

MEMORANDUM

TO: City Council

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

SUBJECT: ***Status Report***

DATE: February 27, 2020

Status Report

1. International Council of Shopping Centers (ICSC)

Staff will attend and exhibit at the ICSC Mid-Atlantic Conference and Deal Making regional event at the Gaylord National Harbor on Monday and Tuesday. This two-day regional event provides opportunities to gain information about the most current industry issues, and meet and make deals with retailers and their brokers doing business in the Mid-Atlantic region. Attached is one of the informational handouts to be used by staff at the event.

ADL: lfr
Attachment



Retail Opportunities and Demographics

March 2020



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

March 2, 2020

Welcome to Bowie!

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

Bowie is an excellent business location with easy access from Washington D.C., Annapolis and Baltimore. Bowie's proximity to these major cities brings shoppers and workforce into the area via Routes 3, 50 and 301. Bowie has more than 100 restaurants, 200 shops, and a dozen recreation opportunities. With this winning combination of location, access and amenities your retail business is certain to grow and succeed.

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

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

Sincerely,

Bowie City Council
Timothy J. Adams
Mayor

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafu

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First Call:



John Henry King
Economic Development Director
City Manager's Office

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15901 Excalibur Road (301) 262-5013 (TDD)
Bowie, Maryland 20716 (301) 809-2315 (fax)
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Second Call:



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Planning Director
Department of Planning & Community Development

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Discover the Bowie Retail Advantage

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

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

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

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

While the City is proud of its heritage, it is also focused on the future. It has grown from a small agricultural and railroad town to one of the largest and fastest growing cities in Maryland. Bowie is a city of 20 square miles and approximately 58,000 residents. It has nearly 2,000 acres set aside as parks or open space.

Bowie's housing inventory offers something for everyone -- from the well-maintained traditional homes of Levitt Bowie to the modern communities of Collington Manor, Saddlebrook, and Northridge. And for senior citizens, Bowie has a large number of senior residences whose quality equals the finest senior communities nationwide. Townhouses, condominiums, and rental apartments help to complete the residential offerings. There are more than 19,000 homes in Bowie with even more in the unincorporated areas immediately around us.

The city offers special attractions to both young and old:

- Bowie Baysox -the AA minor league affiliate of the Baltimore Orioles baseball team
- Seven golf courses within 10 minutes (three semi-private, two private, two public)
- Over 24 miles of hiker/biker trails
- Bowie Playhouse Theater
- Bowie Center for Performing Arts
- Summer outdoor concerts at Allen Pond Park
- Bowie Railroad Station and Huntington Museum
- Belair Mansion & Stable Museums
- Indoor year-round ice rink
- 122 ball fields
- Three community centers
- Three museums
- A state-of-the-art senior citizens center
- An excellent gymnasium for community programs

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

- Bowie State University, immediately adjacent
- The University of Maryland, 14 miles
- Prince George's Community College, 12 miles

- The Johns Hopkins University, 28 miles
- Howard University, 16 miles
- American University, 20 miles
- The U.S. Naval Academy, 17 miles
- George Washington University, 18 miles
- Georgetown University, 18 miles

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

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

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

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

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

Bowie is served by the following utilities:

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

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

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

Bowie, MD Demographic Summary Report

Bowie Crossing

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	



Bowie, MD Demographic Summary Report

Bowie Gateway

4410 Mitchellville Rd., Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **10,920 SF**

Rent/SF/Yr: **-**

Year Built: **1996**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	47,890		103,465		428,513	
2019 Estimate	47,177		102,459		423,836	
2010 Census	42,334		96,723		402,101	
Growth 2019 - 2024	1.51%		0.98%		1.10%	
Growth 2010 - 2019	11.44%		5.93%		5.41%	
2019 Population by Hispanic Origin	4,087		7,274		48,109	
2019 Population	47,177		102,459		423,836	
White	19,713	41.79%	42,297	41.28%	158,934	37.50%
Black	23,134	49.04%	51,436	50.20%	232,905	54.95%
Am. Indian & Alaskan	253	0.54%	434	0.42%	2,959	0.70%
Asian	2,304	4.88%	4,835	4.72%	16,992	4.01%
Hawaiian & Pacific Island	95	0.20%	124	0.12%	468	0.11%
Other	1,678	3.56%	3,333	3.25%	11,578	2.73%
U.S. Armed Forces	164		480		2,398	
Households						
2024 Projection	17,453		36,924		154,926	
2019 Estimate	17,213		36,594		153,243	
2010 Census	15,563		34,766		145,927	
Growth 2019 - 2024	1.39%		0.90%		1.10%	
Growth 2010 - 2019	10.60%		5.26%		5.01%	
Owner Occupied	14,092	81.87%	31,351	85.67%	115,134	75.13%
Renter Occupied	3,121	18.13%	5,243	14.33%	38,110	24.87%
2019 Households by HH Income	17,215		36,593		153,243	
Income: <\$25,000	1,127	6.55%	1,942	5.31%	12,355	8.06%
Income: \$25,000 - \$50,000	1,658	9.63%	3,060	8.36%	19,517	12.74%
Income: \$50,000 - \$75,000	1,953	11.34%	3,754	10.26%	22,613	14.76%
Income: \$75,000 - \$100,000	2,513	14.60%	4,876	13.32%	22,706	14.82%
Income: \$100,000 - \$125,000	2,691	15.63%	5,295	14.47%	21,079	13.76%
Income: \$125,000 - \$150,000	1,701	9.88%	3,995	10.92%	14,217	9.28%
Income: \$150,000 - \$200,000	2,680	15.57%	6,153	16.81%	19,174	12.51%
Income: \$200,000+	2,892	16.80%	7,518	20.54%	21,582	14.08%
2019 Avg Household Income	\$135,005		\$146,482		\$121,922	
2019 Med Household Income	\$112,602		\$122,022		\$99,372	



Bowie, MD 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						
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	

Bowie, MD 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	

Bowie, MD Demographic Summary Report

Bowie Town Center

15700 Emerald Way, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Department Store**
 GLA: **125,372 SF**
 Year Built: **2001**

Total Available: **125,372 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	53,896		109,931		472,732	
2019 Estimate	52,312		107,582		462,606	
2010 Census	45,614		99,421		431,647	
Growth 2019 - 2024	3.03%		2.18%		2.19%	
Growth 2010 - 2019	14.68%		8.21%		7.17%	
2019 Population by Hispanic Origin	4,198		7,369		53,667	
2019 Population	52,312		107,582		462,606	
White	19,246	36.79%	38,063	35.38%	161,236	34.85%
Black	28,317	54.13%	60,650	56.38%	267,206	57.76%
Am. Indian & Alaskan	269	0.51%	443	0.41%	3,309	0.72%
Asian	2,562	4.90%	4,927	4.58%	18,110	3.91%
Hawaiian & Pacific Island	103	0.20%	135	0.13%	537	0.12%
Other	1,815	3.47%	3,365	3.13%	12,209	2.64%
U.S. Armed Forces	184		388		2,069	
Households						
2024 Projection	19,496		38,941		171,245	
2019 Estimate	18,946		38,139		167,538	
2010 Census	16,661		35,436		156,391	
Growth 2019 - 2024	2.90%		2.10%		2.21%	
Growth 2010 - 2019	13.71%		7.63%		7.13%	
Owner Occupied	15,578	82.22%	33,262	87.21%	123,213	73.54%
Renter Occupied	3,367	17.77%	4,877	12.79%	44,325	26.46%
2019 Households by HH Income	18,947		38,137		167,538	
Income: <\$25,000	1,136	6.00%	2,118	5.55%	15,215	9.08%
Income: \$25,000 - \$50,000	1,746	9.22%	3,172	8.32%	22,564	13.47%
Income: \$50,000 - \$75,000	2,454	12.95%	4,500	11.80%	26,771	15.98%
Income: \$75,000 - \$100,000	2,748	14.50%	5,122	13.43%	25,592	15.28%
Income: \$100,000 - \$125,000	3,130	16.52%	5,909	15.49%	22,670	13.53%
Income: \$125,000 - \$150,000	2,337	12.33%	4,703	12.33%	16,110	9.62%
Income: \$150,000 - \$200,000	2,604	13.74%	6,083	15.95%	19,691	11.75%
Income: \$200,000+	2,792	14.74%	6,530	17.12%	18,925	11.30%
2019 Avg Household Income	\$130,468		\$138,504		\$113,732	
2019 Med Household Income	\$111,098		\$117,585		\$93,774	

Bowie, MD 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: **4,982 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	

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: **13,221 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						
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	

Bowie, MD Demographic Summary Report

Hall Station

15301-15231 Hall Rd, Bowie, MD 20721

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,724 SF**
 Year Built: **2014**

Total Available: **1,466 SF**
 % Leased: **88.48%**
 Rent/SF/Yr: **\$30.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	42,103		102,001		482,634	
2019 Estimate	41,027		100,012		472,838	
2010 Census	36,668		93,009		442,804	
Growth 2019 - 2024	2.62%		1.99%		2.07%	
Growth 2010 - 2019	11.89%		7.53%		6.78%	
2019 Population by Hispanic Origin	2,261		5,537		52,001	
2019 Population	41,027		100,012		472,838	
White	6,637	16.18%	20,605	20.60%	126,152	26.68%
Black	31,562	76.93%	72,495	72.49%	316,161	66.86%
Am. Indian & Alaskan	157	0.38%	404	0.40%	3,398	0.72%
Asian	1,429	3.48%	3,626	3.63%	14,904	3.15%
Hawaiian & Pacific Island	76	0.19%	109	0.11%	497	0.11%
Other	1,165	2.84%	2,772	2.77%	11,728	2.48%
U.S. Armed Forces	106		300		1,458	
Households						
2024 Projection	15,177		36,201		173,198	
2019 Estimate	14,798		35,546		169,713	
2010 Census	13,287		33,352		159,301	
Growth 2019 - 2024	2.56%		1.84%		2.05%	
Growth 2010 - 2019	11.37%		6.58%		6.54%	
Owner Occupied	12,592	85.09%	30,534	85.90%	121,700	71.71%
Renter Occupied	2,206	14.91%	5,012	14.10%	48,014	28.29%
2019 Households by HH Income	14,800		35,544		169,714	
Income: <\$25,000	808	5.46%	1,981	5.57%	17,917	10.56%
Income: \$25,000 - \$50,000	1,293	8.74%	3,026	8.51%	24,781	14.60%
Income: \$50,000 - \$75,000	1,953	13.20%	4,486	12.62%	28,046	16.53%
Income: \$75,000 - \$100,000	2,251	15.21%	5,158	14.51%	25,696	15.14%
Income: \$100,000 - \$125,000	2,406	16.26%	5,698	16.03%	21,834	12.87%
Income: \$125,000 - \$150,000	1,565	10.57%	4,228	11.90%	15,684	9.24%
Income: \$150,000 - \$200,000	2,362	15.96%	5,165	14.53%	18,792	11.07%
Income: \$200,000+	2,162	14.61%	5,802	16.32%	16,964	10.00%
2019 Avg Household Income	\$131,754		\$135,077		\$108,102	
2019 Med Household Income	\$111,377		\$113,693		\$88,730	

Bowie, MD Demographic Summary Report

Hilltop Plaza

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	

Bowie, MD Demographic Summary Report

Mount Oak Plaza 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	

Bowie, MD Demographic Summary Report

Old Town Bowie 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	



Bowie, MD 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						
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	

Bowie, MD Demographic Summary Report

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **44,050 SF**

Secondary: -

% Leased: **67.3%**

GLA: **101,083 SF**

Rent/SF/Yr: **\$18.70**

Year Built: **2004**



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	

Bowie, MD 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	

Bowie, MD Demographic Summary Report

West Bowie Village

13613-13637 Annapolis Rd, Bowie, MD 20720

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **20,000 SF**

Rent/SF/Yr: **-**

Year Built: **1975**



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	

Bowie, MD 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	



Bowie, MD Demographic Summary Report

Amber Ridge

NW Crain Hwy, 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	36,612		87,305		417,569	
2019 Estimate	35,500		84,859		407,968	
2010 Census	30,819		75,048		376,130	
Growth 2019 - 2024	3.13%		2.88%		2.35%	
Growth 2010 - 2019	15.19%		13.07%		8.46%	
2019 Population by Hispanic Origin	2,242		5,161		40,909	
2019 Population	35,500		84,859		407,968	
White	8,703	24.52%	23,991	28.27%	128,545	31.51%
Black	23,972	67.53%	54,602	64.34%	251,656	61.69%
Am. Indian & Alaskan	162	0.46%	368	0.43%	2,702	0.66%
Asian	1,500	4.23%	3,224	3.80%	14,306	3.51%
Hawaiian & Pacific Island	76	0.21%	112	0.13%	435	0.11%
Other	1,086	3.06%	2,562	3.02%	10,324	2.53%
U.S. Armed Forces	98		301		1,572	
Households						
2024 Projection	13,414		30,968		149,993	
2019 Estimate	13,010		30,128		146,541	
2010 Census	11,319		26,825		135,291	
Growth 2019 - 2024	3.11%		2.79%		2.36%	
Growth 2010 - 2019	14.94%		12.31%		8.32%	
Owner Occupied	10,318	79.31%	25,955	86.15%	111,622	76.17%
Renter Occupied	2,692	20.69%	4,174	13.85%	34,919	23.83%
2019 Households by HH Income						
Income: <\$25,000	781	6.00%	1,740	5.78%	12,903	8.81%
Income: \$25,000 - \$50,000	1,275	9.80%	2,430	8.07%	19,276	13.15%
Income: \$50,000 - \$75,000	1,706	13.11%	3,575	11.87%	23,062	15.74%
Income: \$75,000 - \$100,000	1,965	15.10%	4,343	14.42%	22,227	15.17%
Income: \$100,000 - \$125,000	2,156	16.57%	4,796	15.92%	19,752	13.48%
Income: \$125,000 - \$150,000	1,335	10.26%	3,565	11.83%	14,506	9.90%
Income: \$150,000 - \$200,000	1,788	13.74%	4,497	14.93%	17,636	12.03%
Income: \$200,000+	2,005	15.41%	5,181	17.20%	17,179	11.72%
2019 Avg Household Income	\$130,570		\$137,595		\$115,519	
2019 Med Household Income	\$109,027		\$115,510		\$95,278	

Bowie, MD 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						
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	

Bowie, MD Demographic Summary Report

Oak Creek Club L-A-C

600 Bowieville Manor Ln, Upper Marlboro, MD 20774

Building Type: **Sports & Entertainment** Total Available: **0 SF**
 Class: - % Leased: **100%**
 RBA: **18,380 SF** Rent/SF/Yr: -
 Typical Floor: -

Image Coming Soon

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	37,402		110,729		522,404	
2019 Estimate	36,855		109,734		517,104	
2010 Census	33,073		102,123		486,993	
Growth 2019 - 2024	1.48%		0.91%		1.02%	
Growth 2010 - 2019	11.44%		7.45%		6.18%	
2019 Population by Hispanic Origin	1,623		5,330		58,936	
2019 Population	36,855		109,734		517,104	
White	3,881	10.53%	14,586	13.29%	115,060	22.25%
Black	30,948	83.97%	88,648	80.78%	370,692	71.69%
Am. Indian & Alaskan	134	0.36%	456	0.42%	4,061	0.79%
Asian	882	2.39%	3,159	2.88%	13,892	2.69%
Hawaiian & Pacific Island	59	0.16%	109	0.10%	516	0.10%
Other	951	2.58%	2,776	2.53%	12,882	2.49%
U.S. Armed Forces	99		303		1,863	
Households						
2024 Projection	12,945		40,803		186,827	
2019 Estimate	12,769		40,468		184,962	
2010 Census	11,545		37,867		174,668	
Growth 2019 - 2024	1.38%		0.83%		1.01%	
Growth 2010 - 2019	10.60%		6.87%		5.89%	
Owner Occupied	11,683	91.50%	32,609	80.58%	125,658	67.94%
Renter Occupied	1,086	8.50%	7,859	19.42%	59,304	32.06%
2019 Households by HH Income	12,767		40,469		184,960	
Income: <\$25,000	579	4.54%	2,526	6.24%	22,078	11.94%
Income: \$25,000 - \$50,000	975	7.64%	3,882	9.59%	28,490	15.40%
Income: \$50,000 - \$75,000	1,410	11.04%	5,499	13.59%	30,075	16.26%
Income: \$75,000 - \$100,000	1,646	12.89%	5,892	14.56%	26,660	14.41%
Income: \$100,000 - \$125,000	1,911	14.97%	6,014	14.86%	22,712	12.28%
Income: \$125,000 - \$150,000	1,426	11.17%	3,937	9.73%	14,823	8.01%
Income: \$150,000 - \$200,000	2,122	16.62%	5,805	14.34%	19,591	10.59%
Income: \$200,000+	2,698	21.13%	6,914	17.08%	20,531	11.10%
2019 Avg Household Income	\$148,532		\$133,875		\$107,955	
2019 Med Household Income	\$123,200		\$110,124		\$86,100	



Bowie, MD Demographic Summary Report

Shops at Melford 17300 Melford Blvd, Bowie, MD 20715

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	42,342		100,364		405,745	
2019 Estimate	41,786		99,298		399,964	
2010 Census	38,595		94,935		377,115	
Growth 2019 - 2024	1.33%		1.07%		1.45%	
Growth 2010 - 2019	8.27%		4.60%		6.06%	
2019 Population by Hispanic Origin	3,341		6,928		38,657	
2019 Population	41,786		99,298		399,964	
White	21,576	51.63%	50,076	50.43%	163,833	40.96%
Black	16,460	39.39%	40,423	40.71%	205,486	51.38%
Am. Indian & Alaskan	186	0.45%	424	0.43%	2,312	0.58%
Asian	2,065	4.94%	4,938	4.97%	16,822	4.21%
Hawaiian & Pacific Island	50	0.12%	122	0.12%	447	0.11%
Other	1,449	3.47%	3,316	3.34%	11,065	2.77%
U.S. Armed Forces	229		614		3,102	
Households						
2024 Projection	15,962		35,835		148,511	
2019 Estimate	15,759		35,489		146,341	
2010 Census	14,603		34,199		138,177	
Growth 2019 - 2024	1.29%		0.97%		1.48%	
Growth 2010 - 2019	7.92%		3.77%		5.91%	
Owner Occupied	12,656	80.31%	29,903	84.26%	109,778	75.02%
Renter Occupied	3,103	19.69%	5,587	15.74%	36,563	24.98%
2019 Households by HH Income	15,758		35,489		146,340	
Income: <\$25,000	1,077	6.83%	1,772	4.99%	11,249	7.69%
Income: \$25,000 - \$50,000	1,653	10.49%	3,076	8.67%	17,770	12.14%
Income: \$50,000 - \$75,000	1,788	11.35%	3,545	9.99%	20,611	14.08%
Income: \$75,000 - \$100,000	2,318	14.71%	4,713	13.28%	21,283	14.54%
Income: \$100,000 - \$125,000	2,495	15.83%	5,417	15.26%	20,214	13.81%
Income: \$125,000 - \$150,000	1,724	10.94%	3,942	11.11%	14,184	9.69%
Income: \$150,000 - \$200,000	2,323	14.74%	5,919	16.68%	19,046	13.01%
Income: \$200,000+	2,380	15.10%	7,105	20.02%	21,983	15.02%
2019 Avg Household Income	\$130,450		\$145,664		\$125,421	
2019 Med Household Income	\$110,450		\$121,406		\$102,791	

Bowie, MD Demographic Summary Report

South Lake (Karington) Karington Center Blvd, Upper Marlboro, MD 20774

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

Image Coming Soon

Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	34,890		90,575		432,411	
2019 Estimate	33,797		88,481		424,243	
2010 Census	29,043		80,522		399,431	
Growth 2019 - 2024	3.23%		2.37%		1.93%	
Growth 2010 - 2019	16.37%		9.88%		6.21%	
2019 Population by Hispanic Origin	1,627		4,473		42,064	
2019 Population	33,797		88,481		424,243	
White	5,161	15.27%	17,892	20.22%	117,045	27.59%
Black	26,370	78.02%	64,831	73.27%	280,171	66.04%
Am. Indian & Alaskan	141	0.42%	353	0.40%	2,774	0.65%
Asian	1,113	3.29%	2,943	3.33%	13,196	3.11%
Hawaiian & Pacific Island	66	0.20%	102	0.12%	443	0.10%
Other	946	2.80%	2,360	2.67%	10,614	2.50%
U.S. Armed Forces	114		268		1,384	
Households						
2024 Projection	12,118		32,417		154,757	
2019 Estimate	11,745		31,689		151,887	
2010 Census	10,146		28,965		143,471	
Growth 2019 - 2024	3.18%		2.30%		1.89%	
Growth 2010 - 2019	15.76%		9.40%		5.87%	
Owner Occupied	10,605	90.29%	27,054	85.37%	113,092	74.46%
Renter Occupied	1,140	9.71%	4,635	14.63%	38,794	25.54%
2019 Households by HH Income						
Income: <\$25,000	553	4.71%	1,765	5.57%	14,703	9.68%
Income: \$25,000 - \$50,000	940	8.00%	2,748	8.67%	21,464	14.13%
Income: \$50,000 - \$75,000	1,243	10.58%	3,809	12.02%	23,241	15.30%
Income: \$75,000 - \$100,000	1,515	12.90%	4,505	14.22%	21,786	14.34%
Income: \$100,000 - \$125,000	1,768	15.05%	4,852	15.31%	19,642	12.93%
Income: \$125,000 - \$150,000	1,238	10.54%	3,185	10.05%	13,476	8.87%
Income: \$150,000 - \$200,000	1,938	16.50%	4,607	14.54%	17,761	11.69%
Income: \$200,000+	2,550	21.71%	6,218	19.62%	19,815	13.05%
2019 Avg Household Income	\$149,347		\$141,352		\$116,437	
2019 Med Household Income	\$122,928		\$115,547		\$93,975	



PREPARED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
IN COOPERATION WITH THE
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

PUBLISHED: 2019
LAMBERT CONFORMAL CONIC PROJECTION

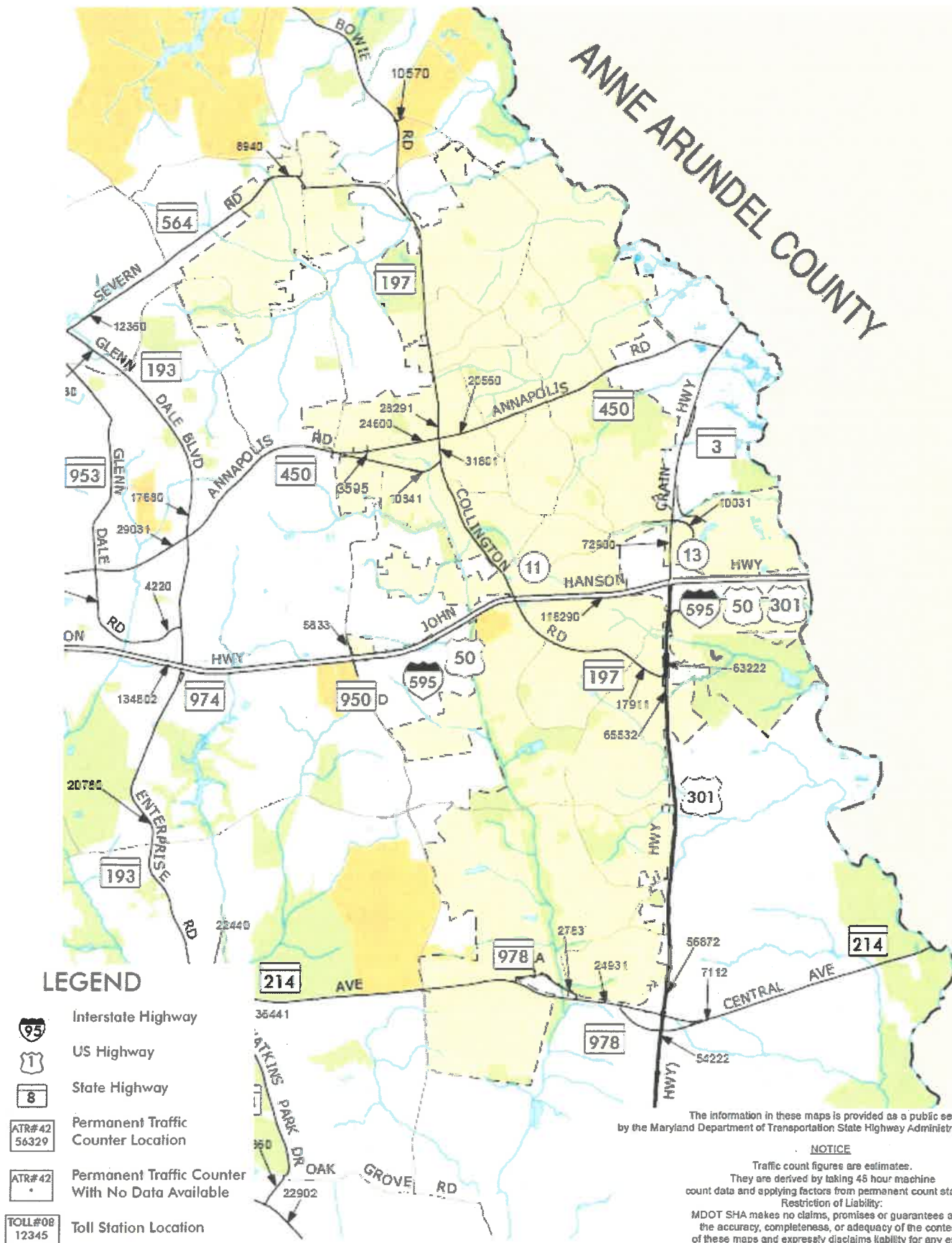


TABLE I
EXISTING RETAIL CENTERS
As of February 25, 2020

Retail	Location:	Total Net Space (sq.ft.)	Vacant Space/ (sq.ft.)	Vacant Space (%)	Lease Rate: (\$/sq.ft.)	Year Estab.	Phone:	Company / Contact Person
Bowie Crossing	Major Lansdale Boulevard	121,744	0	0.00%	n/a	1997	202-585-5732	CBRE Ms. Valerie Dow Email valerie.dow@cbre.com
Bowie Gateway	US Rte 50 & US 301	602,394 (Includes ALL retail) (Some not managed by CBRE)	0	0.00%	n/a	1996	202-585-5732	CBRE Ms. Valerie Dow 750 9th Street NW, Suite 900 Washington, DC 20001 Email valerie.dow@cbre.com
Bowie Marketplace	Superior Lane & MD Rte 450	134,992	7,487	5.5%	n/a	2016	301-816-1555	Berman Enterprises Mr. Brian Berman 5410 Edson Lane, Ste 220 Rockville, MD 20852 Email bberman@bermanenterprises.com
Bowie Plaza	6794 Laurel-Bowie Road	102,904	4,000	3.9%	n/a	1966	703-905-0331	CBRE Mr. Lance Marine 1861 International Dr, Suite 300 McLean, VA 22102 Email lance.marine@cbre.com
Bowie Town Center	15606 Emerald Way	755,000	143,700 including Sears (131,536)	19.0%	n/a	2001	614-887-5653	Washington Prime Group Mr. Steve Hardy Email steve.hardy@washingtonprime.com
Collington Plaza	3400 Crain Highway	121,955	4,982	4.1%	n/a	1996	513-338-2789	Phillips Edison & Co Mr. Rob Murphy Email rmurphy@phillipsedison.com
Free State Shopping Center	15500 Annapolis Road	264,152	13,221	5.0%	n/a	1976	443-632-2085	KLNB Mr. Cooper Henry 100 West Road, Suite 505 Baltimore, MD 21204 Email ghenry@kinb.com

Table I Existing Retail Centers as of February 25, 2020

Hall Station *	15231 Hall Road	12724	1,466	11.5%	n/a	2013	301-918-2949	NAI Michael Company Mr. Michael DiMeglio 10100 Business Parkway Lanham MD 20706 Email mdimeglio@naimichael.com
Hilltop Plaza	6700 Race Track	185,370	4,734	2.6%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-520-6719	Venus Holdings LLC Mr. Henry Chang 7849 Belle Point Drive Greenbelt, MD 20770 Email imdinvest@gmail.com
Old Town Bowie		53,000	8,287	15.6%	n/a	1870		Multiple Buildings Multiple Owners
Pointer Ridge Plaza	1300 Crain Highway	71,705	13,718	19.1%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Shoppes at Bowie Town Center	3851 Evergreen Pkwy	106,930	33,050	30.9%	n/a	2004	516-223-6200	United Properties Corp. Mr. Cy Nicholl 1975 Hempstead Tpke., Suite 309 East Meadow, NY, 11554
Shoppes at Highbridge	Northeast corner of Rte 450 & High Bridge Road	60,000	1,200	2.0%	n/a	2006	443-632-2085	KLNB Retail Mr. Cooper Henry Email chenry@klnb.com
West Bowie Village	Annapolis Road	84,000	5,400	6.4%	n/a	1975		Multiple Buildings Multiple Owners
Whitehall Shopping Center *	7408 Laurel-Bowie Road	5,150	0	0.00%	n/a	1960	202-898-1880	Borger Management Mr. Joe Borger 1111 14th Street Suite 200 Washington, DC 20005 Email jbarger@borgermanagement.com
TOTALS		2,690,220	241,245	9.0%				

* Denotes outside City

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

TABLE II
PROPOSED RETAIL CENTERS
As of February 25, 2020

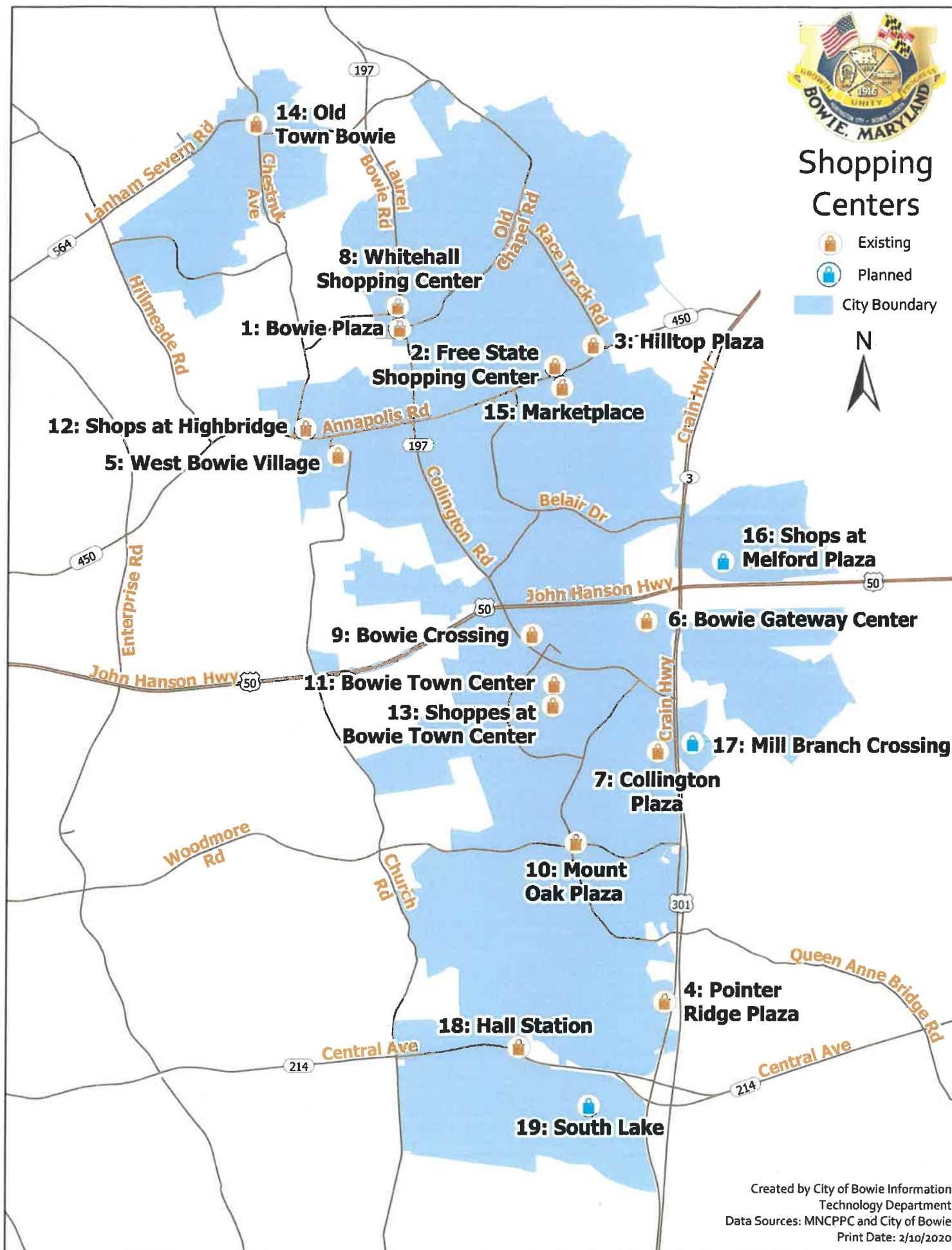
Retail	Location	Total Gross Space Proposed	Approved	Existing	Phone	Company / Contact
Amber Ridge *	West side of US 301, north of Pointer Ridge Drive	20,000	20,000	0	571-382-1225	Rappaport Companies Mr. Will Collins 8405 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com
South Lake (Karington)	Southwest quadrant of US 301 & Central Avenue	380,000	0	0	301-459-4400	NAI The Michael Companies, Inc. Mr. Kevin Kennedy 10100 Business Parkway Lanham, MD 20706 Email kkennedy@naimichael.com
Mill Branch Crossing	Northeast quadrant of US 301 & Mill Branch Road	586,500	0	0	301-261-6700	W. F. Chesley Company Mr. Bill Chesley 1641 State Route 3 North, Suite 202 Crofton, MD 21114 wfchesley519@aol.com Gibraltar Management Company Mr. Scott Zelekowitz 2200 150 White Plains Road Suite 400 Tarrytown, NY 10591 Email scott.zelekowitz@gibraltarmgt.com
Oak Creek Club *	Church Road south of Central Avenue	26,000	0	0	301-572-7800	Carrollton Enterprises Mr. Ian Kelly 11785 Beltsville Drive, 16th Floor Calverton, MD 20705 iankelly@carrolltonenterprises.com
Shops at Melford Plaza (approval in process)		268,500	24,375	0	410-369-1240	St John Properties Mr. Bill Holzman 2560 Lord Baltimore Drive Baltimore, MD 21244 Email bholzman@sjpi.com
TOTAL		1,280,500	44,375			

* Denotes outside City



Shopping Centers

-  Existing
-  Planned
-  City Boundary



RETAIL CENTERS KEY

SHOP ID	NAME	YEAR OPENED	SQ. FT.	TYPE
1	Old Town Bowie (Huntington)	1870	est. 53,000	Open
2	Whitehall Shopping Center	1960	5,150	Strip
3	Bowie Plaza	1963	102,904	Open
4	Hilltop Plaza	1969/2011	185,029	Open
5	Pointer Ridge Plaza	1969	71,705	Open
6	Colonial Village/West Bowie Village	1975	est. 84,000	Strip
7	Free State Shopping Center	1976/2004	279,000	Open
8	Marketplace	1980/2016	134,000	Open
9	Mount Oak Plaza	1986	8,200	Strip
10	Collington Plaza	1996	121,790	Open
11	Bowie Gateway Center	1996	602,394	Open
12	Bowie Crossing	1997	121,744	Open
13	Bowie Town Center	2001	755,000	Open
14	Shoppes at Bowie Town Center	2004	106,930	Open
15	Shoppes at Highbridge	2006	60,000	Open
16	<i>Shops at Melford Plaza</i>	<i>T.B.D.</i>	<i>84,129</i>	<i>T.B.D.</i>
17	<i>Mill Branch Crossing</i>	<i>T.B.D.</i>	<i>586,500</i>	<i>Open</i>
18	Hall Station	2014	13,987	Strip
19	<i>South Lake</i>	<i>T.B.D.</i>	<i>380,000</i>	<i>Open</i>