%	18,880	20.70%	163,102	33.16%
Am. Indian & Alaskan	165	0.35%	377	0.41%	2,351	0.48%
Asian	2,745	5.83%	5,037	5.52%	26,734	5.43%
Hawaiian & Pacific Island	67	0.14%	131	0.14%	740	0.15%
Other	1,703	3.62%	3,416	3.75%	16,435	3.34%
U.S. Armed Forces	792		1,502		7,784	
Households						
2024 Projection	18,326		35,207		184,997	
2019 Estimate	18,061		34,303		179,309	
2010 Census	18,553		32,620		163,812	
Growth 2019 - 2024	1.47%		2.64%		3.17%	
Growth 2010 - 2019	-2.65%		5.16%		9.46%	
Owner Occupied	13,941	77.19%	26,566	77.45%	126,766	70.70%
Renter Occupied	4,120	22.81%	7,736	22.55%	52,542	29.30%
2019 Households by HH Income	18,062		34,303		179,308	
Income: <$25,000	900	4.98%	2,054	5.99%	14,640	8.16%
Income: $25,000 - $50,000	1,771	9.81%	3,350	9.77%	23,903	13.33%
Income: $50,000 - $75,000	2,377	13.16%	4,374	12.75%	25,579	14.27%
Income: $75,000 - $100,000	2,543	14.08%	4,918	14.34%	24,968	13.92%
Income: $100,000 - $125,000	2,784	15.41%	5,276	15.38%	23,079	12.87%
Income: $125,000 - $150,000	2,309	12.78%	4,042	11.78%	19,220	10.72%
Income: $150,000 - $200,000	2,620	14.51%	4,953	14.44%	23,224	12.95%
Income: $200,000+	2,758	15.27%	5,336	15.56%	24,695	13.77%
2019 Avg Household Income	$132,621		$131,986		$121,895	
2019 Med Household Income	$112,931		$111,635		$100,611	

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2616-2664 Chapel Lake Dr - The Village At Waugh Chapel

Location: **The Village At Waugh Chapel**
Southern Anne Arundel Cluster
I-97/Crain Hwy Corridor Submarket
Anne Arundel County
Gambrills, MD 21054

Landlord Rep: **Greenberg Gibbons**
Developer: **-**
Management: **Greenberg Gibbons**
Recorded Owner: **CSHV Waugh Chapel LLC**

Expenses: **2011 Tax @ $0.63/sf**

Parcel Number: **04-883-90212020, 04-883-90213782, 04-883-90213783**

Anchor Tenant(s): **HomeGoods, Marshalls, Safeway**
Amenities: **Pylon Sign**

Cross Street: **Waugh Chapel Rd. & Rte. 3**
Street Frontage: **267 feet on Chapel Lake Dr(with 1 curb cut)**
Parking: **2,700 Surface Spaces are available; Ratio of 5.97/1,000 SF**

Building Type: **Retail/Freestanding (Community Center)**
Bldg Status: **Built 2001**
Building Size: **169,168 SF**
Typical Floor Size: **169,168 SF**
Stories: **1**
Land Area: **42.25 AC**

Total Avail: **7,900 SF**
% Leased: **96.8%**
Total Spaces Avail: **2**
Smallest Space: **2,500 SF**
Bldg Vacant: **5400**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2616B	2,500	2,500	2,500	Withheld	30 Days	Negotiable	Direct
Greenberg Gibbons / Tracey Holehan (410) 559-2517 x117							
P 1st / Suite 2630	5,400	5,400	5,400	Withheld	Vacant	Negotiable	Direct
Greenberg Gibbons / Tracey Holehan (410) 559-2517 x117							

Building Notes

The Village at Waugh Chapel is ideally positioned at the intersection of MD3/301 and Waugh Chapel Road, minutes from I-97 in Anne Arundel County.

This prime location is sited for 75% of the county's future growth, a 15 minute drive from Annapolis, 25 minutes from Baltimore and 30 minutes from Washington, D.C.

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2616-2664 Chapel Lake Dr - The Village At Waugh Chapel(cont'd)

The 71 acre mixed-use project that combines 425,000 square feet of retail space, 400 market-rate senior living units, fast food outparcels, an office building, a movie theater and a restaurant park.

The Village's backdrop includes exemplary architecture, lush landscaping, town squares, two lakes with fountains and a waterfall, parks and promenades.

Booming primary trade area with 60 new communities containing 12,291 lots with 6,914 homes under construction and even more planned.

80,000 people within a 5 mile radius with a $90,000 approxmate average household income.

More than 60,000 vehicles drive along the Village's two main roads each day.

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GambrillsDemographic Summary Report

The Village At Waugh Chapel

2616-2664 Chapel Lake Dr, Gambrills, MD 21054

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **169,168 SF**
Year Built: **2001**

Total Available: **7,900 SF**
% Leased: **96.81%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	56,350		92,732		518,240	
2019 Estimate	54,911		90,317		501,801	
2010 Census	52,859		86,036		455,549	
Growth 2019 - 2024	2.62%		2.67%		3.28%	
Growth 2010 - 2019	3.88%		4.98%		10.15%	
2019 Population by Hispanic Origin	3,556		5,995		45,834	
2019 Population	54,911		90,317		501,801	
White	40,471	73.70%	64,273	71.16%	300,355	59.86%
Black	8,779	15.99%	17,210	19.06%	154,804	30.85%
Am. Indian & Alaskan	209	0.38%	363	0.40%	2,389	0.48%
Asian	3,348	6.10%	5,020	5.56%	26,691	5.32%
Hawaiian & Pacific Island	88	0.16%	128	0.14%	725	0.14%
Other	2,015	3.67%	3,321	3.68%	16,837	3.36%
U.S. Armed Forces	921		1,751		8,024	
Households						
2024 Projection	22,087		34,834		189,251	
2019 Estimate	21,476		33,899		183,114	
2010 Census	20,435		32,208		166,091	
Growth 2019 - 2024	2.85%		2.76%		3.35%	
Growth 2010 - 2019	5.09%		5.25%		10.25%	
Owner Occupied	15,804	73.59%	26,032	76.79%	130,095	71.05%
Renter Occupied	5,673	26.42%	7,867	23.21%	53,018	28.95%
2019 Households by HH Income	21,477		33,897		183,112	
Income: <$25,000	1,343	6.25%	1,970	5.81%	15,076	8.23%
Income: $25,000 - $50,000	2,231	10.39%	3,314	9.78%	24,320	13.28%
Income: $50,000 - $75,000	2,825	13.15%	4,233	12.49%	26,208	14.31%
Income: $75,000 - $100,000	3,192	14.86%	4,730	13.95%	25,258	13.79%
Income: $100,000 - $125,000	3,327	15.49%	5,039	14.87%	23,904	13.05%
Income: $125,000 - $150,000	2,500	11.64%	3,984	11.75%	19,635	10.72%
Income: $150,000 - $200,000	3,054	14.22%	5,066	14.95%	23,640	12.91%
Income: $200,000+	3,005	13.99%	5,561	16.41%	25,071	13.69%
2019 Avg Household Income	$127,649		$134,340		$121,692	
2019 Med Household Income	$108,622		$113,402		$100,726	

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January 8 2020 EDC Bus Tour Book

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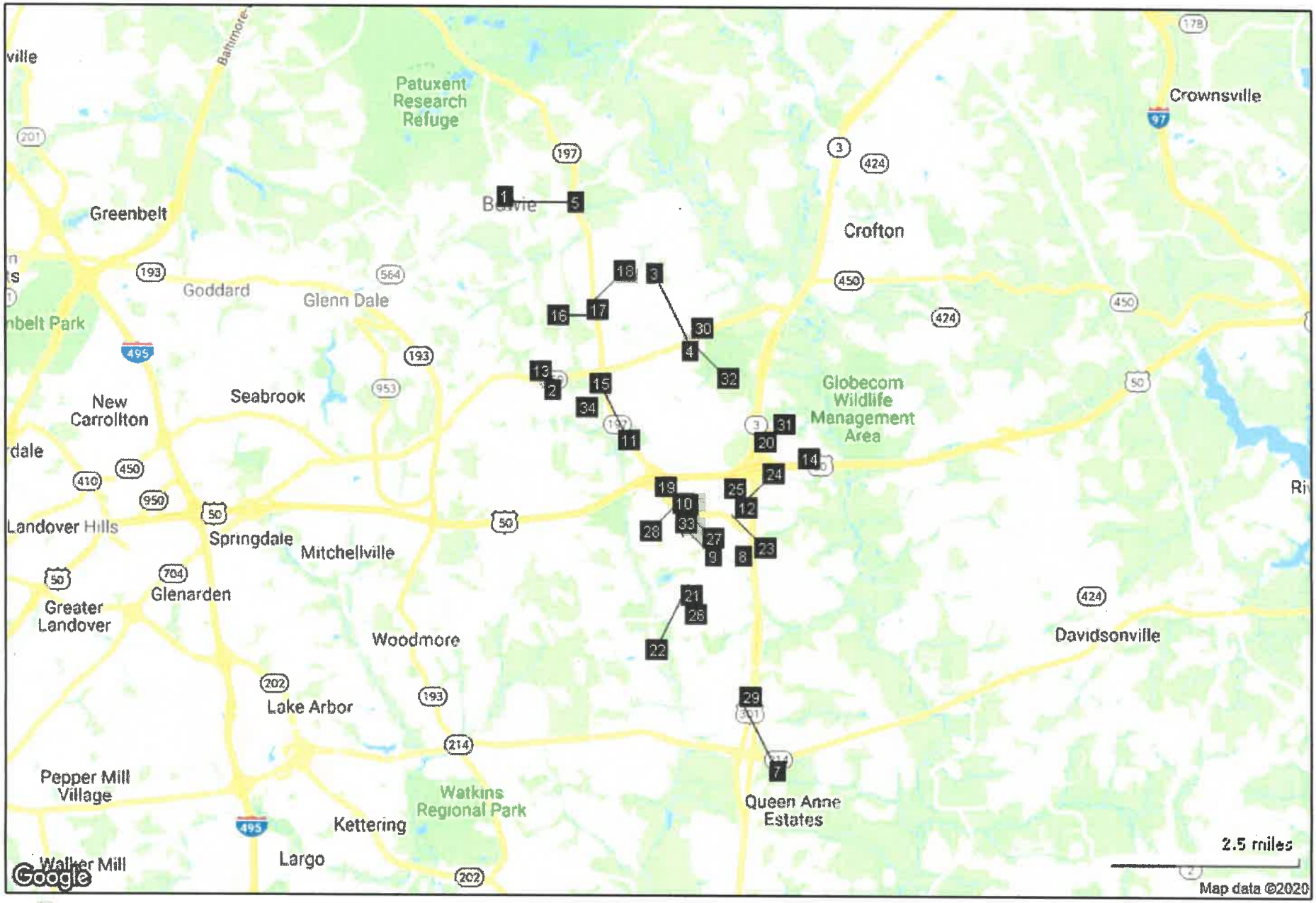

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January 8 2020 EDC Bus Tour Book

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6800-6838 Race Track Rd - Hilltop Plaza 1 - Hilltop Plaza

Location: **Hilltop Plaza 1**
Rt. 450 and Race Track Road
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **Rappaport**
Developer: **M. Leo Storch Management Corporation**
Management: **Rappaport**
Recorded Owner: **-**

Expenses: **2011 Tax @ $2.93/sf, 2011 Est Tax @ $2.10/sf; 2010 Ops @ $6.47/sf, 2011 Est Ops @ $2.49/sf**
Parcel Number: **14-1687326**

Building Type: **Retail/(Community Center)**
Bldg Status: **Built Apr 1960, Renov Mar 2010**
Building Size: **110,929 SF**
Typical Floor Size: **110,929 SF**
Stories: **1**
Land Area: **10.09 AC**

Total Avail: **4,407 SF**
% Leased: **100%**
Total Spaces Avail: **2**
Smallest Space: **675 SF**
Bldg Vacant: **-**

Anchor Tenant(s): **Advance Auto Parts, ALDI (US), MOM's - My Organic Market**
Amenities: **Pylon Sign, Signalized Intersection**

Cross Street: **NWC Annapolis Rd & Race Track Rd**
Street Frontage: **176 feet on Annapolis Rd**
750 feet on Race Track Rd

Parking: **776 free Surface Spaces are available; Ratio of 7.76/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 20 - 6838C	675	675	675	Withheld	30 Days	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							
P 1st / Suite 29 - 6820	3,732	3,732	3,732	Withheld	30 Days	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							

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Bowie Demographic Summary Report

Hilltop Plaza 1

6800-6838 Race Track Rd, Bowie, MD 20715

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

Total Available: **4,407 SF**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	54,190		111,552		500,293	
2019 Estimate	52,721		109,729		488,856	
2010 Census	47,197		105,937		455,234	
Growth 2019 - 2024	2.79%		1.66%		2.34%	
Growth 2010 - 2019	11.70%		3.58%		7.39%	
2019 Population by Hispanic Origin	4,225		8,397		63,520	
2019 Population	52,721		109,729		488,856	
White	27,595	52.34%	52,159	47.53%	196,035	40.10%
Black	20,292	38.49%	47,012	42.84%	250,862	51.32%
Am. Indian & Alaskan	230	0.44%	488	0.44%	3,615	0.74%
Asian	2,747	5.21%	6,231	5.68%	23,039	4.71%
Hawaiian & Pacific Island	36	0.07%	147	0.13%	685	0.14%
Other	1,821	3.45%	3,693	3.37%	14,620	2.99%
U.S. Armed Forces	278		658		6,003	
Households						
2024 Projection	19,916		39,405		180,378	
2019 Estimate	19,379		38,762		176,236	
2010 Census	17,399		37,493		164,326	
Growth 2019 - 2024	2.77%		1.66%		2.35%	
Growth 2010 - 2019	11.38%		3.38%		7.25%	
Owner Occupied	15,833	81.70%	32,384	83.55%	121,333	68.85%
Renter Occupied	3,545	18.29%	6,378	16.45%	54,903	31.15%
2019 Households by HH Income	19,378		38,761		176,236	
Income: <$25,000	1,134	5.85%	1,969	5.08%	14,436	8.19%
Income: $25,000 - $50,000	1,784	9.21%	3,238	8.35%	24,401	13.85%
Income: $50,000 - $75,000	2,414	12.46%	4,562	11.77%	28,247	16.03%
Income: $75,000 - $100,000	2,657	13.71%	5,202	13.42%	26,421	14.99%
Income: $100,000 - $125,000	3,131	16.16%	6,022	15.54%	23,417	13.29%
Income: $125,000 - $150,000	2,431	12.55%	5,026	12.97%	17,292	9.81%
Income: $150,000 - $200,000	2,922	15.08%	6,246	16.11%	21,233	12.05%
Income: $200,000+	2,905	14.99%	6,496	16.76%	20,789	11.80%
2019 Avg Household Income	$132,465		$138,528		$115,633	
2019 Med Household Income	$113,573		$118,305		$94,902	

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13009-13015 9th St

Location: **AKA 8610-8618 Railroad Ave**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20720

Landlord Rep: **Farside Antiques**
Developer: -
Management: -
Recorded Owner: **Mid-Atlantic Construction of Virginia Inc**
Expenses: **2019 Tax @ $1.33/sf**

Parcel Number: **14-1570431**

Street Frontage: **64 feet on Railroad Ave**
Parking: **25 free Surface Spaces are available; Ratio of 5.06/1,000 SF**

Building Type: **Retail/(Strip Center)**
Bldg Status: **Built 1980**
Building Size: **4,945 SF**
Typical Floor Size: **4,945 SF**
Stories: **1**
Land Area: **0.14 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

13009-13015 9th St, Bowie, MD 20720

Building Type: **General Retail**
Secondary: **-**
GLA: **4,945 SF**
Year Built: **1980**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	32,652		113,302		686,974	
2019 Estimate	32,037		111,038		671,258	
2010 Census	29,878		103,619		625,725	
Growth 2019 - 2024	1.92%		2.04%		2.34%	
Growth 2010 - 2019	7.23%		7.16%		7.28%	
2019 Population by Hispanic Origin	2,816		12,237		111,917	
2019 Population	32,037		111,038		671,258	
White	12,801	39.96%	42,066	37.88%	269,324	40.12%
Black	15,964	49.83%	57,887	52.13%	328,343	48.91%
Am. Indian & Alaskan	165	0.52%	628	0.57%	5,868	0.87%
Asian	2,071	6.46%	6,876	6.19%	45,350	6.76%
Hawaiian & Pacific Island	23	0.07%	135	0.12%	1,027	0.15%
Other	1,014	3.17%	3,446	3.10%	21,346	3.18%
U.S. Armed Forces	131		599		7,085	
Households						
2024 Projection	10,538		39,575		240,910	
2019 Estimate	10,338		38,748		235,210	
2010 Census	9,629		36,032		218,919	
Growth 2019 - 2024	1.93%		2.13%		2.42%	
Growth 2010 - 2019	7.36%		7.54%		7.44%	
Owner Occupied	9,467	91.57%	30,154	77.82%	150,425	63.95%
Renter Occupied	870	8.42%	8,594	22.18%	84,785	36.05%
2019 Households by HH Income	10,336		38,749		235,210	
Income: <$25,000	529	5.12%	2,500	6.45%	22,990	9.77%
Income: $25,000 - $50,000	771	7.46%	4,392	11.33%	35,030	14.89%
Income: $50,000 - $75,000	987	9.55%	5,569	14.37%	39,923	16.97%
Income: $75,000 - $100,000	1,323	12.80%	5,741	14.82%	36,584	15.55%
Income: $100,000 - $125,000	1,483	14.35%	5,684	14.67%	30,265	12.87%
Income: $125,000 - $150,000	1,447	14.00%	4,442	11.46%	21,764	9.25%
Income: $150,000 - $200,000	1,944	18.81%	5,447	14.06%	26,015	11.06%
Income: $200,000+	1,852	17.92%	4,974	12.84%	22,639	9.63%
2019 Avg Household Income	$144,603		$123,944		$107,596	
2019 Med Household Income	$126,296		$105,157		$88,436	

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8604 Chestnut Ave

Location: **E Prince George's County Cluster**
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **-**
Developer: **-**
Management: **-**
Recorded Owner: **Old Town Investment Grp L**
Expenses: **2019 Tax @ $2.29/sf**

Parcel Number: **14-1614585**

Street Frontage: **39 feet on Chestnut Ave(with 1 curb cut)**
Parking: **5 free Surface Spaces are available; Ratio of 1.52/1,000 SF**

Building Type: **Retail/Restaurant**
Bldg Status: **Built 1925**
Building Size: **3,296 SF**
Typical Floor Size: **1,648 SF**
Stories: **2**
Land Area: **0.06 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

8604 Chestnut Ave, Bowie, MD 20715

Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **3,296 SF**
Year Built: **1925**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	34,668		112,835		683,593	
2019 Estimate	34,018		110,610		667,933	
2010 Census	31,743		103,410		622,302	
Growth 2019 - 2024	1.91%		2.01%		2.34%	
Growth 2010 - 2019	7.17%		6.96%		7.33%	
2019 Population by Hispanic Origin	2,996		12,114		111,041	
2019 Population	34,018		110,610		667,933	
White	13,597	39.97%	42,195	38.15%	267,857	40.10%
Black	16,930	49.77%	57,514	52.00%	327,328	49.01%
Am. Indian & Alaskan	177	0.52%	623	0.56%	5,822	0.87%
Asian	2,187	6.43%	6,710	6.07%	44,695	6.69%
Hawaiian & Pacific Island	30	0.09%	133	0.12%	1,020	0.15%
Other	1,097	3.22%	3,435	3.11%	21,210	3.18%
U.S. Armed Forces	139		602		7,074	
Households						
2024 Projection	11,224		39,400		239,779	
2019 Estimate	11,012		38,588		234,096	
2010 Census	10,268		35,957		217,761	
Growth 2019 - 2024	1.93%		2.10%		2.43%	
Growth 2010 - 2019	7.25%		7.32%		7.50%	
Owner Occupied	10,076	91.50%	30,083	77.96%	149,586	63.90%
Renter Occupied	936	8.50%	8,505	22.04%	84,511	36.10%
2019 Households by HH Income	11,014		38,588		234,094	
Income: <$25,000	572	5.19%	2,467	6.39%	22,910	9.79%
Income: $25,000 - $50,000	815	7.40%	4,379	11.35%	34,842	14.88%
Income: $50,000 - $75,000	1,073	9.74%	5,535	14.34%	39,721	16.97%
Income: $75,000 - $100,000	1,394	12.66%	5,694	14.76%	36,387	15.54%
Income: $100,000 - $125,000	1,605	14.57%	5,674	14.70%	30,150	12.88%
Income: $125,000 - $150,000	1,539	13.97%	4,433	11.49%	21,681	9.26%
Income: $150,000 - $200,000	2,036	18.49%	5,425	14.06%	25,859	11.05%
Income: $200,000+	1,980	17.98%	4,981	12.91%	22,544	9.63%
2019 Avg Household Income	$144,427		$124,169		$107,596	
2019 Med Household Income	$125,780		$105,371		$88,448	

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7408-7418 Laurel Bowie Rd - White Hall Shopping Center

Location: **E Prince George's County Cluster**
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **Borger Management, Inc.**
Developer: **-**
Management: **Borger Management, Inc.**
Recorded Owner: **Coopersmith Properties Llc Md**

Expenses: **2011 Tax @ $2.03/sf**

Parcel Number: **14-1594621**

Amenities: **Pylon Sign**

Street Frontage: **105 feet on Laurel Bowie Rd(with 1 curb cut)**

Parking: **15 free Surface Spaces are available; Ratio of 2.35/1,000 SF**

Building Type: **Retail**
Bldg Status: **Built 1966**
Building Size: **6,380 SF**
Typical Floor Size: **6,380 SF**
Stories: **1**
Land Area: **0.65 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

White Hall Shopping Center

7408-7418 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**
Secondary: **-**
GLA: **6,380 SF**
Year Built: **1966**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	51,294		117,343		594,208	
2019 Estimate	50,260		115,071		581,552	
2010 Census	46,491		108,134		543,533	
Growth 2019 - 2024	2.06%		1.97%		2.18%	
Growth 2010 - 2019	8.11%		6.42%		6.99%	
2019 Population by Hispanic Origin	4,453		10,354		93,376	
2019 Population	50,260		115,071		581,552	
White	22,150	44.07%	45,762	39.77%	223,970	38.51%
Black	22,993	45.75%	58,692	51.01%	303,026	52.11%
Am. Indian & Alaskan	272	0.54%	580	0.50%	5,048	0.87%
Asian	3,056	6.08%	6,285	5.46%	31,189	5.36%
Hawaiian & Pacific Island	37	0.07%	130	0.11%	854	0.15%
Other	1,752	3.49%	3,623	3.15%	17,464	3.00%
U.S. Armed Forces	214		549		6,233	
Households						
2024 Projection	17,016		41,097		210,710	
2019 Estimate	16,684		40,282		206,153	
2010 Census	15,490		37,810		192,609	
Growth 2019 - 2024	1.99%		2.02%		2.21%	
Growth 2010 - 2019	7.71%		6.54%		7.03%	
Owner Occupied	15,177	90.97%	32,503	80.69%	134,591	65.29%
Renter Occupied	1,507	9.03%	7,779	19.31%	71,562	34.71%
2019 Households by HH Income	16,683		40,281		206,152	
Income: <$25,000	863	5.17%	2,314	5.74%	20,115	9.76%
Income: $25,000 - $50,000	1,248	7.48%	3,953	9.81%	30,461	14.78%
Income: $50,000 - $75,000	1,628	9.76%	5,431	13.48%	35,431	17.19%
Income: $75,000 - $100,000	2,177	13.05%	5,510	13.68%	31,206	15.14%
Income: $100,000 - $125,000	2,626	15.74%	6,168	15.31%	26,896	13.05%
Income: $125,000 - $150,000	2,389	14.32%	4,793	11.90%	18,980	9.21%
Income: $150,000 - $200,000	2,856	17.12%	6,064	15.05%	22,687	11.00%
Income: $200,000+	2,896	17.36%	6,048	15.01%	20,376	9.88%
2019 Avg Household Income	$142,335		$131,519		$108,152	
2019 Med Household Income	$123,090		$111,885		$88,674	

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6911 Laurel Bowie Rd - Whitehall Professional Bldg

Location: **Whitehall Professional Bldg**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **Brightleaf Property Management**
Developer: **W.F. Chesley Commercial**
Management: **-**
Recorded Owner: **3033 16th Street, LLC**

Building Type: **Class B Office/Medical**

Status: **Built 1972**
Stories: **3**
RBA: **30,000 SF**
Typical Floor: **10,000 SF**
Total Avail: **4,207 SF**
% Leased: **100%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $2.14/sf**
Parcel Number: **14-3274255**
Parking: **150 Surface Spaces are available; Ratio of 5.60/1,000 SF**
Amenities: **24 Hour Access, Air Conditioning, Banking, Controlled Access, Day Care, Natural Light, Property Manager on Site, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	4,207	4,207	4,207	$26.00/mg	02/2020	Negotiable	Direct

Brightleaf Property Management / Rebecca Addison (301) 642-0241 x1

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Bowie Demographic Summary Report

Whitehall Professional Bldg

6911 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **Class B Office**
Class: **B**
RBA: **30,000 SF**
Typical Floor: **10,000 SF**

Total Available: **4,207 SF**
% Leased: **100%**
Rent/SF/Yr: **$26.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	53,474		117,680		586,144	
2019 Estimate	52,345		115,403		573,199	
2010 Census	48,131		108,454		533,208	
Growth 2019 - 2024	2.16%		1.97%		2.26%	
Growth 2010 - 2019	8.76%		6.41%		7.50%	
2019 Population by Hispanic Origin	4,581		10,218		92,004	
2019 Population	52,345		115,403		573,199	
White	22,824	43.60%	45,764	39.66%	219,158	38.23%
Black	24,226	46.28%	59,008	51.13%	301,445	52.59%
Am. Indian & Alaskan	277	0.53%	580	0.50%	4,999	0.87%
Asian	3,173	6.06%	6,286	5.45%	29,661	5.17%
Hawaiian & Pacific Island	37	0.07%	130	0.11%	839	0.15%
Other	1,808	3.45%	3,635	3.15%	17,096	2.98%
U.S. Armed Forces	226		550		6,128	
Households						
2024 Projection	17,836		41,225		209,342	
2019 Estimate	17,465		40,408		204,669	
2010 Census	16,090		37,931		190,401	
Growth 2019 - 2024	2.12%		2.02%		2.28%	
Growth 2010 - 2019	8.55%		6.53%		7.49%	
Owner Occupied	15,796	90.44%	32,620	80.73%	134,568	65.75%
Renter Occupied	1,669	9.56%	7,787	19.27%	70,102	34.25%
2019 Households by HH Income	17,466		40,408		204,669	
Income: <$25,000	928	5.31%	2,309	5.71%	19,488	9.52%
Income: $25,000 - $50,000	1,334	7.64%	3,956	9.79%	30,145	14.73%
Income: $50,000 - $75,000	1,743	9.98%	5,436	13.45%	35,202	17.20%
Income: $75,000 - $100,000	2,290	13.11%	5,522	13.67%	31,061	15.18%
Income: $100,000 - $125,000	2,745	15.72%	6,178	15.29%	26,750	13.07%
Income: $125,000 - $150,000	2,487	14.24%	4,809	11.90%	18,854	9.21%
Income: $150,000 - $200,000	2,898	16.59%	6,101	15.10%	22,783	11.13%
Income: $200,000+	3,041	17.41%	6,097	15.09%	20,386	9.96%
2019 Avg Household Income	$141,688		$131,762		$108,643	
2019 Med Household Income	$122,203		$112,062		$89,084	

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6806-6948 Laurel Bowie Rd - Bowie Plaza

Location: **Bowie Plaza**
SWC Laurel Bowie Rd & Old Chapel Rd E
Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **CBRE**
Developer: **-**
Management: **Myron Vogel**
Recorded Owner: **Bowie Realty Associates LLC**
Expenses: **2011 Tax @ $1.47/sf, 2012 Est Tax @ $1.47/sf; 2011 Ops @ $1.47/sf, 2012 Est Ops @ $1.47/sf**
Parcel Number: **14-1640762**

Anchor Tenant(s): **CVS Pharmacy**
Amenities: **Pylon Sign, Signalized Intersection**
Cross Street: **Old Chaple Rd**
Street Frontage: **108 feet on Old Chapel Rd**
822 feet on Laurel Bowie Rd

Parking: **433 free Surface Spaces are available; Ratio of 4.16/1,000 SF**

Building Type: **Retail/(Neighborhood Center)**
Bldg Status: **Built 1966**
Building Size: **93,036 SF**
Typical Floor Size: **93,036 SF**
Stories: **1**
Land Area: **8.87 AC**

Total Avail: **4,000 SF**
% Leased: **95.7%**
Total Spaces Avail: **1**
Smallest Space: **4,000 SF**
Bldg Vacant: **4000**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5	4,000	4,000	4,000	Withheld	Vacant	Negotiable	Direct

CBRE / Lance J. Marine (703) 905-0331 / Michael Zacharia (703) 905-0268 / Jacqueline Sammarco (703) 821-6900

2 spaces remaining. Center co-tenants include CVS, Burger King, Dunkin' Donuts, Dollar General and M&T Bank. 499 parking spaces.

Building Notes

Strong residential demographics including a household income of $110,000+ and a median property value of $392,000+ within a 5-mile radius Good visibility for all spaces and signalized access on Laurel Bowie Road (Route 197) 30,319 VPD off Laurel Bowie Road and Millstream Drive

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http://www.regencycenters.com/properties/property_brochure.php?id=90045

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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: **4,000 SF**
% Leased: **95.7%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	52,656		119,365		591,434	
2019 Estimate	51,540		117,029		578,624	
2010 Census	47,371		109,749		539,091	
Growth 2019 - 2024	2.17%		2.00%		2.21%	
Growth 2010 - 2019	8.80%		6.63%		7.33%	
2019 Population by Hispanic Origin	4,489		10,764		92,759	
2019 Population	51,540		117,029		578,624	
White	22,605	43.86%	45,737	39.08%	221,270	38.24%
Black	23,727	46.04%	60,533	51.72%	303,545	52.46%
Am. Indian & Alaskan	266	0.52%	596	0.51%	5,026	0.87%
Asian	3,124	6.06%	6,364	5.44%	30,758	5.32%
Hawaiian & Pacific Island	37	0.07%	136	0.12%	844	0.15%
Other	1,781	3.46%	3,663	3.13%	17,180	2.97%
U.S. Armed Forces	224		535		6,055	
Households						
2024 Projection	17,693		41,639		209,868	
2019 Estimate	17,325		40,802		205,258	
2010 Census	15,962		38,201		191,153	
Growth 2019 - 2024	2.12%		2.05%		2.25%	
Growth 2010 - 2019	8.54%		6.81%		7.38%	
Owner Occupied	15,666	90.42%	33,010	80.90%	134,669	65.61%
Renter Occupied	1,659	9.58%	7,791	19.09%	70,589	34.39%
2019 Households by HH Income	17,326		40,802		205,258	
Income: <$25,000	921	5.32%	2,347	5.75%	20,025	9.76%
Income: $25,000 - $50,000	1,319	7.61%	4,005	9.82%	30,144	14.69%
Income: $50,000 - $75,000	1,744	10.07%	5,518	13.52%	35,246	17.17%
Income: $75,000 - $100,000	2,262	13.06%	5,600	13.72%	31,139	15.17%
Income: $100,000 - $125,000	2,700	15.58%	6,203	15.20%	26,855	13.08%
Income: $125,000 - $150,000	2,480	14.31%	4,849	11.88%	18,881	9.20%
Income: $150,000 - $200,000	2,878	16.61%	6,159	15.09%	22,744	11.08%
Income: $200,000+	3,022	17.44%	6,121	15.00%	20,224	9.85%
2019 Avg Household Income	$141,760		$131,478		$108,200	
2019 Med Household Income	$122,379		$111,812		$88,820	

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January 8 2020 EDC Bus Tour Book

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14300 Gallant Fox Ln - Bowie Office Park

Location: **Bowie Office Park**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **Long and Foster Real Estate, Inc.**
Developer: **-**
Management: **-**
Recorded Owner: **-**

Building Type: **Class B Office/Medical**
Status: **Built 1985**
Stories: **2**
RBA: **40,000 SF**
Typical Floor: **1,000 SF**
Total Avail: **2,329 SF**
% Leased: **97.5%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $0.22/sf, 2011 Est Tax @ $0.22/sf; 2011 Est Ops @ $0.11/sf**
Parcel Number: **14-1648898, 14-1649128, 14-1649144, 14-1649201**
Parking: **40 free Surface Spaces are available; Ratio of 0.40/1,000 SF**
Amenities: **Banking, Courtyard**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 225	1,000	1,000	1,000	No	$22.74/+util	Vacant	3 yrs	Direct

Long and Foster Real Estate, Inc. / Ron Deem (410) 260-2800
Rent: $1,895/month Free ample parking Corner of I-197 and I-450

Building Notes

Office Condo's located in Bowie, MD fronting Route 197, Laurel/Bowie Rd. Half a mile from two shopping centers, post office, fitness center. Within 1.3 mile of Route 50. Within two miles of Bowie Town Center. Half of a mile from golf course. In the heart of Bowie surrounded by upscale suburban residential homes.

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Bowie Demographic Summary Report

Bowie Office Park

14300 Gallant Fox Ln, Bowie, MD 20715

Building Type: **Class B Office**
Class: **B**
RBA: **40,000 SF**
Typical Floor: **1,000 SF**

Total Available: **2,329 SF**
% Leased: **97.5%**
Rent/SF/Yr: **$22.74**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	60,644		125,371		566,534	
2019 Estimate	59,217		122,679		554,426	
2010 Census	53,635		113,318		517,059	
Growth 2019 - 2024	2.41%		2.19%		2.18%	
Growth 2010 - 2019	10.41%		8.26%		7.23%	
2019 Population by Hispanic Origin	4,984		11,159		87,583	
2019 Population	59,217		122,679		554,426	
White	23,913	40.38%	43,974	35.84%	205,182	37.01%
Black	29,506	49.83%	67,758	55.23%	300,989	54.29%
Am. Indian & Alaskan	289	0.49%	631	0.51%	4,832	0.87%
Asian	3,446	5.82%	6,341	5.17%	26,656	4.81%
Hawaiian & Pacific Island	39	0.07%	167	0.14%	786	0.14%
Other	2,024	3.42%	3,807	3.10%	15,980	2.88%
U.S. Armed Forces	240		469		5,042	
Households						
2024 Projection	21,235		43,510		201,763	
2019 Estimate	20,744		42,548		197,422	
2010 Census	18,841		39,205		184,224	
Growth 2019 - 2024	2.37%		2.26%		2.20%	
Growth 2010 - 2019	10.10%		8.53%		7.16%	
Owner Occupied	17,667	85.17%	34,768	81.71%	132,913	67.32%
Renter Occupied	3,076	14.83%	7,780	18.29%	64,508	32.68%
2019 Households by HH Income	20,742		42,549		197,422	
Income: <$25,000	1,168	5.63%	2,393	5.62%	18,966	9.61%
Income: $25,000 - $50,000	1,690	8.15%	4,058	9.54%	28,475	14.42%
Income: $50,000 - $75,000	2,311	11.14%	5,677	13.34%	33,498	16.97%
Income: $75,000 - $100,000	2,854	13.76%	5,955	14.00%	30,085	15.24%
Income: $100,000 - $125,000	3,223	15.54%	6,400	15.04%	25,927	13.13%
Income: $125,000 - $150,000	2,771	13.36%	5,039	11.84%	18,414	9.33%
Income: $150,000 - $200,000	3,291	15.87%	6,422	15.09%	22,240	11.27%
Income: $200,000+	3,434	16.56%	6,605	15.52%	19,817	10.04%
2019 Avg Household Income	$137,828		$132,841		$109,142	
2019 Med Household Income	$118,212		$112,466		$89,768	

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6000 Laurel Bowie Rd - Bowie Business Park

Location:	**Bowie Business Park** **E Prince George's County Cluster** **Bowie Submarket** **Prince George's County** **Bowie, MD 20715**
Landlord Rep:	**RFF Properties**
Developer:	**Huntmar Associates, Ltd.**
Management:	**RFF Properties**
Recorded Owner:	**RFF/Collington LLC**
For Sale:	**Not For Sale**
Expenses:	**2019 Tax @ $1.01/sf; 2012 Combined Est Tax/Ops @ $3.00/sf**
Parcel Number:	**14-1674621, 14-3611779, 14-3618410**
Parking:	**133 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Building Type:	**Class B Office**
Status:	**Built 1973**
Stories:	**2**
RBA:	**38,191 SF**
Typical Floor:	**19,000 SF**
Total Avail:	**No Spaces Currently Available**
% Leased:	**100%**

Building Notes

High visibility at corner of Routes 197 and 450 in Bowie. Located just blocks from Route 50, excellent access to Annapolis and Washington, D.C. Abundant on-site parking provided.

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Bowie Demographic Summary Report

Bowie Business Park

6000 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **Class B Office**
Class: **B**
RBA: **38,191 SF**
Typical Floor: **19,000 SF**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	60,624		126,047		564,150	
2019 Estimate	59,133		123,356		552,097	
2010 Census	53,199		114,026		514,883	
Growth 2019 - 2024	2.52%		2.18%		2.18%	
Growth 2010 - 2019	11.15%		8.18%		7.23%	
2019 Population by Hispanic Origin	4,869		11,021		86,797	
2019 Population	59,133		123,356		552,097	
White	23,615	39.94%	43,907	35.59%	203,959	36.94%
Black	29,805	50.40%	68,492	55.52%	300,373	54.41%
Am. Indian & Alaskan	279	0.47%	631	0.51%	4,797	0.87%
Asian	3,361	5.68%	6,334	5.13%	26,347	4.77%
Hawaiian & Pacific Island	38	0.06%	165	0.13%	778	0.14%
Other	2,034	3.44%	3,826	3.10%	15,843	2.87%
U.S. Armed Forces	233		470		4,942	
Households						
2024 Projection	21,610		43,788		201,107	
2019 Estimate	21,090		42,826		196,779	
2010 Census	19,043		39,490		183,624	
Growth 2019 - 2024	2.47%		2.25%		2.20%	
Growth 2010 - 2019	10.75%		8.45%		7.16%	
Owner Occupied	17,765	84.23%	35,018	81.77%	132,515	67.34%
Renter Occupied	3,326	15.77%	7,808	18.23%	64,264	32.66%
2019 Households by HH Income	21,089		42,824		196,780	
Income: <$25,000	1,239	5.88%	2,388	5.58%	18,962	9.64%
Income: $25,000 - $50,000	1,730	8.20%	4,077	9.52%	28,386	14.43%
Income: $50,000 - $75,000	2,375	11.26%	5,712	13.34%	33,341	16.94%
Income: $75,000 - $100,000	2,895	13.73%	5,992	13.99%	30,015	15.25%
Income: $100,000 - $125,000	3,323	15.76%	6,435	15.03%	25,806	13.11%
Income: $125,000 - $150,000	2,767	13.12%	5,083	11.87%	18,350	9.33%
Income: $150,000 - $200,000	3,284	15.57%	6,460	15.08%	22,155	11.26%
Income: $200,000+	3,476	16.48%	6,677	15.59%	19,765	10.04%
2019 Avg Household Income	$137,109		$133,042		$109,128	
2019 Med Household Income	$117,344		$112,599		$89,743	

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14207 Annapolis Rd

Location: **E Prince George's County Cluster**
Bowie Submarket
Prince George's County
Bowie, MD 20720

Landlord Rep: **-**
Developer: **-**
Management: **West Newbridge Development, LLC**
Recorded Owner: **West Newbridge Development, LLC**
Expenses: **2019 Tax @ $5.40/sf**

Parcel Number: **07-5521236**

Street Frontage: **36 feet on Annapolis Rd(with 1 curb cut)**
Parking: **28 free Surface Spaces are available**

Building Type: **Retail/Restaurant**
Bldg Status: **Built 1957**
Building Size: **2,710 SF**
Typical Floor Size: **1,355 SF**
Stories: **2**
Land Area: **2.76 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

14207 Annapolis Rd, Bowie, MD 20720

Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **2,710 SF**
Year Built: **1957**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	61,936		129,986		574,471	
2019 Estimate	60,458		127,267		562,664	
2010 Census	54,644		117,907		527,056	
Growth 2019 - 2024	2.44%		2.14%		2.10%	
Growth 2010 - 2019	10.64%		7.94%		6.76%	
2019 Population by Hispanic Origin	4,951		11,612		87,611	
2019 Population	60,458		127,267		562,664	
White	23,756	39.29%	44,359	34.86%	205,086	36.45%
Black	30,895	51.10%	71,745	56.37%	308,828	54.89%
Am. Indian & Alaskan	281	0.46%	655	0.51%	4,867	0.86%
Asian	3,414	5.65%	6,448	5.07%	27,192	4.83%
Hawaiian & Pacific Island	42	0.07%	170	0.13%	784	0.14%
Other	2,069	3.42%	3,889	3.06%	15,906	2.83%
U.S. Armed Forces	235		471		4,075	
Households						
2024 Projection	22,117		45,090		203,734	
2019 Estimate	21,603		44,118		199,490	
2010 Census	19,607		40,774		186,883	
Growth 2019 - 2024	2.38%		2.20%		2.13%	
Growth 2010 - 2019	10.18%		8.20%		6.75%	
Owner Occupied	18,229	84.38%	36,163	81.97%	134,165	67.25%
Renter Occupied	3,374	15.62%	7,956	18.03%	65,325	32.75%
2019 Households by HH Income	21,601		44,117		199,490	
Income: <$25,000	1,275	5.90%	2,499	5.66%	20,153	10.10%
Income: $25,000 - $50,000	1,766	8.18%	4,223	9.57%	28,883	14.48%
Income: $50,000 - $75,000	2,447	11.33%	5,969	13.53%	33,777	16.93%
Income: $75,000 - $100,000	2,938	13.60%	6,203	14.06%	30,420	15.25%
Income: $100,000 - $125,000	3,394	15.71%	6,620	15.01%	26,082	13.07%
Income: $125,000 - $150,000	2,852	13.20%	5,196	11.78%	18,372	9.21%
Income: $150,000 - $200,000	3,363	15.57%	6,614	14.99%	22,248	11.15%
Income: $200,000+	3,566	16.51%	6,793	15.40%	19,555	9.80%
2019 Avg Household Income	$137,165		$132,335		$108,053	
2019 Med Household Income	$117,490		$111,950		$88,915	

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14201 Woodcliff Ct

Location: **AKA 14201-14211 Woodcliff Ct**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20720

Landlord Rep: **NAI Michael**
Management: **Santos LLC**
Recorded Owner: **Santos Llc**
Sales Company: **NAI Michael: Andy Mayr (301) 918-2919**

Ceiling Height: **17'0"-22'0"**
Column Spacing: **40'w x 35'd**
Drive Ins: **3 - 14'0"w x 10'0"h** Loading
Docks: **None**
Power: **-**

Building Type: **Class B Flex/R&D**
Status: **Built May 2008**
Tenancy: **Multiple Tenant**

Land Area: **2 AC**
Stories: **1**
RBA: **28,800 SF**

Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Crane: **None**
Rail Line: **-**
Cross Docks: **-**
Const Mat: **Masonry**
Utilities: **Gas - Natural, Lighting - Sodium, Sewer - City, Water - City**

For Sale: **For Sale at $4,995,000 ($173.44/SF) - Active**
Expenses: **2018 Tax @ $0.66/sf; 2009 Ops @ $0.33/sf**
Parcel Number: **07-0804476**
Parking: **54 free Surface Spaces are available; Ratio of 1.88/1,000 SF**
Amenities: **Air Conditioning, Skylights**

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Bowie Demographic Summary Report

14201 Woodcliff Ct, Bowie, MD 20720

Building Type: **Flex**
RBA: **28,800 SF**
Typical Floor: **28,800 SF**
Total Available: **28,800 SF**

Warehse Avail: **28,800 SF**
Office Avail: **-**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	64,703		133,517		581,132	
2019 Estimate	63,236		130,656		569,243	
2010 Census	57,585		120,515		533,618	
Growth 2019 - 2024	2.32%		2.19%		2.09%	
Growth 2010 - 2019	9.81%		8.41%		6.68%	
2019 Population by Hispanic Origin	5,113		11,956		87,699	
2019 Population	63,236		130,656		569,243	
White	24,283	38.40%	43,340	33.17%	202,648	35.60%
Black	32,887	52.01%	76,005	58.17%	318,204	55.90%
Am. Indian & Alaskan	287	0.45%	670	0.51%	4,935	0.87%
Asian	3,574	5.65%	6,528	5.00%	26,773	4.70%
Hawaiian & Pacific Island	47	0.07%	173	0.13%	778	0.14%
Other	2,159	3.41%	3,940	3.02%	15,904	2.79%
U.S. Armed Forces	242		458		3,734	
Households						
2024 Projection	23,157		46,316		206,066	
2019 Estimate	22,648		45,295		201,804	
2010 Census	20,720		41,683		189,270	
Growth 2019 - 2024	2.25%		2.25%		2.11%	
Growth 2010 - 2019	9.31%		8.67%		6.62%	
Owner Occupied	19,124	84.44%	37,239	82.21%	136,122	67.45%
Renter Occupied	3,525	15.56%	8,057	17.79%	65,682	32.55%
2019 Households by HH Income	22,650		45,295		201,805	
Income: <$25,000	1,364	6.02%	2,585	5.71%	20,895	10.35%
Income: $25,000 - $50,000	1,884	8.32%	4,337	9.58%	29,294	14.52%
Income: $50,000 - $75,000	2,569	11.34%	6,216	13.72%	34,219	16.96%
Income: $75,000 - $100,000	3,053	13.48%	6,381	14.09%	30,789	15.26%
Income: $100,000 - $125,000	3,574	15.78%	6,845	15.11%	26,394	13.08%
Income: $125,000 - $150,000	3,016	13.32%	5,296	11.69%	18,522	9.18%
Income: $150,000 - $200,000	3,537	15.62%	6,788	14.99%	22,258	11.03%
Income: $200,000+	3,653	16.13%	6,847	15.12%	19,434	9.63%
2019 Avg Household Income	$136,280		$131,603		$107,333	
2019 Med Household Income	$117,172		$111,426		$88,393	

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13613-13637 Annapolis Rd - Colonial Village Shoppes - West Bowie Village

Location: **Colonial Village Shoppes**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20720

Landlord Rep: **Commercial 100**
Developer: **K&P Builders**
Management: **Bowie Crofton Property Management Company Inc.**
Recorded Owner: **-**
Expenses: **2019 Tax @ $0.13/sf**

Parcel Number: **07-0821629**

Street Frontage: **81 feet on Annapolis Rd.**
Parking: **132 Surface Spaces are available; Ratio of 6.60/1,000 SF**

Building Type: **Retail/(Strip Center)**
Bldg Status: **Built 1975**
Building Size: **20,000 SF**
Typical Floor Size: **20,000 SF**
Stories: **1**
Land Area: **1.67 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

Colonial Village Shoppes

13613-13637 Annapolis Rd, Bowie, MD 20720

Building Type: **General Retail**
Secondary: **-**
GLA: **20,000 SF**
Year Built: **1975**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	62,200		139,392		617,113	
2019 Estimate	61,006		136,815		603,991	
2010 Census	56,764		128,278		563,884	
Growth 2019 - 2024	1.96%		1.88%		2.17%	
Growth 2010 - 2019	7.47%		6.66%		7.11%	
2019 Population by Hispanic Origin	5,161		14,376		94,899	
2019 Population	61,006		136,815		603,991	
White	23,898	39.17%	43,920	32.10%	216,249	35.80%
Black	31,225	51.18%	81,022	59.22%	333,209	55.17%
Am. Indian & Alaskan	296	0.49%	779	0.57%	5,290	0.88%
Asian	3,499	5.74%	6,907	5.05%	31,146	5.16%
Hawaiian & Pacific Island	48	0.08%	180	0.13%	849	0.14%
Other	2,040	3.34%	4,006	2.93%	17,247	2.86%
U.S. Armed Forces	239		432		4,057	
Households						
2024 Projection	21,527		47,686		217,039	
2019 Estimate	21,125		46,789		212,364	
2010 Census	19,723		43,830		198,451	
Growth 2019 - 2024	1.90%		1.92%		2.20%	
Growth 2010 - 2019	7.11%		6.75%		7.01%	
Owner Occupied	18,627	88.18%	38,168	81.57%	140,352	66.09%
Renter Occupied	2,499	11.83%	8,621	18.43%	72,012	33.91%
2019 Households by HH Income	21,125		46,787		212,365	
Income: <$25,000	1,155	5.47%	2,791	5.97%	22,857	10.76%
Income: $25,000 - $50,000	1,688	7.99%	4,741	10.13%	31,392	14.78%
Income: $50,000 - $75,000	2,327	11.02%	6,604	14.12%	36,034	16.97%
Income: $75,000 - $100,000	2,666	12.62%	6,742	14.41%	32,192	15.16%
Income: $100,000 - $125,000	3,269	15.47%	6,918	14.79%	27,593	12.99%
Income: $125,000 - $150,000	2,948	13.96%	5,325	11.38%	19,371	9.12%
Income: $150,000 - $200,000	3,487	16.51%	6,815	14.57%	23,012	10.84%
Income: $200,000+	3,585	16.97%	6,851	14.64%	19,914	9.38%
2019 Avg Household Income	$139,791		$129,371		$106,095	
2019 Med Household Income	$120,850		$109,090		$87,347	

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6101-6141 High Bridge Rd - The Shoppes at Highbridge

Location: **AKA 6001 Highbridge Rd**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20720

Landlord Rep: **KLNB Retail**
Developer: **-**
Management: **-**
Recorded Owner: **Highbridge Commercial Llc**
Expenses: **2011 Tax @ $6.37/sf**

Parcel Number: **14-3716024**

Amenities: **Signalized Intersection**

Street Frontage: **536 feet on Annapolis Rd**
251 feet on High Bridge Rd

Parking: **Ratio of 5.00/1,000 SF**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 2007**
Building Size: **28,400 SF**
Typical Floor Size: **28,400 SF**
Stories: **1**
Land Area: **11 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	59,534		137,927		630,097	
2019 Estimate	58,480		135,440		616,303	
2010 Census	54,906		127,304		573,488	
Growth 2019 - 2024	1.80%		1.84%		2.24%	
Growth 2010 - 2019	6.51%		6.39%		7.47%	
2019 Population by Hispanic Origin	5,013		14,589		98,654	
2019 Population	58,480		135,440		616,303	
White	23,397	40.01%	43,419	32.06%	222,612	36.12%
Black	29,327	50.15%	80,199	59.21%	337,054	54.69%
Am. Indian & Alaskan	289	0.49%	777	0.57%	5,422	0.88%
Asian	3,468	5.93%	6,915	5.11%	32,499	5.27%
Hawaiian & Pacific Island	49	0.08%	175	0.13%	880	0.14%
Other	1,951	3.34%	3,955	2.92%	17,836	2.89%
U.S. Armed Forces	236		424		4,541	
Households						
2024 Projection	20,207		47,114		221,702	
2019 Estimate	19,860		46,248		216,743	
2010 Census	18,710		43,420		201,622	
Growth 2019 - 2024	1.75%		1.87%		2.29%	
Growth 2010 - 2019	6.15%		6.51%		7.50%	
Owner Occupied	17,858	89.92%	37,517	81.12%	141,799	65.42%
Renter Occupied	2,002	10.08%	8,731	18.88%	74,945	34.58%
2019 Households by HH Income	19,861		46,249		216,744	
Income: <$25,000	1,065	5.36%	2,809	6.07%	23,461	10.82%
Income: $25,000 - $50,000	1,519	7.65%	4,824	10.43%	32,259	14.88%
Income: $50,000 - $75,000	2,092	10.53%	6,582	14.23%	37,026	17.08%
Income: $75,000 - $100,000	2,486	12.52%	6,667	14.42%	32,711	15.09%
Income: $100,000 - $125,000	3,056	15.39%	6,753	14.60%	28,055	12.94%
Income: $125,000 - $150,000	2,843	14.31%	5,256	11.36%	19,721	9.10%
Income: $150,000 - $200,000	3,364	16.94%	6,639	14.35%	23,332	10.76%
Income: $200,000+	3,436	17.30%	6,719	14.53%	20,179	9.31%
2019 Avg Household Income	$141,449		$128,638		$105,742	
2019 Med Household Income	$122,647		$108,302		$86,942	

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15160-15480 Annapolis Rd - Free State Shopping Center

Location: **E Prince George's County Cluster**
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **KLNB Retail**
Developer: **-**
Management: **-**
Recorded Owner: **New Market - Free State, LLC**
Expenses: **2011 Tax @ $27.24/sf, 2015 Est Tax @ $0.80/sf**

Parcel Number: **14-3742806**

Amenities: **Drive Thru, Signalized Intersection** Street Frontage:
198 feet on Annapolis Rd(with 2 curb cuts)

Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**

Building Type: **Retail**
Bldg Status: **Built 1970**
Building Size: **24,602 SF**
Typical Floor Size: **24,602 SF**
Stories: **1**
Land Area: **1.86 AC**

Total Avail: **14,431 SF**
% Leased: **46.3%**
Total Spaces Avail: **6**
Smallest Space: **1,210 SF**
Bldg Vacant: **14431**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1A	2,847	2,847	2,847	Withheld	Vacant	Negotiable	Direct
KLNB Retail / Mason Bernstein (443) 632-2089							
P 1st / Suite 1B	4,796	4,796	4,796	Withheld	Vacant	Negotiable	Direct
KLNB Retail / Mason Bernstein (443) 632-2089							
P 1st / Suite 21	1,432	1,432	1,432	Withheld	Vacant	Negotiable	Direct
KLNB Retail / Mason Bernstein (443) 632-2089							
P 1st / Suite 23	2,348	2,348	2,348	Withheld	Vacant	Negotiable	Direct
KLNB Retail / Mason Bernstein (443) 632-2089							

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15160-15480 Annapolis Rd - Free State Shopping Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 240	1,210	1,210	1,210	$33.75/nnn	Vacant	Thru Aug 2022	Sublet
4 Dimensional Real Estate Solutions / Gary Edell (703) 906-0651							
Retail Sublease with approx. 4 years remaining on lease. Excellent visibility and traffic to the shopping center. Ample parking in front of the space. Available immediately. Space delivered as-is and landlord will consider a direct lease.							
P 1st / Suite 25	1,798	1,798	1,798	Withheld	Vacant	Negotiable	Direct
KLNB Retail / Mason Bernstein (443) 632-2089							

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Bowie Demographic Summary Report

Free State Shopping Center

15160-15480 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**
Secondary: **-**
GLA: **24,602 SF**
Year Built: **1970**

Total Available: **14,431 SF**
% Leased: **46.26%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	54,829		111,965		504,939	
2019 Estimate	53,414		110,182		493,690	
2010 Census	47,962		106,484		460,825	
Growth 2019 - 2024	2.65%		1.62%		2.28%	
Growth 2010 - 2019	11.37%		3.47%		7.13%	
2019 Population by Hispanic Origin	4,346		8,470		65,504	
2019 Population	53,414		110,182		493,690	
White	25,513	47.76%	51,029	46.31%	194,628	39.42%
Black	22,954	42.97%	48,660	44.16%	256,747	52.01%
Am. Indian & Alaskan	241	0.45%	493	0.45%	3,721	0.75%
Asian	2,832	5.30%	6,161	5.59%	23,202	4.70%
Hawaiian & Pacific Island	35	0.07%	154	0.14%	688	0.14%
Other	1,839	3.44%	3,685	3.34%	14,705	2.98%
U.S. Armed Forces	256		617		5,969	
Households						
2024 Projection	19,894		39,570		182,227	
2019 Estimate	19,397		38,941		178,138	
2010 Census	17,530		37,703		166,429	
Growth 2019 - 2024	2.56%		1.62%		2.30%	
Growth 2010 - 2019	10.65%		3.28%		7.04%	
Owner Occupied	16,138	83.20%	32,568	83.63%	122,403	68.71%
Renter Occupied	3,259	16.80%	6,373	16.37%	55,736	31.29%
2019 Households by HH Income	19,397		38,942		178,139	
Income: <$25,000	1,174	6.05%	1,999	5.13%	15,013	8.43%
Income: $25,000 - $50,000	1,731	8.92%	3,240	8.32%	24,877	13.96%
Income: $50,000 - $75,000	2,304	11.88%	4,605	11.83%	28,778	16.15%
Income: $75,000 - $100,000	2,658	13.70%	5,256	13.50%	26,717	15.00%
Income: $100,000 - $125,000	3,106	16.01%	6,051	15.54%	23,582	13.24%
Income: $125,000 - $150,000	2,454	12.65%	5,057	12.99%	17,319	9.72%
Income: $150,000 - $200,000	2,951	15.21%	6,258	16.07%	21,289	11.95%
Income: $200,000+	3,019	15.56%	6,476	16.63%	20,564	11.54%
2019 Avg Household Income	$133,935		$138,173		$114,661	
2019 Med Household Income	$114,741		$118,058		$94,090	

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January 8 2020 EDC Bus Tour Book

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3327 Superior Ln - Bowie Professional Building

Location: **Bowie Professional Building**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **St. John Properties**
Developer: **Bowie Professional Bldg**
Management: **St. John Properties**
Recorded Owner: **Cabin Branch Joint Venture**

For Sale: **Not For Sale**
Expenses: **2018 Tax @ $2.78/sf**
Parcel Number: **07-0667535**
Parking: **79 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Building Type: **Class B Office/Medical**

Status: **Built 1975**
Stories: **2**
RBA: **15,360 SF**
Typical Floor: **7,680 SF**
Total Avail: **12,949 SF**
% Leased: **24.5%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,280	1,280	1,280	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Fully built out dental office							
P 1st / Suite 103	3,804	3,804	3,804	$15.00/mg	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Current home to a fitness association. Space was recently renovated and kept impeccably by the current tenant. The suite can adopt to a wide variety of space uses. Grea accessibility to local highways.							
P 1st / Suite 106 & 108	2,751	2,751	2,751	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
P 2nd / Suite 200 & 208	2,138	2,138	2,138	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
all office							
P 2nd / Suite 203	756	756	756	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Nicely built out office space							

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3327 Superior Ln - Bowie Professional Building(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 204	1,356	1,356	1,356	Withheld	30 Days	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Fully built out medical space							
P 2nd / Suite 205	864	864	864	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							

Building Notes

Bowie Professional Building is a 15,633 square foot two-story office building located in Bowie, MD directly across from Bowie Marketplace. Situated between Annapolis and Washington D.C. this building offers economical office space in a prime location. Offices are built to suit with suite sizes starting at 756 square feet.

Parking: 79 Spaces
Zoning: CSC

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Bowie Demographic Summary Report

Bowie Professional Building

3327 Superior Ln, Bowie, MD 20715

Building Type: **Class B Office**
Class: **B**
RBA: **15,360 SF**
Typical Floor: **7,680 SF**

Total Available: **12,949 SF**
% Leased: **24.52%**
Rent/SF/Yr: **$15.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	54,389		112,022		501,777	
2019 Estimate	52,977		110,249		490,595	
2010 Census	47,559		106,603		458,017	
Growth 2019 - 2024	2.67%		1.61%		2.28%	
Growth 2010 - 2019	11.39%		3.42%		7.11%	
2019 Population by Hispanic Origin	4,283		8,458		64,556	
2019 Population	52,977		110,249		490,595	
White	25,629	48.38%	51,109	46.36%	194,338	39.61%
Black	22,480	42.43%	48,645	44.12%	254,527	51.88%
Am. Indian & Alaskan	237	0.45%	492	0.45%	3,666	0.75%
Asian	2,778	5.24%	6,154	5.58%	22,821	4.65%
Hawaiian & Pacific Island	34	0.06%	154	0.14%	679	0.14%
Other	1,818	3.43%	3,695	3.35%	14,564	2.97%
U.S. Armed Forces	257		605		5,802	
Households						
2024 Projection	19,832		39,594		180,991	
2019 Estimate	19,335		38,969		176,939	
2010 Census	17,477		37,753		165,400	
Growth 2019 - 2024	2.57%		1.60%		2.29%	
Growth 2010 - 2019	10.63%		3.22%		6.98%	
Owner Occupied	15,988	82.69%	32,601	83.66%	121,865	68.87%
Renter Occupied	3,348	17.32%	6,368	16.34%	55,074	31.13%
2019 Households by HH Income	19,335		38,967		176,939	
Income: <$25,000	1,189	6.15%	1,992	5.11%	14,844	8.39%
Income: $25,000 - $50,000	1,753	9.07%	3,237	8.31%	24,602	13.90%
Income: $50,000 - $75,000	2,346	12.13%	4,590	11.78%	28,538	16.13%
Income: $75,000 - $100,000	2,642	13.66%	5,250	13.47%	26,500	14.98%
Income: $100,000 - $125,000	3,104	16.05%	6,053	15.53%	23,375	13.21%
Income: $125,000 - $150,000	2,422	12.53%	5,062	12.99%	17,233	9.74%
Income: $150,000 - $200,000	2,915	15.08%	6,269	16.09%	21,168	11.96%
Income: $200,000+	2,964	15.33%	6,514	16.72%	20,679	11.69%
2019 Avg Household Income	$133,033		$138,421		$115,057	
2019 Med Household Income	$113,993		$118,232		$94,325	

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January 8 2020 EDC Bus Tour Book

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15505 Annapolis Rd - Bowie Marketplace

Location: **Bowie Marketplace**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **Berman Enterprises**
Developer: **Berman Enterprises**
Management: **-**
Recorded Owner: **BE Bowie LLC**
Expenses: **2016 Tax @ $0.13/sf**

Parcel Number: **07-5566792**

Amenities: **Air Conditioning**

Parking: **-**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 2016**
Building Size: **65,243 SF**
Typical Floor Size: **65,243 SF**
Stories: **1**
Land Area: **10.19 AC**

Total Avail: **7,487 SF**
% Leased: **88.5%**
Total Spaces Avail: **2**
Smallest Space: **1,500 SF**
Bldg Vacant: **7487**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND / Suite 200	4,487	4,487	4,487	Withheld	Vacant	Negotiable	New
Berman Enterprises / Adam Berman (301) 512-4069 / Benjamin Berman (301) 512-4069							
P GRND / Suite 210	1,500 - 3,000	3,000	3,000	Withheld	Vacant	Negotiable	New
Berman Enterprises / Adam Berman (301) 512-4069 / Benjamin Berman (301) 512-4069							

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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: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	54,561		112,658		499,572	
2019 Estimate	53,136		110,852		488,553	
2010 Census	47,609		106,995		456,448	
Growth 2019 - 2024	2.68%		1.63%		2.26%	
Growth 2010 - 2019	11.61%		3.60%		7.03%	
2019 Population by Hispanic Origin	4,306		8,475		64,731	
2019 Population	53,136		110,852		488,553	
White	25,221	47.46%	50,822	45.85%	190,497	38.99%
Black	22,993	43.27%	49,543	44.69%	256,502	52.50%
Am. Indian & Alaskan	240	0.45%	494	0.45%	3,675	0.75%
Asian	2,817	5.30%	6,135	5.53%	22,667	4.64%
Hawaiian & Pacific Island	35	0.07%	154	0.14%	679	0.14%
Other	1,830	3.44%	3,704	3.34%	14,533	2.97%
U.S. Armed Forces	254		594		5,726	
Households						
2024 Projection	19,860		39,789		180,263	
2019 Estimate	19,359		39,152		176,267	
2010 Census	17,462		37,854		164,890	
Growth 2019 - 2024	2.59%		1.63%		2.27%	
Growth 2010 - 2019	10.86%		3.43%		6.90%	
Owner Occupied	16,058	82.95%	32,805	83.79%	121,184	68.75%
Renter Occupied	3,302	17.06%	6,346	16.21%	55,083	31.25%
2019 Households by HH Income	19,360		39,151		176,266	
Income: <$25,000	1,187	6.13%	2,003	5.12%	14,911	8.46%
Income: $25,000 - $50,000	1,728	8.93%	3,271	8.35%	24,652	13.99%
Income: $50,000 - $75,000	2,319	11.98%	4,624	11.81%	28,573	16.21%
Income: $75,000 - $100,000	2,655	13.71%	5,269	13.46%	26,562	15.07%
Income: $100,000 - $125,000	3,112	16.07%	6,097	15.57%	23,306	13.22%
Income: $125,000 - $150,000	2,437	12.59%	5,093	13.01%	17,094	9.70%
Income: $150,000 - $200,000	2,933	15.15%	6,282	16.05%	20,961	11.89%
Income: $200,000+	2,989	15.44%	6,512	16.63%	20,207	11.46%
2019 Avg Household Income	$133,497		$138,183		$114,366	
2019 Med Household Income	$114,387		$118,076		$93,820	

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16901 Melford Blvd - Melford Plaza II - Melford Town Center

Location: **Melford Plaza II**
Rt 50 & Rt 3
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **St. John Properties**
Developer: **St. John Properties**
Management: **-**
Recorded Owner: **St. John Properties**

Building Type: **Class A Office**

Status: **Built 2009**
Stories: **4**
RBA: **151,892 SF**
Typical Floor: **37,973 SF**
Total Avail: **151,892 SF**
% Leased: **62.9%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $2.08/sf**
Parcel Number: **07-3878329**
Parking: **760 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 105	2,200	2,200	2,200	Withheld	30 Days	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
P 1st / Suite 120	7,971	15,758	15,758	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Class 'A' office, 1st floor class 'A' office, build to suit							
P 1st / Suite 121, 123 & 129	7,787	15,758	15,758	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Efficient layout, Class 'A' office, 1st floor class 'A' office, build to suit							
E 2nd	38,564	38,564	38,564	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Class 'A' office, 2nd floor class 'A' office with balconies, build to suit							
P 3rd / Suite 300	24,727	24,727	24,727	$25.00/fs	Vacant	Thru Dec 2020	Sublet
GSC Real Estate / Bill M. Giuliano (703) 847-7200 x102							

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16901 Melford Blvd - Melford Plaza II - Melford Town Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300	24,727	24,727	24,727	Withheld	12/2020	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
mostly open space, 3 sides of glass							
P 3rd / Suite 322	2,054	2,054	2,054	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Class 'A' office, 3rd floor class 'A' office, build to suit							
P 3rd / Suite 329	2,655	2,655	2,655	Withheld	Negotiable	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Class 'A' office, nicely built out third floor office space							
P 4th / Suite 400	1,252 - 41,782	41,782	41,782	Withheld	30 Days	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Mostly open space with upgraded finishes							

Building Notes

Melford Plaza II is a 4-Story Class 'A' office building located in Maryland Science and Technology Center @ Melford in Bowie, MD. This dynamic, multiuse business community is located at the intersection of US Rt. 50 and Rt. 3/301, between Annapolis and Washington, D.C.

The 155,000 sq. ft. building, designed and developed for LEED certification, features a two-story atrium lobby with rotating 16 ft. high metal sculpture, an exterior of blue ribbon glass and brick, and virtual column-free construction on 37,500 sq. ft. floorplates.

This building is seeking Silver LEED certification from the USGBC.

In 2009, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

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Bowie Demographic Summary Report

Melford Plaza II

16901 Melford Blvd, Bowie, MD 20715

Building Type: **Class A Office**
Class: **A**
RBA: **151,892 SF**
Typical Floor: **37,973 SF**

Total Available: **151,892 SF**
% Leased: **62.88%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	47,593		104,091		431,551	
2019 Estimate	46,372		101,976		421,836	
2010 Census	41,642		95,923		393,238	
Growth 2019 - 2024	2.63%		2.07%		2.30%	
Growth 2010 - 2019	11.36%		6.31%		7.27%	
2019 Population by Hispanic Origin	3,860		7,301		44,899	
2019 Population	46,372		101,976		421,836	
White	21,780	46.97%	48,688	47.74%	167,131	39.62%
Black	20,380	43.95%	44,224	43.37%	221,969	52.62%
Am. Indian & Alaskan	211	0.46%	436	0.43%	2,734	0.65%
Asian	2,329	5.02%	5,104	5.01%	17,803	4.22%
Hawaiian & Pacific Island	64	0.14%	130	0.13%	504	0.12%
Other	1,609	3.47%	3,394	3.33%	11,694	2.77%
U.S. Armed Forces	216		493		3,365	
Households						
2024 Projection	17,565		37,231		156,902	
2019 Estimate	17,135		36,475		153,371	
2010 Census	15,521		34,363		143,296	
Growth 2019 - 2024	2.51%		2.07%		2.30%	
Growth 2010 - 2019	10.40%		6.15%		7.03%	
Owner Occupied	13,945	81.38%	30,611	83.92%	114,216	74.47%
Renter Occupied	3,190	18.62%	5,864	16.08%	39,155	25.53%
2019 Households by HH Income	17,135		36,475		153,373	
Income: <$25,000	1,112	6.49%	1,933	5.30%	12,243	7.98%
Income: $25,000 - $50,000	1,665	9.72%	3,129	8.58%	19,741	12.87%
Income: $50,000 - $75,000	2,333	13.62%	4,281	11.74%	23,441	15.28%
Income: $75,000 - $100,000	2,428	14.17%	4,828	13.24%	23,167	15.11%
Income: $100,000 - $125,000	2,916	17.02%	5,645	15.48%	20,888	13.62%
Income: $125,000 - $150,000	2,073	12.10%	4,693	12.87%	15,353	10.01%
Income: $150,000 - $200,000	2,380	13.89%	5,605	15.37%	18,866	12.30%
Income: $200,000+	2,228	13.00%	6,361	17.44%	19,674	12.83%
2019 Avg Household Income	$125,922		$139,123		$119,155	
2019 Med Household Income	$108,826		$118,009		$97,943	

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January 8 2020 EDC Bus Tour Book

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5041 Howerton Way - Building H - Melford Town Center

Location: **Building H**
Block 6
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **St. John Properties**
Management: **St. John Properties**
Recorded Owner: -

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Building Type: **Class B Flex**
Status: **Built 2019**
Tenancy: -

Land Area: -
Stories: **1**
RBA: **34,560 SF**

Total Avail: **34,560 SF**
% Leased: **0%**

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: **Masonry**
Utilities: -

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $0.80/sf** Parcel Number: **07-4055372**
Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	34,560	34,560	Withheld	Vacant	Negotiable	New

St. John Properties / William Jautze (410) 369-1213

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Bowie Demographic Summary Report

Building H

5041 Howerton Way, Bowie, MD 20715

Building Type: **Flex**
RBA: **34,560 SF**
Typical Floor: **34,560 SF**
Total Available: **34,560 SF**

Warehse Avail: **34,560 SF**
Office Avail: **-**
% Leased: **0%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	39,139		98,718		418,898	
2019 Estimate	38,282		96,600		408,738	
2010 Census	35,286		90,433		378,031	
Growth 2019 - 2024	2.24%		2.19%		2.49%	
Growth 2010 - 2019	8.49%		6.82%		8.12%	
2019 Population by Hispanic Origin	3,164		6,803		40,527	
2019 Population	38,282		96,600		408,738	
White	18,358	47.95%	48,441	50.15%	167,231	40.91%
Black	16,465	43.01%	39,634	41.03%	210,118	51.41%
Am. Indian & Alaskan	171	0.45%	416	0.43%	2,418	0.59%
Asian	1,870	4.88%	4,741	4.91%	17,148	4.20%
Hawaiian & Pacific Island	66	0.17%	130	0.13%	477	0.12%
Other	1,351	3.53%	3,239	3.35%	11,345	2.78%
U.S. Armed Forces	187		494		3,225	
Households						
2024 Projection	14,785		35,524		153,199	
2019 Estimate	14,467		34,766		149,489	
2010 Census	13,379		32,616		138,610	
Growth 2019 - 2024	2.20%		2.18%		2.48%	
Growth 2010 - 2019	8.13%		6.59%		7.85%	
Owner Occupied	11,494	79.45%	29,012	83.45%	111,503	74.59%
Renter Occupied	2,973	20.55%	5,753	16.55%	37,986	25.41%
2019 Households by HH Income	14,467		34,767		149,488	
Income: <$25,000	1,003	6.93%	1,853	5.33%	11,671	7.81%
Income: $25,000 - $50,000	1,531	10.58%	3,055	8.79%	18,760	12.55%
Income: $50,000 - $75,000	2,093	14.47%	4,167	11.99%	22,562	15.09%
Income: $75,000 - $100,000	2,103	14.54%	4,592	13.21%	22,316	14.93%
Income: $100,000 - $125,000	2,483	17.16%	5,391	15.51%	20,667	13.83%
Income: $125,000 - $150,000	1,646	11.38%	4,440	12.77%	15,281	10.22%
Income: $150,000 - $200,000	1,935	13.38%	5,265	15.14%	18,637	12.47%
Income: $200,000+	1,673	11.56%	6,004	17.27%	19,594	13.11%
2019 Avg Household Income	$121,002		$138,331		$120,418	
2019 Med Household Income	$105,069		$117,234		$99,366	

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17001 Science Dr - Melford Town Center

Location: **Melford Town Center**
Rt 50 & Rt 3
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20715

Landlord Rep: **St. John Properties**
Developer: **St. John Properties**
Management: **St. John Properties**
Recorded Owner: **St. John Properties**

Building Type: **Class A Office**

Status: **Built Sep 2002**
Stories: **1**
RBA: **30,450 SF**
Typical Floor: **30,450 SF**

Total Avail: **11,205 SF**
% Leased: **63.2%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $2.45/sf; 2007 Ops @ $5.86/sf**
Parcel Number: **07-3376837**
Parking: **153 free Surface Spaces are available; Ratio of 5.02/1,000 SF**
Amenities: **Waterfront**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 106	1,245	1,245	1,245	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Single-story office, 1st floor lakefront office, direct entry							
P 1st / Suite 108-109	2,490	2,490	2,490	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Former sleep center							
P 1st / Suite 108-111	2,490 - 7,470	7,470	7,470	Withheld	Vacant	Negotiable	Direct
St. John Properties / William Jautze (410) 369-1213							
Single-story office, open floor plan & private offices, lake view							

Building Notes

Maryland Science and Technology Center is a comprehensive planned business community being constructed on 466 acres. The business park is located directly adjacent to US Route 50 and MD Route 3/301 in Bowie and is positioned midway between Annapolis and Washington DC.

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17001 Science Dr - Melford Town Center(cont'd)

Phase I construction will provide close to one million square feet of commercial space, including more than 500,000 square feet of executive multi-story office, 120,000 square feet of single-story office and 320,000 square feet of research and development/flex office space. All of this new product will be serviced by 50,000 square feet of centrally-located retail space.

The unified architecture of MIE's planned 14 buildings, featuring an inter-connected trail system and a variety of space offerings, will provide Maryland Science and Technology Center a campus-like business environment.

Tenant sizes from 2,520 square feet to 149,000 square feet of space will offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available at the business community.

There is an Internet backbone drop located on the site, which provides unlimited bandwidth to local Internet gateways.

MIE Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance.

MIE has recently completed construction of a lakefront area comprising a boardwalk area, scenic overlook and solid granite fountain designed by Helaman Ferguson. The 10-acre twin lake system now serves as the park's centerpiece. With a surface area of approximately two acres, the upper pond has a storage capacity of 14-acre-feet at the normal water surface elevation of 96.6 feet. With a surface area of approximately eight acres, the lower pond has a storage capacity of 80 acre-feet at the normal water surface elevation of 93 feet.

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Bowie Demographic Summary Report

Melford Town Center

17001 Science Dr, Bowie, MD 20715

Building Type: **Class A Office**
Class: **A**
RBA: **30,450 SF**
Typical Floor: **30,450 SF**

Total Available: **11,205 SF**
% Leased: **63.2%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	47,914		105,906		425,839	
2019 Estimate	46,772		103,817		415,839	
2010 Census	42,663		98,265		386,093	
Growth 2019 - 2024	2.44%		2.01%		2.40%	
Growth 2010 - 2019	9.63%		5.65%		7.70%	
2019 Population by Hispanic Origin	3,784		7,534		43,395	
2019 Population	46,772		103,817		415,839	
White	23,469	50.18%	51,168	49.29%	169,862	40.85%
Black	19,090	40.82%	43,188	41.60%	213,271	51.29%
Am. Indian & Alaskan	206	0.44%	436	0.42%	2,588	0.62%
Asian	2,347	5.02%	5,373	5.18%	17,998	4.33%
Hawaiian & Pacific Island	55	0.12%	139	0.13%	491	0.12%
Other	1,605	3.43%	3,513	3.38%	11,629	2.80%
U.S. Armed Forces	239		534		3,469	
Households						
2024 Projection	17,802		37,919		155,153	
2019 Estimate	17,396		37,180		151,494	
2010 Census	15,988		35,288		140,876	
Growth 2019 - 2024	2.33%		1.99%		2.42%	
Growth 2010 - 2019	8.81%		5.36%		7.54%	
Owner Occupied	14,100	81.05%	31,060	83.54%	112,977	74.58%
Renter Occupied	3,296	18.95%	6,120	16.46%	38,517	25.42%
2019 Households by HH Income	17,396		37,178		151,494	
Income: <$25,000	1,117	6.42%	1,925	5.18%	11,852	7.82%
Income: $25,000 - $50,000	1,694	9.74%	3,179	8.55%	19,178	12.66%
Income: $50,000 - $75,000	2,372	13.64%	4,372	11.76%	22,885	15.11%
Income: $75,000 - $100,000	2,440	14.03%	5,014	13.49%	22,670	14.96%
Income: $100,000 - $125,000	2,960	17.02%	5,744	15.45%	20,775	13.71%
Income: $125,000 - $150,000	2,133	12.26%	4,813	12.95%	15,421	10.18%
Income: $150,000 - $200,000	2,385	13.71%	5,742	15.44%	18,928	12.49%
Income: $200,000+	2,295	13.19%	6,389	17.18%	19,785	13.06%
2019 Avg Household Income	$126,292		$138,758		$120,217	
2019 Med Household Income	$109,079		$117,840		$99,075	

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January 8 2020 EDC Bus Tour Book

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4500 Mitchellville Rd - PETsMART Store - Bowie Gateway Center

Location: **PETsMART Store**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **-**
Developer: **-**
Management: **-**
Recorded Owner: **Dorsey Run PM, LLC**
Expenses: **2019 Tax @ $4.22/sf; 2010 Est Ops @ $4.61/sf**

Parcel Number: **07-2976827**

Anchor Tenant(s): **PetSmart**

Parking: **190 Surface Spaces are available; Ratio of 8.27/1,000 SF**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 1997**
Building Size: **26,100 SF**
Typical Floor Size: **26,100 SF**
Stories: **1**
Land Area: **2.23 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

PETsMART Store

4500 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **26,100 SF**
Year Built: **1997**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	50,809		104,820		444,902	
2019 Estimate	49,342		102,470		434,778	
2010 Census	43,215		94,609		403,406	
Growth 2019 - 2024	2.97%		2.29%		2.33%	
Growth 2010 - 2019	14.18%		8.31%		7.78%	
2019 Population by Hispanic Origin	4,137		7,160		47,762	
2019 Population	49,342		102,470		434,778	
White	20,292	41.13%	42,736	41.71%	161,752	37.20%
Black	24,543	49.74%	50,915	49.69%	240,423	55.30%
Am. Indian & Alaskan	257	0.52%	433	0.42%	2,937	0.68%
Asian	2,418	4.90%	4,930	4.81%	17,521	4.03%
Hawaiian & Pacific Island	101	0.20%	130	0.13%	501	0.12%
Other	1,730	3.51%	3,326	3.25%	11,644	2.68%
U.S. Armed Forces	190		434		2,651	
Households						
2024 Projection	18,501		37,544		161,104	
2019 Estimate	17,988		36,703		157,411	
2010 Census	15,887		33,946		146,208	
Growth 2019 - 2024	2.85%		2.29%		2.35%	
Growth 2010 - 2019	13.22%		8.12%		7.66%	
Owner Occupied	14,749	81.99%	31,042	84.58%	117,775	74.82%
Renter Occupied	3,239	18.01%	5,661	15.42%	39,636	25.18%
2019 Households by HH Income	17,988		36,704		157,411	
Income: <$25,000	1,103	6.13%	1,983	5.40%	13,087	8.31%
Income: $25,000 - $50,000	1,649	9.17%	3,093	8.43%	20,392	12.95%
Income: $50,000 - $75,000	2,435	13.54%	4,311	11.75%	24,572	15.61%
Income: $75,000 - $100,000	2,647	14.72%	4,965	13.53%	24,133	15.33%
Income: $100,000 - $125,000	3,044	16.92%	5,831	15.89%	21,618	13.73%
Income: $125,000 - $150,000	2,102	11.69%	4,526	12.33%	15,388	9.78%
Income: $150,000 - $200,000	2,508	13.94%	5,726	15.60%	19,128	12.15%
Income: $200,000+	2,500	13.90%	6,269	17.08%	19,093	12.13%
2019 Avg Household Income	$128,295		$138,323		$116,994	
2019 Med Household Income	$109,527		$117,149		$96,396	

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4201 Mitchellville Rd - Old Line Bank

Location: **Old Line Bank**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **MacKenzie Commercial Real Estate Services, LLC**
Developer: **Old Line Bank**
Management: **MacKenzie Management**
Recorded Owner: **Old Line Bank**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $3.03/sf**
Parcel Number: **07-2920643**
Parking: **140 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Amenities: **Balcony, Banking**

Building Type: **Class B Office**

Status: **Built Apr 1997**
Stories: **5**
RBA: **55,754 SF**
Typical Floor: **11,150 SF**
Total Avail: **10,687 SF**
% Leased: **80.8%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd	1,500 - 10,687	10,687	10,687	Withheld	Vacant	Negotiable	Direct

MacKenzie Commercial Real Estate Services, LLC / David M. McClatchy (410) 953-0366 x124

Shell Condition - available immediately

Building Notes

This first-class, prestigious five-story office building is prominently located along Route 301 between Route 197 and Route 50, which provides direct highway access to Washington D.C., Baltimore and Annapolis. Its location in the Bowie Renaissance Center provides tenants with a variety of retail, dining, and entertainment choices within walking distance.
This building is the tallest of all surrounding properties and features a generous glass-line and four balconies per floor, which should provide outstanding panoramic views from upper floors.

Bank security guard on-site during banking hours.

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Bowie Demographic Summary Report

Old Line Bank

4201 Mitchellville Rd, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **55,754 SF**
Typical Floor: **11,150 SF**

Total Available: **10,687 SF**
% Leased: **80.83%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	48,965		106,582		442,767	
2019 Estimate	47,532		103,992		432,539	
2010 Census	41,523		94,825		400,438	
Growth 2019 - 2024	3.01%		2.49%		2.36%	
Growth 2010 - 2019	14.47%		9.67%		8.02%	
2019 Population by Hispanic Origin	3,963		7,124		46,861	
2019 Population	47,532		103,992		432,539	
White	19,102	40.19%	41,971	40.36%	159,374	36.85%
Black	24,152	50.81%	53,257	51.21%	241,050	55.73%
Am. Indian & Alaskan	246	0.52%	433	0.42%	2,894	0.67%
Asian	2,272	4.78%	4,867	4.68%	17,200	3.98%
Hawaiian & Pacific Island	102	0.21%	127	0.12%	496	0.11%
Other	1,657	3.49%	3,336	3.21%	11,524	2.66%
U.S. Armed Forces	178		433		2,246	
Households						
2024 Projection	17,901		38,289		160,806	
2019 Estimate	17,399		37,362		157,053	
2010 Census	15,334		34,139		145,476	
Growth 2019 - 2024	2.89%		2.48%		2.39%	
Growth 2010 - 2019	13.47%		9.44%		7.96%	
Owner Occupied	14,176	81.48%	31,703	84.85%	117,835	75.03%
Renter Occupied	3,222	18.52%	5,660	15.15%	39,218	24.97%
2019 Households by HH Income	17,397		37,362		157,051	
Income: <$25,000	1,092	6.28%	2,051	5.49%	13,063	8.32%
Income: $25,000 - $50,000	1,649	9.48%	3,160	8.46%	20,374	12.97%
Income: $50,000 - $75,000	2,389	13.73%	4,489	12.01%	24,566	15.64%
Income: $75,000 - $100,000	2,547	14.64%	5,106	13.67%	24,035	15.30%
Income: $100,000 - $125,000	2,948	16.95%	5,900	15.79%	21,625	13.77%
Income: $125,000 - $150,000	2,026	11.65%	4,516	12.09%	15,358	9.78%
Income: $150,000 - $200,000	2,368	13.61%	5,857	15.68%	19,062	12.14%
Income: $200,000+	2,378	13.67%	6,283	16.82%	18,968	12.08%
2019 Avg Household Income	$127,190		$137,508		$116,856	
2019 Med Household Income	$108,662		$116,419		$96,346	

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4175 N Hanson Ct - AAMC Health Services Bowie

Location: **AAMC Health Services Bowie**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Murphy Commercial Real Estate Services**
Developer: **-**
Management: **Cushman & Wakefield**
Recorded Owner: **ARHC BGBOWMD01 LLC**

Building Type: **Class B Office/Medical**
Status: **Built 2000**
Stories: **3**
RBA: **36,260 SF**
Typical Floor: **12,086 SF**
Total Avail: **6,178 SF**
% Leased: **88.6%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $4.46/sf, 2011 Est Tax @ $3.69/sf; 2011 Est Ops @ $3.12/sf**
Parcel Number: **07-2920650**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	2,842	2,842	2,842	$25.00/nnn	Vacant	3-5 yrs	Direct
Murphy Commercial Real Estate Services / Dennis C. Murphy (410) 266-1113 x101 / Joe Sera (410) 266-1113 x108							
P 2nd / Suite 200	1,294	1,294	1,294	Withheld	Vacant	Negotiable	Direct
Murphy Commercial Real Estate Services / Dennis C. Murphy (410) 266-1113 x101 / Joe Sera (410) 266-1113 x108							
P 2nd / Suite 201	2,042	2,042	2,042	Withheld	Vacant	Negotiable	Sublet
Murphy Commercial Real Estate Services / Laurie Zuiderhof (410) 266-1113 x103							
This is Timeshare Medical Space please contact broker for further details							

Building Notes

Building was sold on 8/23/06

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Bowie Demographic Summary Report

AAMC Health Services Bowie

4175 N Hanson Ct, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **36,260 SF**
Typical Floor: **12,086 SF**

Total Available: **6,178 SF**
% Leased: **88.59%**
Rent/SF/Yr: **$25.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	48,300		104,833		440,694	
2019 Estimate	46,893		102,270		430,417	
2010 Census	41,003		93,184		398,077	
Growth 2019 - 2024	3.00%		2.51%		2.39%	
Growth 2010 - 2019	14.36%		9.75%		8.12%	
2019 Population by Hispanic Origin	3,920		7,016		46,180	
2019 Population	46,893		102,270		430,417	
White	18,867	40.23%	41,696	40.77%	159,677	37.10%
Black	23,818	50.79%	51,926	50.77%	238,754	55.47%
Am. Indian & Alaskan	242	0.52%	429	0.42%	2,856	0.66%
Asian	2,231	4.76%	4,799	4.69%	17,174	3.99%
Hawaiian & Pacific Island	102	0.22%	126	0.12%	491	0.11%
Other	1,634	3.48%	3,294	3.22%	11,466	2.66%
U.S. Armed Forces	175		430		2,209	
Households						
2024 Projection	17,677		37,714		160,173	
2019 Estimate	17,183		36,796		156,398	
2010 Census	15,158		33,602		144,721	
Growth 2019 - 2024	2.87%		2.49%		2.41%	
Growth 2010 - 2019	13.36%		9.51%		8.07%	
Owner Occupied	13,982	81.37%	31,174	84.72%	117,549	75.16%
Renter Occupied	3,201	18.63%	5,623	15.28%	38,849	24.84%
2019 Households by HH Income	17,183		36,796		156,399	
Income: <$25,000	1,083	6.30%	2,016	5.48%	12,976	8.30%
Income: $25,000 - $50,000	1,635	9.52%	3,122	8.48%	20,251	12.95%
Income: $50,000 - $75,000	2,376	13.83%	4,425	12.03%	24,404	15.60%
Income: $75,000 - $100,000	2,523	14.68%	5,025	13.66%	23,874	15.26%
Income: $100,000 - $125,000	2,919	16.99%	5,831	15.85%	21,529	13.77%
Income: $125,000 - $150,000	1,989	11.58%	4,447	12.09%	15,312	9.79%
Income: $150,000 - $200,000	2,327	13.54%	5,736	15.59%	19,023	12.16%
Income: $200,000+	2,331	13.57%	6,194	16.83%	19,030	12.17%
2019 Avg Household Income	$126,814		$137,473		$117,120	
2019 Med Household Income	$108,346		$116,334		$96,538	

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4000 Mitchellville Rd - Omni Professional Center

Location: **Omni Professional Center**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Dedicated Real Estate Professionals, Inc**
Developer: **Annie Chen**
Management: -
Recorded Owner: -

Building Type: **Class B Office/Medical**

Status: **Built 1990**
Stories: **4**
RBA: **95,400 SF**
Typical Floor: **23,850 SF**
Total Avail: **1,489 SF**
% Leased: **98.4%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $0.19/sf**
Parcel Number: **07-0669770, 07-0669952, 07-0670018, 07-0670026**
Parking: **600 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
Amenities: **Atrium**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 404	1,489	1,489	1,489	No	$23.00/mg	Vacant	Negotiable	Direct

Dedicated Real Estate Professionals, Inc / Sam Mukhar (301) 805-0999

Corner office with lots of windows Can easily be built-out-into numerous offices Perfect for doctors, lawyers, and CPAs Ample parking Convenient to Bowie town center Restaurants and shopping in close proximity Near Route 50 & Route 301

Building Notes

Turn-key medical suite. Modern medical office building. Located near shopping centers & other amenities. High quality, above-standard finishes. Modern lighting with accent lighting. Private restroom & client restroom adjacent to reception. Five (5) windowed exam rooms. Plumbing in exam rooms. Reception and waiting area. Exterior & common area security with video monitoring. Above standard parking ratio (5/1,000 SF)

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Bowie Demographic Summary Report

Omni Professional Center

4000 Mitchellville Rd, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **95,400 SF**
Typical Floor: **23,850 SF**

Total Available: **1,489 SF**
% Leased: **98.44%**
Rent/SF/Yr: **$23.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	50,568		107,609		445,777	
2019 Estimate	49,111		105,053		435,694	
2010 Census	43,025		96,018		404,386	
Growth 2019 - 2024	2.97%		2.43%		2.31%	
Growth 2010 - 2019	14.15%		9.41%		7.74%	
2019 Population by Hispanic Origin	4,036		7,147		47,761	
2019 Population	49,111		105,053		435,694	
White	19,105	38.90%	41,104	39.13%	158,736	36.43%
Black	25,557	52.04%	55,175	52.52%	244,647	56.15%
Am. Indian & Alaskan	254	0.52%	435	0.41%	2,968	0.68%
Asian	2,381	4.85%	4,865	4.63%	17,252	3.96%
Hawaiian & Pacific Island	103	0.21%	129	0.12%	497	0.11%
Other	1,711	3.48%	3,344	3.18%	11,594	2.66%
U.S. Armed Forces	181		425		2,072	
Households						
2024 Projection	18,388		38,539		161,732	
2019 Estimate	17,878		37,636		158,031	
2010 Census	15,792		34,513		146,738	
Growth 2019 - 2024	2.85%		2.40%		2.34%	
Growth 2010 - 2019	13.21%		9.05%		7.70%	
Owner Occupied	14,630	81.83%	32,208	85.58%	118,457	74.96%
Renter Occupied	3,248	18.17%	5,428	14.42%	39,574	25.04%
2019 Households by HH Income	17,878		37,635		158,032	
Income: <$25,000	1,103	6.17%	2,071	5.50%	13,246	8.38%
Income: $25,000 - $50,000	1,656	9.26%	3,180	8.45%	20,604	13.04%
Income: $50,000 - $75,000	2,405	13.45%	4,510	11.98%	24,836	15.72%
Income: $75,000 - $100,000	2,611	14.60%	5,125	13.62%	24,237	15.34%
Income: $100,000 - $125,000	3,008	16.83%	5,901	15.68%	21,795	13.79%
Income: $125,000 - $150,000	2,109	11.80%	4,566	12.13%	15,403	9.75%
Income: $150,000 - $200,000	2,444	13.67%	5,930	15.76%	19,135	12.11%
Income: $200,000+	2,542	14.22%	6,352	16.88%	18,776	11.88%
2019 Avg Household Income	$128,764		$137,698		$116,281	
2019 Med Household Income	$109,674		$116,655		$95,969	

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3420-3570 Crain Hwy - Collington Plaza

Location: **Collington Plaza**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Phillips Edison & Company**
Developer: **M. Leo Storch Management Corporation**
Management: **Phillips Edison & Company**
Recorded Owner: **Collington Plaza Station LLC**
Expenses: **2009 Combined Tax/Ops @ $5.83/sf; 2012 Est Ops @ $2.25/sf**
Parcel Number: **07-0796607**

Anchor Tenant(s): **Giant Food**
Amenities: **Pylon Sign, Signalized Intersection**
Cross Street: **RR 301 & Crain Hwy**
Street Frontage: **849 feet on Excalibur Rd**
369 feet on Crain Hwy

Parking: **1,500 free Surface Spaces are available; Ratio of 5.56/1,000 SF**

Building Type: **Retail/Freestanding (Community Center)**
Bldg Status: **Built 1993**
Building Size: **119,139 SF**
Typical Floor Size: **119,139 SF**
Stories: **1**
Land Area: **12.50 AC**

Total Avail: **8,582 SF**
% Leased: **100%**
Total Spaces Avail: **2**
Smallest Space: **3,600 SF**
Bldg Vacant: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,600	3,600	3,600	Withheld	60 Days	Negotiable	Direct
Phillips Edison & Company / Candace Roth-Gschwind (513) 746-2587							
P 1st / Suite 3420	4,982	4,982	4,982	Withheld	30 Days	Negotiable	Direct
Phillips Edison & Company / Candace Roth-Gschwind (513) 746-2587							

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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						
2024 Projection	45,068		100,286		435,501	
2019 Estimate	43,828		97,822		425,881	
2010 Census	38,699		88,727		396,293	
Growth 2019 - 2024	2.83%		2.52%		2.26%	
Growth 2010 - 2019	13.25%		10.25%		7.47%	
2019 Population by Hispanic Origin	3,505		6,648		45,585	
2019 Population	43,828		97,822		425,881	
White	15,766	35.97%	36,741	37.56%	151,607	35.60%
Black	24,186	55.18%	52,999	54.18%	243,517	57.18%
Am. Indian & Alaskan	224	0.51%	414	0.42%	2,850	0.67%
Asian	2,054	4.69%	4,431	4.53%	16,221	3.81%
Hawaiian & Pacific Island	83	0.19%	123	0.13%	472	0.11%
Other	1,515	3.46%	3,114	3.18%	11,213	2.63%
U.S. Armed Forces	142		379		1,981	
Households						
2024 Projection	16,402		35,737		157,598	
2019 Estimate	15,966		34,889		154,113	
2010 Census	14,197		31,838		143,661	
Growth 2019 - 2024	2.73%		2.43%		2.26%	
Growth 2010 - 2019	12.46%		9.58%		7.28%	
Owner Occupied	12,936	81.02%	30,263	86.74%	116,734	75.75%
Renter Occupied	3,031	18.98%	4,625	13.26%	37,380	24.25%
2019 Households by HH Income	15,966		34,888		154,112	
Income: <$25,000	957	5.99%	1,949	5.59%	12,760	8.28%
Income: $25,000 - $50,000	1,541	9.65%	2,939	8.42%	20,094	13.04%
Income: $50,000 - $75,000	2,152	13.48%	4,159	11.92%	24,219	15.72%
Income: $75,000 - $100,000	2,366	14.82%	4,717	13.52%	23,431	15.20%
Income: $100,000 - $125,000	2,682	16.80%	5,464	15.66%	21,303	13.82%
Income: $125,000 - $150,000	1,881	11.78%	4,177	11.97%	15,335	9.95%
Income: $150,000 - $200,000	2,143	13.42%	5,487	15.73%	18,589	12.06%
Income: $200,000+	2,244	14.05%	5,996	17.19%	18,381	11.93%
2019 Avg Household Income	$128,133		$138,213		$116,542	
2019 Med Household Income	$109,013		$116,837		$96,320	

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US 301 & Mill Branch - Mill Branch

Location: **Mill Branch**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Gibraltar Management Company, Inc.**
Developer: -
Management: -
True Owner: -
Recorded Owner: -

Type: **Land**
Proposed Use: **Retail, Office, Hospitality**
Zoning: **CSC**
Density: -

Parcel Size: **73.97 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Building Notes

P-15 MILL BRANCH CROSSING 74 acres
Zoning: C-S-C (Commercial Shopping Center)
Proposed Land Use: Mixed commercial. Site development proposed in two (2) phases. Phase I will include: 91,000 sq. ft. of office; 405,000 sq. ft. of retail; and, a 150-room hotel. Phase II includes 181,500 sq. ft. of retail use.
Project Status: Property rezoned to the C-S-C zone in the SMA. Preliminary Subdivision Plan approved, 2009. Annexation completed and a new Preliminary Subdivision Plan for site for the purpose of creating four (4) building lots
and one (1) parcel to be conveyed to a business association providing access from Mill Branch Road to the Mill Branch Crossing properties was submitted but withdrawn, 2012. Special Exception for 186,933 square foot
Wal-Mart Superstore on 25 acres pending Zoning Hearing Examiner decision, 2014.

Project Contact: William F. Chesley Real Estate, Inc. Mr. Russell Baker 301-261-6700

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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						
2024 Projection	41,614		93,380		413,631	
2019 Estimate	40,456		90,865		403,817	
2010 Census	35,754		81,348		372,745	
Growth 2019 - 2024	2.86%		2.77%		2.43%	
Growth 2010 - 2019	13.15%		11.70%		8.34%	
2019 Population by Hispanic Origin	3,134		6,199		40,968	
2019 Population	40,456		90,865		403,817	
White	15,194	37.56%	36,817	40.52%	148,896	36.87%
Black	21,747	53.75%	46,531	51.21%	225,617	55.87%
Am. Indian & Alaskan	206	0.51%	396	0.44%	2,542	0.63%
Asian	1,866	4.61%	4,083	4.49%	15,642	3.87%
Hawaiian & Pacific Island	82	0.20%	115	0.13%	445	0.11%
Other	1,361	3.36%	2,922	3.22%	10,674	2.64%
U.S. Armed Forces	141		379		1,989	
Households						
2024 Projection	15,311		33,400		149,994	
2019 Estimate	14,896		32,531		146,418	
2010 Census	13,237		29,327		135,329	
Growth 2019 - 2024	2.79%		2.67%		2.44%	
Growth 2010 - 2019	12.53%		10.93%		8.19%	
Owner Occupied	11,929	80.08%	28,028	86.16%	112,014	76.50%
Renter Occupied	2,966	19.91%	4,503	13.84%	34,404	23.50%
2019 Households by HH Income	14,895		32,531		146,418	
Income: <$25,000	943	6.33%	1,822	5.60%	11,779	8.04%
Income: $25,000 - $50,000	1,489	10.00%	2,795	8.59%	18,426	12.58%
Income: $50,000 - $75,000	2,080	13.96%	3,908	12.01%	22,788	15.56%
Income: $75,000 - $100,000	2,216	14.88%	4,420	13.59%	22,060	15.07%
Income: $100,000 - $125,000	2,446	16.42%	5,116	15.73%	20,212	13.80%
Income: $125,000 - $150,000	1,701	11.42%	3,874	11.91%	14,692	10.03%
Income: $150,000 - $200,000	1,977	13.27%	4,899	15.06%	18,113	12.37%
Income: $200,000+	2,043	13.72%	5,697	17.51%	18,348	12.53%
2019 Avg Household Income	$126,422		$138,217		$118,648	
2019 Med Household Income	$107,354		$116,225		$97,909	

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1525 Pointer Ridge Pl - Pointer Ridge Office Building

Location: **Pointer Ridge Office Building**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **-**
Developer: **Waverly Construction & Management Company**
Management: **-**
Recorded Owner: **Pointer Ridge Office Investment, LLC**

Building Type: **Class B Office**

Status: **Built May 2006**
Stories: **4**
RBA: **38,002 SF**
Typical Floor: **9,500 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

For Sale: **Not For Sale**
Expenses: **2011 Tax @ $3.51/sf; 2006 Combined Est Tax/Ops @ $7.40/sf**
Parcel Number: **07-0724674**
Parking: **90 free Surface Spaces are available; 20 free Covered Spaces are available; Ratio of 2.89/1,000 SF**

Building Notes

Property Features:
- Up to 2,282 SF of Office/Retail available on First Floor
- Signage Opportunity on Building with Visibility on Route 301 (59,341 VPD)
- 400 to 2,694 SF on 2nd floor (Individual Office Suites Available)
- Landlord is Motivated to Lease Space! Set up a Property Tour Today!
- Landlord will Build Out Suites to Tenant's Needs!
- Class A Professional/Medical office space with On-Site Management!
- High Visibility and Easy Access near Lighted Intersection

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Bowie Demographic Summary Report

Pointer Ridge Office Building

1525 Pointer Ridge Pl, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **38,002 SF**
Typical Floor: **9,500 SF**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	35,811		86,759		413,935	
2019 Estimate	34,726		84,340		404,476	
2010 Census	30,161		74,659		373,094	
Growth 2019 - 2024	3.12%		2.87%		2.34%	
Growth 2010 - 2019	15.14%		12.97%		8.41%	
2019 Population by Hispanic Origin	2,199		5,097		40,390	
2019 Population	34,726		84,340		404,476	
White	8,537	24.58%	23,629	28.02%	126,199	31.20%
Black	23,422	67.45%	54,508	64.63%	251,103	62.08%
Am. Indian & Alaskan	159	0.46%	365	0.43%	2,662	0.66%
Asian	1,474	4.24%	3,186	3.78%	13,859	3.43%
Hawaiian & Pacific Island	76	0.22%	109	0.13%	428	0.11%
Other	1,058	3.05%	2,542	3.01%	10,225	2.53%
U.S. Armed Forces	97		298		1,482	
Households						
2024 Projection	13,091		30,758		148,687	
2019 Estimate	12,698		29,927		145,289	
2010 Census	11,054		26,668		134,216	
Growth 2019 - 2024	3.09%		2.78%		2.34%	
Growth 2010 - 2019	14.87%		12.22%		8.25%	
Owner Occupied	10,045	79.11%	25,784	86.16%	110,584	76.11%
Renter Occupied	2,652	20.89%	4,144	13.85%	34,705	23.89%
2019 Households by HH Income	12,699		29,928		145,289	
Income: <$25,000	764	6.02%	1,720	5.75%	12,820	8.82%
Income: $25,000 - $50,000	1,253	9.87%	2,410	8.05%	19,087	13.14%
Income: $50,000 - $75,000	1,669	13.14%	3,549	11.86%	22,901	15.76%
Income: $75,000 - $100,000	1,946	15.32%	4,323	14.44%	22,071	15.19%
Income: $100,000 - $125,000	2,095	16.50%	4,756	15.89%	19,572	13.47%
Income: $125,000 - $150,000	1,311	10.32%	3,537	11.82%	14,424	9.93%
Income: $150,000 - $200,000	1,767	13.91%	4,458	14.90%	17,394	11.97%
Income: $200,000+	1,894	14.91%	5,175	17.29%	17,020	11.71%
2019 Avg Household Income	$129,589		$137,792		$115,448	
2019 Med Household Income	$108,562		$115,569		$95,203	

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1316-1346 Crain Hwy - Pointer Ridge Plaza

Location: **Pointer Ridge Plaza**
AKA 1300 Crain Hwy
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Rappaport**
Developer: **-**
Management: **Rappaport**
Recorded Owner: **PRSC, LLC**

Expenses: **2011 Tax @ $2.53/sf**

Parcel Number: **07-0797563**

Building Type: **Retail/Storefront (Neighborhood Center)**
Bldg Status: **Built 1966**
Building Size: **69,214 SF**
Typical Floor Size: **69,214 SF**
Stories: **1**
Land Area: **7.26 AC**

Total Avail: **16,168 SF**
% Leased: **81.6%**
Total Spaces Avail: **5**
Smallest Space: **1,012 SF**
Bldg Vacant: **12706**

Sales Company: **NAI Michael: Michael T. Isen (301) 918-2908, Michael Dimeglio (301) 918-2949**

For Sale: **For Sale as part of a portfolio of 2 properties - Active**

Amenities: **Signalized Intersection**

Parking: **220 free Surface Spaces are available; Ratio of 3.18/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 02B	9,268	9,268	9,268	Withheld	Vacant	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							
P 1st / Suite 03	1,788	1,788	1,788	Withheld	Vacant	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							
P 1st / Suite 08	1,650	1,650	1,650	Withheld	Vacant	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							
P 1st / Suite 15	2,450	2,450	2,450	Withheld	30 Days	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							
P 1st / Suite 21	1,012	1,012	1,012	Withheld	30 Days	Negotiable	Direct
Rappaport / James Farrell (571) 382-1229 / Michael Leon (571) 382-1205							

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1316-1346 Crain Hwy - Pointer Ridge Plaza(cont'd)

Building Notes

New Facade Renovations

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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: **16,168 SF**
% Leased: **81.64%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	34,930		86,571		415,049	
2019 Estimate	33,898		84,220		405,768	
2010 Census	29,581		74,901		375,305	
Growth 2019 - 2024	3.04%		2.79%		2.29%	
Growth 2010 - 2019	14.59%		12.44%		8.12%	
2019 Population by Hispanic Origin	2,147		4,965		40,728	
2019 Population	33,898		84,220		405,768	
White	8,073	23.82%	22,859	27.14%	125,348	30.89%
Black	23,129	68.23%	55,360	65.73%	253,415	62.45%
Am. Indian & Alaskan	158	0.47%	359	0.43%	2,687	0.66%
Asian	1,428	4.21%	3,033	3.60%	13,631	3.36%
Hawaiian & Pacific Island	76	0.22%	110	0.13%	431	0.11%
Other	1,034	3.05%	2,499	2.97%	10,256	2.53%
U.S. Armed Forces	92		300		1,471	
Households						
2024 Projection	12,734		30,724		148,949	
2019 Estimate	12,364		29,921		145,628	
2010 Census	10,827		26,811		134,943	
Growth 2019 - 2024	2.99%		2.68%		2.28%	
Growth 2010 - 2019	14.20%		11.60%		7.92%	
Owner Occupied	9,803	79.29%	25,760	86.09%	110,891	76.15%
Renter Occupied	2,561	20.71%	4,161	13.91%	34,736	23.85%
2019 Households by HH Income	12,364		29,921		145,630	
Income: <$25,000	736	5.95%	1,717	5.74%	12,855	8.83%
Income: $25,000 - $50,000	1,200	9.71%	2,438	8.15%	19,190	13.18%
Income: $50,000 - $75,000	1,632	13.20%	3,635	12.15%	23,057	15.83%
Income: $75,000 - $100,000	1,899	15.36%	4,352	14.54%	22,194	15.24%
Income: $100,000 - $125,000	2,026	16.39%	4,767	15.93%	19,623	13.47%
Income: $125,000 - $150,000	1,266	10.24%	3,473	11.61%	14,463	9.93%
Income: $150,000 - $200,000	1,760	14.23%	4,384	14.65%	17,338	11.91%
Income: $200,000+	1,845	14.92%	5,155	17.23%	16,910	11.61%
2019 Avg Household Income	$129,937		$137,232		$115,123	
2019 Med Household Income	$108,822		$114,781		$94,952	

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January 8 2020 EDC Bus Tour Book

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Office & Retail Opportunities

South Lake, Bowie, MD

Location Details

- Main signalized entrance on Crain Highway (Route 301)
- Pylon signage available on Central Avenue (Route 214) and Crain Highway (Route 301)
- Near major employment centers, such as Fort Meade, NASA Goddard Space Flight Center and the NSA
- Adjacent to new **Liberty Sports Park**
  - Anticipated to host 20-22 tournaments annually
  - Tournaments estimated to attract 280,000 to 308,000 attendees and generate between 56,000-61,600 hotel stays by its 5th year
  - Connected to South Lake development via pedestrian and vehicular pathways

NAIMichael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

South Lake

Office & Retail Opportunities

Southwest Intersection of Crain Highway & Central Avenue, Bowie, MD

South Lake Office

- 200,000± SF of planned office
- Lakefront sites available

South Lake Retail

- 475,000± SF of planned retail *(75,000± SF inline, 300,000± SF anchor, 100,000± SF outparcel uses)*
- Ideal for restaurants, grocery stores, fitness centers & gyms, lifestyle services, and more
- Three lakefront hotel sites

About South Lake

- 381± acre planned, mixed-use community
- Includes 1,400± residential units including single-family, condos, townhouses and multifamily
- Surrounds a 14-acre lake
- Excellent visibility and demographics

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NAIMichael

15700-15712 Mt Oak Rd

Location: **E Prince George's County Cluster**
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **-**
Developer: **-**
Management: **-**
Recorded Owner: **Venus Holdings, LLC**
Expenses: **2019 Tax @ $4.49/sf**

Parcel Number: **07-0793778**

Cross Street: **Mitchellville**
Street Frontage: **181 feet on Mitchellville Rd**
174 feet on Mt Oak Rd

Parking: **45 free Surface Spaces are available; Ratio of 5.06/1,000 SF**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 1985**
Building Size: **8,533 SF**
Typical Floor Size: **8,533 SF**
Stories: **1**
Land Area: **0.82 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

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Bowie Demographic Summary Report

15700-15712 Mt Oak Rd, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **8,533 SF**
Year Built: **1985**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	45,767		106,494		463,941	
2019 Estimate	44,523		104,117		454,324	
2010 Census	39,382		95,272		424,847	
Growth 2019 - 2024	2.79%		2.28%		2.12%	
Growth 2010 - 2019	13.05%		9.28%		6.94%	
2019 Population by Hispanic Origin	3,183		6,661		51,063	
2019 Population	44,523		104,117		454,324	
White	12,976	29.14%	30,446	29.24%	146,977	32.35%
Black	27,851	62.55%	65,565	62.97%	275,577	60.66%
Am. Indian & Alaskan	222	0.50%	433	0.42%	3,301	0.73%
Asian	1,960	4.40%	4,388	4.21%	16,300	3.59%
Hawaiian & Pacific Island	79	0.18%	135	0.13%	497	0.11%
Other	1,436	3.23%	3,150	3.03%	11,672	2.57%
U.S. Armed Forces	130		342		1,861	
Households						
2024 Projection	16,529		37,825		167,210	
2019 Estimate	16,091		37,020		163,765	
2010 Census	14,306		34,110		153,509	
Growth 2019 - 2024	2.72%		2.17%		2.10%	
Growth 2010 - 2019	12.48%		8.53%		6.68%	
Owner Occupied	13,128	81.59%	32,101	86.71%	121,555	74.23%
Renter Occupied	2,963	18.41%	4,919	13.29%	42,211	25.78%
2019 Households by HH Income	16,092		37,020		163,766	
Income: <$25,000	880	5.47%	2,000	5.40%	15,381	9.39%
Income: $25,000 - $50,000	1,518	9.43%	3,125	8.44%	22,528	13.76%
Income: $50,000 - $75,000	2,061	12.81%	4,422	11.94%	26,162	15.98%
Income: $75,000 - $100,000	2,436	15.14%	5,193	14.03%	24,858	15.18%
Income: $100,000 - $125,000	2,722	16.92%	5,940	16.05%	21,985	13.42%
Income: $125,000 - $150,000	1,810	11.25%	4,473	12.08%	15,796	9.65%
Income: $150,000 - $200,000	2,274	14.13%	5,740	15.51%	19,074	11.65%
Income: $200,000+	2,391	14.86%	6,127	16.55%	17,982	10.98%
2019 Avg Household Income	$130,914		$136,884		$112,559	
2019 Med Household Income	$110,571		$115,866		$92,913	

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2905 Mitchellville Rd - Bowie Professional Center I - Bowie Professional Cen

Location: **Bowie Professional Center I**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Commercial 100**
Developer: **Ronald D. Paul Companies**
Management: **Adams & Company**
Recorded Owner: **In Step Podiatry Center Llc**

Building Type: **Class B Office/Office Live/Work Unit**
Status: **Built 1988**
Stories: **2**
RBA: **18,000 SF**
Typical Floor: **1,000 SF**
Total Avail: **2,000 SF**
% Leased: **88.9%**

For Sale: **Not For Sale**
Expenses: **2011 Tax @ $2.81/sf; 2010 Ops @ $0.12/sf**
Parcel Number: **07-0797209, 07-0797217, 07-0797225, 07-0797233, 07-0797241, 07-0797258, 07-0797266, 07-0797274, 07-0797282, 07-0797290, 07-0797308, 07-0797316, 07-0797324, 07-0797332, 07-0797340, 07-0797357, 07-0797365**
Parking: **75 free Surface Spaces are available; Ratio of 4.17/1,000 SF**
Amenities: **24 Hour Access**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 112 & 206	2,000	2,000	2,000	No	$15.00/+util	Vacant	Negotiable	Direct

Commercial 100 / Steve Catalano (301) 627-4407 x1

Building Notes

26 Commercial Condominiums. Easy access to Route 50, 301 and 197. Exciting Palladian windows and vaulted ceilings. Landscaped courtyards and walkways. Abundant free parking.

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Bowie Demographic Summary Report

Bowie Professional Center I

2905 Mitchellville Rd, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **18,000 SF**
Typical Floor: **1,000 SF**

Total Available: **2,000 SF**
% Leased: **88.89%**
Rent/SF/Yr: **$15.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	44,815		105,626		465,915	
2019 Estimate	43,601		103,445		456,352	
2010 Census	38,588		95,690		427,339	
Growth 2019 - 2024	2.78%		2.11%		2.10%	
Growth 2010 - 2019	12.99%		8.10%		6.79%	
2019 Population by Hispanic Origin	3,372		6,769		51,842	
2019 Population	43,601		103,445		456,352	
White	14,302	32.80%	31,485	30.44%	148,827	32.61%
Black	25,435	58.34%	63,806	61.68%	275,449	60.36%
Am. Indian & Alaskan	229	0.53%	422	0.41%	3,321	0.73%
Asian	2,077	4.76%	4,447	4.30%	16,472	3.61%
Hawaiian & Pacific Island	81	0.19%	135	0.13%	500	0.11%
Other	1,477	3.39%	3,151	3.05%	11,782	2.58%
U.S. Armed Forces	132		335		1,883	
Households						
2024 Projection	16,234		37,545		167,922	
2019 Estimate	15,808		36,801		164,497	
2010 Census	14,077		34,234		154,416	
Growth 2019 - 2024	2.69%		2.02%		2.08%	
Growth 2010 - 2019	12.30%		7.50%		6.53%	
Owner Occupied	12,817	81.08%	31,932	86.77%	121,829	74.06%
Renter Occupied	2,992	18.93%	4,870	13.23%	42,668	25.94%
2019 Households by HH Income	15,809		36,800		164,497	
Income: <$25,000	911	5.76%	2,003	5.44%	15,414	9.37%
Income: $25,000 - $50,000	1,497	9.47%	3,112	8.46%	22,633	13.76%
Income: $50,000 - $75,000	2,107	13.33%	4,417	12.00%	26,301	15.99%
Income: $75,000 - $100,000	2,366	14.97%	5,147	13.99%	24,997	15.20%
Income: $100,000 - $125,000	2,599	16.44%	5,889	16.00%	22,114	13.44%
Income: $125,000 - $150,000	1,863	11.78%	4,438	12.06%	15,859	9.64%
Income: $150,000 - $200,000	2,143	13.56%	5,803	15.77%	19,143	11.64%
Income: $200,000+	2,323	14.69%	5,991	16.28%	18,036	10.96%
2019 Avg Household Income	$129,857		$136,429		$112,529	
2019 Med Household Income	$109,845		$115,796		$92,902	

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3060 Mitchellville Rd - North Oak Condominium - North Oak Professional Pk

Location: **North Oak Condominium**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **NAI Michael**
Developer: **Bloch Development Corporation**
Management: **Tilmon Properties**
Recorded Owner: **-**

Building Type: **Class B Office/Medical**

Status: **Built 1988**
Stories: **2**
RBA: **36,405 SF**
Typical Floor: **18,202 SF**
Total Avail: **1,150 SF**
% Leased: **100%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $0.06/sf**
Parcel Number: **07-0789867**
Parking: **100 free Surface Spaces are available; 50 free Covered Spaces are available; Ratio of 3.40/1,000 SF**
Amenities: **Atrium, Balcony, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103-A	1,150	1,150	1,150	No	$24.00/fs	30 Days	Negotiable	Direct

NAI Michael / David B. Wills (301) 918-2929

Building Notes

North Oak Office Condominiums.

Condo fees for entire property = $190,000 plus a $40,900 special assessment for 2017 and 2018 for a new roof.
WAITING/RECEPTION AREA -3/4 OFFICES - CONFERENCE ROOM - GREAT FLOOR PLAN - FLOOR TO CEILING WINDOW LINE - 3 COVERED DAYLIGHT PARKING SPACES WHICH IS SECURED AFTER HOURS - 2 ELEVATORS - ABUNDANT PARKING - 2 STORY ATRIUM - 4 MINUTES TO ROUTE 301 & ROUTE 50

Mitchellville Road & Route 301

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Bowie Demographic Summary Report

North Oak Condominium

3060 Mitchellville Rd, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **36,405 SF**
Typical Floor: **18,202 SF**

Total Available: **1,150 SF**
% Leased: **100%**
Rent/SF/Yr: **$24.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	46,292		107,219		467,655	
2019 Estimate	45,050		105,018		458,149	
2010 Census	39,939		97,242		429,526	
Growth 2019 - 2024	2.76%		2.10%		2.07%	
Growth 2010 - 2019	12.80%		8.00%		6.66%	
2019 Population by Hispanic Origin	3,533		6,868		52,603	
2019 Population	45,050		105,018		458,149	
White	15,241	33.83%	32,285	30.74%	150,126	32.77%
Black	25,801	57.27%	64,432	61.35%	275,626	60.16%
Am. Indian & Alaskan	234	0.52%	424	0.40%	3,344	0.73%
Asian	2,145	4.76%	4,545	4.33%	16,685	3.64%
Hawaiian & Pacific Island	83	0.18%	135	0.13%	501	0.11%
Other	1,545	3.43%	3,197	3.04%	11,867	2.59%
U.S. Armed Forces	140		343		1,889	
Households						
2024 Projection	16,750		38,097		168,450	
2019 Estimate	16,316		37,346		165,050	
2010 Census	14,558		34,774		155,127	
Growth 2019 - 2024	2.66%		2.01%		2.06%	
Growth 2010 - 2019	12.08%		7.40%		6.40%	
Owner Occupied	13,280	81.39%	32,422	86.82%	122,147	74.01%
Renter Occupied	3,037	18.61%	4,924	13.18%	42,903	25.99%
2019 Households by HH Income	16,317		37,344		165,048	
Income: <$25,000	948	5.81%	2,030	5.44%	15,403	9.33%
Income: $25,000 - $50,000	1,533	9.40%	3,150	8.44%	22,693	13.75%
Income: $50,000 - $75,000	2,163	13.26%	4,472	11.98%	26,451	16.03%
Income: $75,000 - $100,000	2,432	14.90%	5,212	13.96%	25,150	15.24%
Income: $100,000 - $125,000	2,706	16.58%	5,959	15.96%	22,212	13.46%
Income: $125,000 - $150,000	1,934	11.85%	4,520	12.10%	15,881	9.62%
Income: $150,000 - $200,000	2,212	13.56%	5,903	15.81%	19,173	11.62%
Income: $200,000+	2,389	14.64%	6,098	16.33%	18,085	10.96%
2019 Avg Household Income	$129,841		$136,600		$112,513	
2019 Med Household Income	$110,001		$115,975		$92,869	

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15000-15200 Major Lansdale Blvd - Regal Cinemas - Bowie Town Center

Location: **Regal Cinemas**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **-**
Developer: **Trammell Crow Company**
Management: **CBRE**
Recorded Owner: **Spirit Master Funding X LLC**
Expenses: **2019 Tax @ $4.58/sf**

Parcel Number: **07-3131711**

Building Type: **Retail/Freestanding (Theme/Festival Center)**
Bldg Status: **Built 1997**
Building Size: **55,285 SF**
Typical Floor Size: **55,285 SF**
Stories: **1**
Land Area: **11.97 AC**

Total Avail: **-**
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: **-**

Street Frontage: **359 feet on Collington Rd(with 1 curb cut)**
Parking: **550 free Surface Spaces are available; Ratio of 4.56/1,000 SF**

Building Notes

Regal Bowie Crossing 14 Movie Theatre
(301) 262-9133

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Bowie Demographic Summary Report

Regal Cinemas

15000-15200 Major Lansdale Blvd, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **55,285 SF**
Year Built: **1997**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	58,541		118,211		495,914	
2019 Estimate	56,852		115,795		485,408	
2010 Census	49,749		107,694		452,715	
Growth 2019 - 2024	2.97%		2.09%		2.16%	
Growth 2010 - 2019	14.28%		7.52%		7.22%	
2019 Population by Hispanic Origin	4,661		8,087		64,380	
2019 Population	56,852		115,795		485,408	
White	22,049	38.78%	40,416	34.90%	168,343	34.68%
Black	29,422	51.75%	65,708	56.75%	280,571	57.80%
Am. Indian & Alaskan	303	0.53%	491	0.42%	3,799	0.78%
Asian	2,988	5.26%	5,454	4.71%	19,170	3.95%
Hawaiian & Pacific Island	102	0.18%	139	0.12%	634	0.13%
Other	1,988	3.50%	3,588	3.10%	12,892	2.66%
U.S. Armed Forces	212		424		2,635	
Households						
2024 Projection	21,027		41,720		178,164	
2019 Estimate	20,443		40,871		174,327	
2010 Census	18,027		38,078		162,514	
Growth 2019 - 2024	2.86%		2.08%		2.20%	
Growth 2010 - 2019	13.40%		7.33%		7.27%	
Owner Occupied	17,013	83.22%	35,209	86.15%	124,829	71.61%
Renter Occupied	3,430	16.78%	5,662	13.85%	49,499	28.39%
2019 Households by HH Income	20,441		40,871		174,330	
Income: <$25,000	1,196	5.85%	2,195	5.37%	16,383	9.40%
Income: $25,000 - $50,000	1,780	8.71%	3,439	8.41%	24,392	13.99%
Income: $50,000 - $75,000	2,587	12.66%	4,983	12.19%	28,402	16.29%
Income: $75,000 - $100,000	2,927	14.32%	5,499	13.45%	26,615	15.27%
Income: $100,000 - $125,000	3,350	16.39%	6,385	15.62%	23,235	13.33%
Income: $125,000 - $150,000	2,493	12.20%	5,024	12.29%	16,465	9.44%
Income: $150,000 - $200,000	2,988	14.62%	6,546	16.02%	19,995	11.47%
Income: $200,000+	3,120	15.26%	6,800	16.64%	18,843	10.81%
2019 Avg Household Income	$132,720		$137,494		$111,689	
2019 Med Household Income	$112,914		$116,912		$91,896	

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4201 Northview Dr - One Town Center - Bowie New Town Center

Location: **One Town Center**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Lincoln Property Company**
Developer: **Mark Vogel Companies**
Management: **Lincoln Property Company**
Recorded Owner: **BOTC LLC**

Building Type: **Class A Office**

Status: **Built 1986, Renov 2004**
Stories: **5**
RBA: **105,000 SF**
Typical Floor: **21,000 SF**
Total Avail: **35,446 SF**
% Leased: **67.9%**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $1.71/sf; 2006 Combined Est Tax/Ops @ $8.30/sf**
Parcel Number: **07-0752212**
Parking: **385 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Amenities: **Atrium, Balcony, Banking, Fitness Center, Food Service, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,737	1,737	1,737	Withheld	30 Days	Negotiable	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
First Floor turnkey medical space							
P 2nd / Suite 223	4,935	4,935	4,935	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
P 3rd / Suite 314	2,128	2,128	2,128	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
P 4th / Suite 408	4,300	4,300	4,300	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
Direct lobby exposure. Floor to ceiling windows.							
P 5th / Suite 500	3,500 - 8,570	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
P 5th / Suite 501	2,916	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							

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4201 Northview Dr - One Town Center - Bowie New Town Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 502	1,965	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
Suites can be combined or split from 1,800 sq ft to 15,000 sq ft.							
P 5th / Suite 503	2,628	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
Suites can be combined or split from 1,800 sq ft to 15,000 sq ft.							
P 5th / Suite 504	1,250	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
Suites can be combined or split from 1,800 sq ft to 15,000 sq ft.							
P 5th / Suite 507	5,017	22,346	22,346	$27.00/fs	Vacant	5 yrs	Direct
Lincoln Property Company / Brent Prossner (410) 659-1234 x22 / Kyle D. Bell (410) 659-1234 x17 / Tim Weitzel (202) 513-6716							
Suites can be combined or split from 1,800 sq ft to 15,000 sq ft.							

Building Notes

Building features include an atrium lobby with skylights, executive corner balconies, delicatessen, fitness center, and on-site management. Balconies on second and fourth floors.

Shared Conference Facility

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Bowie Demographic Summary Report

One Town Center

4201 Northview Dr, Bowie, MD 20716

Building Type: **Class A Office**
Class: **A**
RBA: **105,000 SF**
Typical Floor: **21,000 SF**

Total Available: **35,446 SF**
% Leased: **67.9%**
Rent/SF/Yr: **$27.00**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	55,828		113,192		486,156	
2019 Estimate	54,203		110,910		476,022	
2010 Census	47,354		103,235		445,282	
Growth 2019 - 2024	3.00%		2.06%		2.13%	
Growth 2010 - 2019	14.46%		7.43%		6.90%	
2019 Population by Hispanic Origin	4,421		7,686		60,435	
2019 Population	54,203		110,910		476,022	
White	20,712	38.21%	38,571	34.78%	166,178	34.91%
Black	28,442	52.47%	63,161	56.95%	274,394	57.64%
Am. Indian & Alaskan	285	0.53%	460	0.41%	3,610	0.76%
Asian	2,757	5.09%	5,141	4.64%	18,644	3.92%
Hawaiian & Pacific Island	103	0.19%	136	0.12%	607	0.13%
Other	1,904	3.51%	3,440	3.10%	12,589	2.64%
U.S. Armed Forces	201		397		2,245	
Households						
2024 Projection	20,129		39,897		175,271	
2019 Estimate	19,566		39,119		171,569	
2010 Census	17,233		36,584		160,504	
Growth 2019 - 2024	2.88%		1.99%		2.16%	
Growth 2010 - 2019	13.54%		6.93%		6.89%	
Owner Occupied	16,181	82.70%	34,110	87.20%	123,961	72.25%
Renter Occupied	3,385	17.30%	5,009	12.80%	47,608	27.75%
2019 Households by HH Income	19,564		39,119		171,569	
Income: <$25,000	1,152	5.89%	2,127	5.44%	15,781	9.20%
Income: $25,000 - $50,000	1,742	8.90%	3,263	8.34%	23,608	13.76%
Income: $50,000 - $75,000	2,508	12.82%	4,656	11.90%	27,787	16.20%
Income: $75,000 - $100,000	2,838	14.51%	5,235	13.38%	26,277	15.32%
Income: $100,000 - $125,000	3,226	16.49%	6,058	15.49%	23,062	13.44%
Income: $125,000 - $150,000	2,400	12.27%	4,836	12.36%	16,329	9.52%
Income: $150,000 - $200,000	2,779	14.20%	6,299	16.10%	19,857	11.57%
Income: $200,000+	2,919	14.92%	6,645	16.99%	18,868	11.00%
2019 Avg Household Income	$131,487		$138,381		$112,559	
2019 Med Household Income	$111,949		$117,656		$92,703	

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January 8 2020 EDC Bus Tour Book

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4301-4315 Northview Dr - Bowie New Town Office Condos

Location: **Bowie New Town Office Condos**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Smail Associates Inc.**
Developer: **Mark Vogel Companies**
Management: **Individually Managed**
Recorded Owner: **-**

For Sale: **Not For Sale**
Expenses: **2019 Tax @ $0.14/sf; 2014 Ops @ $0.07/sf**
Parcel Number: **07-0747683, 07-0747923**
Parking: **Free Surface Spaces**

Building Type: **Class B Office**

Status: **Built 1988**
Stories: **2**
RBA: **40,000 SF**
Typical Floor: **20,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

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Bowie Demographic Summary Report

Bowie New Town Office Condos

4301-4315 Northview Dr, Bowie, MD 20716

Building Type: **Class B Office**
Class: **B**
RBA: **40,000 SF**
Typical Floor: **20,000 SF**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	55,442		115,467		482,706	
2019 Estimate	53,821		113,016		472,563	
2010 Census	46,981		104,627		441,739	
Growth 2019 - 2024	3.01%		2.17%		2.15%	
Growth 2010 - 2019	14.56%		8.02%		6.98%	
2019 Population by Hispanic Origin	4,418		7,829		59,768	
2019 Population	53,821		113,016		472,563	
White	20,814	38.67%	40,154	35.53%	166,478	35.23%
Black	27,978	51.98%	63,449	56.14%	270,740	57.29%
Am. Indian & Alaskan	285	0.53%	471	0.42%	3,547	0.75%
Asian	2,749	5.11%	5,283	4.67%	18,655	3.95%
Hawaiian & Pacific Island	102	0.19%	138	0.12%	604	0.13%
Other	1,893	3.52%	3,521	3.12%	12,539	2.65%
U.S. Armed Forces	201		416		2,420	
Households						
2024 Projection	19,988		40,890		174,080	
2019 Estimate	19,426		40,030		170,376	
2010 Census	17,096		37,147		159,281	
Growth 2019 - 2024	2.89%		2.15%		2.17%	
Growth 2010 - 2019	13.63%		7.76%		6.97%	
Owner Occupied	16,065	82.70%	34,493	86.17%	123,131	72.27%
Renter Occupied	3,361	17.30%	5,537	13.83%	47,244	27.73%
2019 Households by HH Income	19,425		40,029		170,375	
Income: <$25,000	1,149	5.92%	2,179	5.44%	15,459	9.07%
Income: $25,000 - $50,000	1,718	8.84%	3,366	8.41%	23,429	13.75%
Income: $50,000 - $75,000	2,495	12.84%	4,846	12.11%	27,613	16.21%
Income: $75,000 - $100,000	2,826	14.55%	5,403	13.50%	26,030	15.28%
Income: $100,000 - $125,000	3,206	16.50%	6,253	15.62%	22,919	13.45%
Income: $125,000 - $150,000	2,368	12.19%	4,917	12.28%	16,253	9.54%
Income: $150,000 - $200,000	2,764	14.23%	6,402	15.99%	19,781	11.61%
Income: $200,000+	2,899	14.92%	6,663	16.65%	18,891	11.09%
2019 Avg Household Income	$131,482		$137,461		$112,899	
2019 Med Household Income	$111,887		$116,873		$92,946	

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4321 Collington Rd - Bowie Corporate Center - Bowie New Town Center

Location: **Bowie Corporate Center**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Lincoln Property Company**
Developer: **Buchanan Partners**
Management: **Lincoln Property Company**
Recorded Owner: **Bowie Corporate Center, LP**

For Sale: **Not For Sale**
Expenses: **2011 Tax @ $2.82/sf**
Parcel Number: **07-3070604, 07-3666575, 07-3666609**
Parking: **405 Surface Spaces are available; Ratio of 3.00/1,000 SF**
Amenities: **Energy Star Labeled**

Building Type: **Class A Office**

Status: **Built 2006**
Stories: **5**
RBA: **125,969 SF**
Typical Floor: **26,130 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

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Bowie Demographic Summary Report

Bowie Corporate Center

4321 Collington Rd, Bowie, MD 20716

Building Type: **Class A Office**
Class: **A**
RBA: **125,969 SF**
Typical Floor: **26,130 SF**

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

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	54,142		111,908		476,222	
2019 Estimate	52,544		109,600		466,127	
2010 Census	45,781		101,770		435,417	
Growth 2019 - 2024	3.04%		2.11%		2.17%	
Growth 2010 - 2019	14.77%		7.69%		7.05%	
2019 Population by Hispanic Origin	4,325		7,569		56,196	
2019 Population	52,544		109,600		466,127	
White	20,481	38.98%	38,742	35.35%	163,749	35.13%
Black	27,231	51.83%	61,802	56.39%	267,605	57.41%
Am. Indian & Alaskan	273	0.52%	450	0.41%	3,399	0.73%
Asian	2,615	4.98%	5,057	4.61%	18,447	3.96%
Hawaiian & Pacific Island	102	0.19%	135	0.12%	553	0.12%
Other	1,842	3.51%	3,414	3.11%	12,374	2.65%
U.S. Armed Forces	195		396		2,250	
Households						
2024 Projection	19,609		39,520		172,183	
2019 Estimate	19,053		38,732		168,488	
2010 Census	16,746		36,142		157,415	
Growth 2019 - 2024	2.92%		2.03%		2.19%	
Growth 2010 - 2019	13.78%		7.17%		7.03%	
Owner Occupied	15,696	82.38%	33,765	87.18%	122,920	72.95%
Renter Occupied	3,357	17.62%	4,967	12.82%	45,568	27.05%
2019 Households by HH Income	19,054		38,732		168,488	
Income: <$25,000	1,137	5.97%	2,122	5.48%	15,209	9.03%
Income: $25,000 - $50,000	1,745	9.16%	3,226	8.33%	22,883	13.58%
Income: $50,000 - $75,000	2,478	13.01%	4,593	11.86%	27,058	16.06%
Income: $75,000 - $100,000	2,779	14.58%	5,192	13.40%	25,778	15.30%
Income: $100,000 - $125,000	3,160	16.58%	5,993	15.47%	22,774	13.52%
Income: $125,000 - $150,000	2,316	12.15%	4,791	12.37%	16,203	9.62%
Income: $150,000 - $200,000	2,693	14.13%	6,228	16.08%	19,671	11.68%
Income: $200,000+	2,746	14.41%	6,587	17.01%	18,912	11.22%
2019 Avg Household Income	$130,035		$138,401		$113,471	
2019 Med Household Income	$110,981		$117,657		$93,517	

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3901-3931 Town Center Blvd - Bowie Town Center

Location: **AKA 15501 Emerald Way**
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Building Type: **Retail/Freestanding**
Bldg Status: **Built 2001**
Building Size: **38,082 SF**
Typical Floor Size: **38,082 SF**
Stories: **1**

Landlord Rep: **Washington Prime Group Inc.**
Developer: **Simon Property Group, Inc.**
Management: **-**
Recorded Owner: **Bowie Mall Company Llc**
Expenses: **2011 Tax @ $28.36/sf**

Total Avail: **6,253 SF**
% Leased: **83.6%**
Total Spaces Avail: **2**
Smallest Space: **804 SF**
Bldg Vacant: **6253**

Parcel Number: **07-3631397**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite E07	3,801	3,801	3,801	Withheld	Vacant	1-10 yrs	Direct
Washington Prime Group Inc. / Steve Hardy (614) 621-9000							
P 1st / Suite E11C/D	804 - 2,452	2,452	2,452	Withheld	Vacant	1-10 yrs	Direct
Washington Prime Group Inc. / Steve Hardy (614) 621-9000							

Combination of two spaces - E11C is 804 SF, could be combined with neighboring E11D which is 1648 SF. On the North West Corner of the round about intersection of the shopping center.

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Bowie Demographic Summary Report

Bowie Town Center

3901-3931 Town Center Blvd, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **38,082 SF**
Year Built: **2001**

Total Available: **6,253 SF**
% Leased: **83.58%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	53,290		111,082		479,368	
2019 Estimate	51,725		108,785		469,261	
2010 Census	45,104		100,907		438,445	
Growth 2019 - 2024	3.03%		2.11%		2.15%	
Growth 2010 - 2019	14.68%		7.81%		7.03%	
2019 Population by Hispanic Origin	4,190		7,482		56,693	
2019 Population	51,725		108,785		469,261	
White	19,183	37.09%	37,628	34.59%	162,266	34.58%
Black	27,822	53.79%	62,211	57.19%	272,246	58.02%
Am. Indian & Alaskan	265	0.51%	448	0.41%	3,463	0.74%
Asian	2,555	4.94%	4,975	4.57%	18,337	3.91%
Hawaiian & Pacific Island	102	0.20%	136	0.13%	555	0.12%
Other	1,798	3.48%	3,387	3.11%	12,394	2.64%
U.S. Armed Forces	183		385		2,070	
Households						
2024 Projection	19,260		39,319		173,158	
2019 Estimate	18,716		38,537		169,466	
2010 Census	16,457		35,938		158,389	
Growth 2019 - 2024	2.91%		2.03%		2.18%	
Growth 2010 - 2019	13.73%		7.23%		6.99%	
Owner Occupied	15,392	82.24%	33,591	87.17%	124,016	73.18%
Renter Occupied	3,324	17.76%	4,946	12.83%	45,450	26.82%
2019 Households by HH Income	18,718		38,536		169,467	
Income: <$25,000	1,118	5.97%	2,129	5.52%	15,545	9.17%
Income: $25,000 - $50,000	1,706	9.11%	3,205	8.32%	23,007	13.58%
Income: $50,000 - $75,000	2,415	12.90%	4,586	11.90%	27,216	16.06%
Income: $75,000 - $100,000	2,743	14.65%	5,180	13.44%	25,953	15.31%
Income: $100,000 - $125,000	3,094	16.53%	5,962	15.47%	22,876	13.50%
Income: $125,000 - $150,000	2,295	12.26%	4,751	12.33%	16,237	9.58%
Income: $150,000 - $200,000	2,589	13.83%	6,168	16.01%	19,805	11.69%
Income: $200,000+	2,758	14.73%	6,555	17.01%	18,828	11.11%
2019 Avg Household Income	$130,578		$138,282		$113,099	
2019 Med Household Income	$111,126		$117,477		$93,268	

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15401-15455 Emerald Way - Bowie Town Center

Location: **Bowie Town Center**
AKA 15608 Emerald Way
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **Washington Prime Group Inc.**
Developer: **Simon Property Group, Inc.**
Management: **-**
Recorded Owner: **Bowie Mall Company Llc**
Expenses: **2011 Tax @ $14.21/sf**

Parcel Number: **07-3631397**

Amenities: **Enclosed Mall, Food Court**
Cross Street: **Hwy 301 & Hwy 50**
Parking: **5,187 Surface Spaces are available; Ratio of 9.25/1,000 SF**

Building Type: **Retail/Freestanding (Regional Mall)**
Bldg Status: **Built 2001**
Building Size: **75,991 SF**
Typical Floor Size: **75,991 SF**
Stories: **1**
Land Area: **30.51 AC**

Total Avail: **2,474 SF**
% Leased: **96.7%**
Total Spaces Avail: **1**
Smallest Space: **2,474 SF**
Bldg Vacant: **2474**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A09	2,474	2,474	2,474	Withheld	Vacant	Negotiable	Direct

Washington Prime Group Inc. / Steve Hardy (614) 621-9000

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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: **2,474 SF**
% Leased: **96.74%**
Rent/SF/Yr: **Negotiable**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	53,468		112,060		484,073	
2019 Estimate	51,900		109,778		473,932	
2010 Census	45,270		102,007		443,023	
Growth 2019 - 2024	3.02%		2.08%		2.14%	
Growth 2010 - 2019	14.65%		7.62%		6.98%	
2019 Population by Hispanic Origin	4,202		7,574		58,259	
2019 Population	51,900		109,778		473,932	
White	19,213	37.02%	37,752	34.39%	163,399	34.48%
Black	27,945	53.84%	62,986	57.38%	275,474	58.13%
Am. Indian & Alaskan	266	0.51%	453	0.41%	3,518	0.74%
Asian	2,570	4.95%	5,039	4.59%	18,459	3.89%
Hawaiian & Pacific Island	102	0.20%	136	0.12%	559	0.12%
Other	1,804	3.48%	3,411	3.11%	12,523	2.64%
U.S. Armed Forces	184		387		2,071	
Households						
2024 Projection	19,316		39,594		174,607	
2019 Estimate	18,772		38,816		170,909	
2010 Census	16,510		36,252		159,816	
Growth 2019 - 2024	2.90%		2.00%		2.16%	
Growth 2010 - 2019	13.70%		7.07%		6.94%	
Owner Occupied	15,444	82.27%	33,854	87.22%	124,720	72.97%
Renter Occupied	3,327	17.72%	4,963	12.79%	46,189	27.03%
2019 Households by HH Income	18,773		38,818		170,910	
Income: <$25,000	1,119	5.96%	2,130	5.49%	15,784	9.24%
Income: $25,000 - $50,000	1,710	9.11%	3,223	8.30%	23,345	13.66%
Income: $50,000 - $75,000	2,417	12.87%	4,622	11.91%	27,477	16.08%
Income: $75,000 - $100,000	2,748	14.64%	5,207	13.41%	26,199	15.33%
Income: $100,000 - $125,000	3,101	16.52%	5,995	15.44%	23,016	13.47%
Income: $125,000 - $150,000	2,301	12.26%	4,798	12.36%	16,362	9.57%
Income: $150,000 - $200,000	2,605	13.88%	6,239	16.07%	19,829	11.60%
Income: $200,000+	2,772	14.77%	6,604	17.01%	18,898	11.06%
2019 Avg Household Income	$130,701		$138,385		$112,807	
2019 Med Household Income	$111,226		$117,626		$92,986	

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3801-3941 Evergreen Pky - The Shoppes at Bowie Town Center

Location: **The Shoppes at Bowie Town Center**
AKA 12700 Emerald Walk
E Prince George's County Cluster
Bowie Submarket
Prince George's County
Bowie, MD 20716

Landlord Rep: **United Properties Corp.**
Developer: **MLS Properties, LLC**
Management: **MLS Properties, LLC**
Recorded Owner: **-**

Expenses: **2017 Tax @ $1.87/sf**

Parcel Number: **07-3415163, 07-3507290, 07-3586344**

Anchor Tenant(s): **David's Bridal, Party City**
Amenities: **Pylon Sign**

Cross Street: **Rt 197**
Street Frontage: **949 feet on Evergreen Pky(with 2 curb cuts)**
149 feet on Town Center Blvd

Parking: **250 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Building Type: **Retail/(Neighborhood Center)**
Bldg Status: **Built Mar 2004**
Building Size: **101,083 SF**
Typical Floor Size: **101,083 SF**
Stories: **1**
Land Area: **10.02 AC**

Total Avail: **44,050 SF**
% Leased: **67.3%**
Total Spaces Avail: **3**
Smallest Space: **11,000 SF**
Bldg Vacant: **44050**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	11,000	11,000	11,000	Withheld	Vacant	Thru May 2024	Sublet
GSC Real Estate / Bill M. Giuliano (703) 847-7200 x102							
P 1st / Suite 3841	11,000	11,000	11,000	$20.18/tbd	Vacant	Negotiable	Direct
United Properties Corp. / Randy Fowler (516) 223-6200 / Ryan Rodger (516) 223-6200							
Inline retail. Former Party City store.							

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3801-3941 Evergreen Pky - The Shoppes at Bowie Town Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3861	22,050	22,050	22,050	$17.96/tbd	Vacant	Negotiable	Direct

United Properties Corp. / Randy Fowler (516) 223-6200 / Ryan Rodger (516) 223-6200

Inline retail; former AC Moore store.

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Bowie Demographic Summary Report

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**
Secondary: **-**
GLA: **101,083 SF**
Year Built: **2004**

Total Available: **44,050 SF**
% Leased: **67.3%**
Rent/SF/Yr: **$18.70**

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	52,840		110,424		483,174	
2019 Estimate	51,285		108,148		472,931	
2010 Census	44,698		100,316		441,450	
Growth 2019 - 2024	3.03%		2.10%		2.17%	
Growth 2010 - 2019	14.74%		7.81%		7.13%	
2019 Population by Hispanic Origin	4,088		7,408		57,354	
2019 Population	51,285		108,148		472,931	
White	18,455	35.99%	36,868	34.09%	162,484	34.36%
Black	28,170	54.93%	62,403	57.70%	275,636	58.28%
Am. Indian & Alaskan	265	0.52%	445	0.41%	3,510	0.74%
Asian	2,523	4.92%	4,937	4.57%	18,279	3.87%
Hawaiian & Pacific Island	96	0.19%	136	0.13%	558	0.12%
Other	1,777	3.46%	3,360	3.11%	12,463	2.64%
U.S. Armed Forces	177		378		2,065	
Households						
2024 Projection	19,079		39,124		174,388	
2019 Estimate	18,539		38,348		170,653	
2010 Census	16,292		35,762		159,357	
Growth 2019 - 2024	2.91%		2.02%		2.19%	
Growth 2010 - 2019	13.79%		7.23%		7.09%	
Owner Occupied	15,224	82.12%	33,428	87.17%	125,007	73.25%
Renter Occupied	3,315	17.88%	4,920	12.83%	45,645	26.75%
2019 Households by HH Income	18,540		38,346		170,655	
Income: <$25,000	1,100	5.93%	2,120	5.53%	15,863	9.30%
Income: $25,000 - $50,000	1,706	9.20%	3,184	8.30%	23,286	13.65%
Income: $50,000 - $75,000	2,374	12.80%	4,564	11.90%	27,424	16.07%
Income: $75,000 - $100,000	2,697	14.55%	5,165	13.47%	26,090	15.29%
Income: $100,000 - $125,000	3,047	16.43%	5,956	15.53%	22,955	13.45%
Income: $125,000 - $150,000	2,300	12.41%	4,732	12.34%	16,280	9.54%
Income: $150,000 - $200,000	2,557	13.79%	6,139	16.01%	19,825	11.62%
Income: $200,000+	2,759	14.88%	6,486	16.91%	18,932	11.09%
2019 Avg Household Income	$130,941		$138,097		$112,842	
2019 Med Household Income	$111,429		$117,377		$92,970	

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January 8 2020 EDC Bus Tour Book

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