



City of Bowie

Memorandum

Thursday, May 5, 2022
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Bowie Retail Opportunities and Demographics 2022
This year's update of this popular business handout is available in both electronic and printed versions from the Economic Development Office.
2. Senior Center Bus Lot Security Fence
The adopted FY22 budget appropriated \$155,000 for facility security at City-owned facilities. The City intends to install an 8' high metal security fence to enclose the bus parking lot at the Bowie Senior Center. The Department of Community Services has located an existing Howard County contract #4400004381 with Best Fence, LLC that we can ride.
As provided by Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to issue a purchase order to Best Fence, LLC, in the amount of \$87,489.00 for these services.



Retail Opportunities and Demographics

May 2022



City of Bowie
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Bowie, MD 20716
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www.cityofbowie.org/biz

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FIRST CALL:



John Henry King
Economic Development Director
City Manager's Office

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

SECOND CALL:



Joseph M. Meinert
Planning Director
Department of Planning & Community Development

City Hall (301) 809-3045
15901 Fred Robinson Way (301) 262-5013 (TDD)
Bowie, Maryland 20716 (301) 809-2315 (fax)
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City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

May 2, 2022

Welcome to Bowie!

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

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

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

Whatever your demographic needs 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

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, Maryland - Demographic Summary Report

Amber Ridge

1600 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						
2027 Projection	34,324		84,053		400,520	
2022 Estimate	33,994		83,083		397,547	
2010 Census	30,425		73,958		375,414	
Growth 2022 - 2027	0.97%		1.17%		0.75%	
Growth 2010 - 2022	11.73%		12.34%		5.90%	
2022 Population by Hispanic Origin	2,332		5,487		42,362	
2022 Population	33,994		83,083		397,547	
White	7,942	23.36%	22,236	26.76%	126,029	31.70%
Black	23,360	68.72%	54,705	65.84%	244,075	61.40%
Am. Indian & Alaskan	153	0.45%	375	0.45%	2,828	0.71%
Asian	1,396	4.11%	3,035	3.65%	13,433	3.38%
Hawaiian & Pacific Island	77	0.23%	115	0.14%	458	0.12%
Other	1,065	3.13%	2,616	3.15%	10,723	2.70%
U.S. Armed Forces	70		246		2,030	
Households						
2027 Projection	12,592		29,898		143,906	
2022 Estimate	12,471		29,570		142,788	
2010 Census	11,166		26,433		135,055	
Growth 2022 - 2027	0.97%		1.11%		0.78%	
Growth 2010 - 2022	11.69%		11.87%		5.73%	
Owner Occupied	9,898	79.37%	25,537	86.36%	109,203	76.48%
Renter Occupied	2,573	20.63%	4,033	13.64%	33,585	23.52%
2022 Households by HH Income	12,469		29,570		142,788	
Income: <\$25,000	765	6.14%	1,742	5.89%	11,255	7.88%
Income: \$25,000 - \$50,000	1,224	9.82%	2,530	8.56%	16,880	11.82%
Income: \$50,000 - \$75,000	1,648	13.22%	3,169	10.72%	21,002	14.71%
Income: \$75,000 - \$100,000	1,362	10.92%	3,393	11.47%	20,705	14.50%
Income: \$100,000 - \$125,000	1,685	13.51%	4,354	14.72%	19,435	13.61%
Income: \$125,000 - \$150,000	1,369	10.98%	3,295	11.14%	13,947	9.77%
Income: \$150,000 - \$200,000	1,935	15.52%	4,947	16.73%	18,342	12.85%
Income: \$200,000+	2,481	19.90%	6,140	20.76%	21,222	14.86%
2022 Avg Household Income	\$141,586		\$146,391		\$124,802	
2022 Med Household Income	\$118,330		\$122,685		\$101,996	

Bowie, Maryland - Demographic Summary Report

Bowie Crossing

15209 Major Lansdale Blvd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **6,828 SF**
 Year Built: **1999**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	54,170		113,708		477,338	
2022 Estimate	53,764		113,365		473,550	
2010 Census	48,448		107,252		446,399	
Growth 2022 - 2027	0.76%		0.30%		0.80%	
Growth 2010 - 2022	10.97%		5.70%		6.08%	
2022 Population by Hispanic Origin	4,865		8,917		66,756	
2022 Population	53,764		113,365		473,550	
White	20,505	38.14%	39,199	34.58%	165,692	34.99%
Black	28,187	52.43%	64,641	57.02%	271,767	57.39%
Am. Indian & Alaskan	300	0.56%	518	0.46%	4,029	0.85%
Asian	2,695	5.01%	5,161	4.55%	18,070	3.82%
Hawaiian & Pacific Island	111	0.21%	157	0.14%	699	0.15%
Other	1,966	3.66%	3,689	3.25%	13,293	2.81%
U.S. Armed Forces	182		487		3,092	
Households						
2027 Projection	19,494		39,969		171,355	
2022 Estimate	19,370		39,845		169,890	
2010 Census	17,584		37,749		160,266	
Growth 2022 - 2027	0.64%		0.31%		0.86%	
Growth 2010 - 2022	10.16%		5.55%		6.01%	
Owner Occupied	16,134	83.29%	34,656	86.98%	123,131	72.48%
Renter Occupied	3,236	16.71%	5,189	13.02%	46,760	27.52%
2022 Households by HH Income	19,369		39,846		169,893	
Income: <\$25,000	1,101	5.68%	2,054	5.15%	14,481	8.52%
Income: \$25,000 - \$50,000	1,706	8.81%	3,330	8.36%	21,270	12.52%
Income: \$50,000 - \$75,000	2,388	12.33%	4,428	11.11%	26,174	15.41%
Income: \$75,000 - \$100,000	2,434	12.57%	4,672	11.73%	24,808	14.60%
Income: \$100,000 - \$125,000	2,802	14.47%	5,790	14.53%	22,942	13.50%
Income: \$125,000 - \$150,000	2,146	11.08%	4,385	11.00%	16,293	9.59%
Income: \$150,000 - \$200,000	3,091	15.96%	6,688	16.78%	20,883	12.29%
Income: \$200,000+	3,701	19.11%	8,499	21.33%	23,042	13.56%
2022 Avg Household Income	\$141,547		\$148,107		\$120,298	
2022 Med Household Income	\$118,339		\$123,484		\$98,199	

Bowie, Maryland - Demographic Summary Report

Bowie Gateway Center

4520 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Department Store**
 GLA: **42,804 SF**
 Year Built: **1995**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	48,527		105,543		435,146	
2022 Estimate	48,140		104,785		430,627	
2010 Census	43,339		98,626		404,998	
Growth 2022 - 2027	0.80%		0.72%		1.05%	
Growth 2010 - 2022	11.08%		6.24%		6.33%	
2022 Population by Hispanic Origin	4,495		8,079		52,195	
2022 Population	48,140		104,785		430,627	
White	19,920	41.38%	43,507	41.52%	160,424	37.25%
Black	23,756	49.35%	52,212	49.83%	236,854	55.00%
Am. Indian & Alaskan	267	0.55%	470	0.45%	3,226	0.75%
Asian	2,324	4.83%	4,878	4.66%	17,252	4.01%
Hawaiian & Pacific Island	109	0.23%	144	0.14%	547	0.13%
Other	1,764	3.66%	3,574	3.41%	12,324	2.86%
U.S. Armed Forces	165		588		3,251	
Households						
2027 Projection	17,650		37,815		157,817	
2022 Estimate	17,531		37,543		156,054	
2010 Census	15,910		35,453		146,865	
Growth 2022 - 2027	0.68%		0.72%		1.13%	
Growth 2010 - 2022	10.19%		5.90%		6.26%	
Owner Occupied	14,424	82.28%	32,031	85.32%	116,757	74.82%
Renter Occupied	3,107	17.72%	5,512	14.68%	39,297	25.18%
2022 Households by HH Income	17,530		37,542		156,053	
Income: <\$25,000	1,057	6.03%	1,964	5.23%	11,988	7.68%
Income: \$25,000 - \$50,000	1,607	9.17%	3,072	8.18%	18,267	11.71%
Income: \$50,000 - \$75,000	2,253	12.85%	4,225	11.25%	23,489	15.05%
Income: \$75,000 - \$100,000	2,295	13.09%	4,429	11.80%	22,818	14.62%
Income: \$100,000 - \$125,000	2,576	14.69%	5,436	14.48%	21,535	13.80%
Income: \$125,000 - \$150,000	1,936	11.04%	4,224	11.25%	15,225	9.76%
Income: \$150,000 - \$200,000	2,717	15.50%	6,071	16.17%	19,724	12.64%
Income: \$200,000+	3,089	17.62%	8,121	21.63%	23,007	14.74%
2022 Avg Household Income	\$137,316		\$148,394		\$124,541	
2022 Med Household Income	\$115,071		\$123,366		\$101,700	

Bowie, Maryland - Demographic Summary Report

Bowie Marketplace

15475 Annapolis Rd, Bowie, MD 20715

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

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	54,646		115,691		497,454	
2022 Estimate	54,221		114,894		491,286	
2010 Census	49,751		110,300		459,663	
Growth 2022 - 2027	0.78%		0.69%		1.26%	
Growth 2010 - 2022	8.98%		4.17%		6.88%	
2022 Population by Hispanic Origin	4,878		9,773		71,652	
2022 Population	54,221		114,894		491,286	
White	25,352	46.76%	52,213	45.44%	187,584	38.18%
Black	23,751	43.80%	51,629	44.94%	261,399	53.21%
Am. Indian & Alaskan	269	0.50%	555	0.48%	4,080	0.83%
Asian	2,831	5.22%	6,259	5.45%	22,087	4.50%
Hawaiian & Pacific Island	46	0.08%	175	0.15%	778	0.16%
Other	1,971	3.64%	4,062	3.54%	15,359	3.13%
U.S. Armed Forces	313		883		6,246	
Households						
2027 Projection	19,883		40,823		179,347	
2022 Estimate	19,738		40,533		177,015	
2010 Census	18,188		39,050		165,754	
Growth 2022 - 2027	0.73%		0.72%		1.32%	
Growth 2010 - 2022	8.52%		3.80%		6.79%	
Owner Occupied	16,382	83.00%	33,961	83.79%	122,014	68.93%
Renter Occupied	3,356	17.00%	6,572	16.21%	55,001	31.07%
2022 Households by HH Income	19,738		40,533		177,016	
Income: <\$25,000	1,233	6.25%	1,979	4.88%	14,449	8.16%
Income: \$25,000 - \$50,000	1,713	8.68%	3,193	7.88%	22,289	12.59%
Income: \$50,000 - \$75,000	2,370	12.01%	4,622	11.40%	28,226	15.95%
Income: \$75,000 - \$100,000	2,389	12.10%	5,136	12.67%	25,474	14.39%
Income: \$100,000 - \$125,000	2,906	14.72%	5,702	14.07%	23,311	13.17%
Income: \$125,000 - \$150,000	2,277	11.54%	4,738	11.69%	17,309	9.78%
Income: \$150,000 - \$200,000	3,094	15.68%	6,549	16.16%	22,108	12.49%
Income: \$200,000+	3,756	19.03%	8,614	21.25%	23,850	13.47%
2022 Avg Household Income	\$141,110		\$148,032		\$120,371	
2022 Med Household Income	\$118,616		\$123,397		\$98,105	

Bowie, Maryland - Demographic Summary Report

Bowie Plaza

6796-6802 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: -
 GLA: **4,000 SF**
 Year Built: **1966**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	52,308		117,433		577,692	
2022 Estimate	52,240		116,823		571,873	
2010 Census	48,915		110,561		536,264	
Growth 2022 - 2027	0.13%		0.52%		1.02%	
Growth 2010 - 2022	6.80%		5.66%		6.64%	
2022 Population by Hispanic Origin	5,105		11,637		98,159	
2022 Population	52,240		116,823		571,873	
White	22,573	43.21%	46,244	39.58%	219,191	38.33%
Black	24,343	46.60%	59,766	51.16%	298,571	52.21%
Am. Indian & Alaskan	302	0.58%	637	0.55%	5,458	0.95%
Asian	3,090	5.92%	6,127	5.24%	29,577	5.17%
Hawaiian & Pacific Island	49	0.09%	167	0.14%	1,010	0.18%
Other	1,884	3.61%	3,883	3.32%	18,065	3.16%
U.S. Armed Forces	247		740		6,681	
Households						
2027 Projection	17,438		40,895		205,166	
2022 Estimate	17,424		40,660		202,960	
2010 Census	16,359		38,514		190,250	
Growth 2022 - 2027	0.08%		0.58%		1.09%	
Growth 2010 - 2022	6.51%		5.57%		6.68%	
Owner Occupied	15,776	90.54%	33,045	81.27%	134,011	66.03%
Renter Occupied	1,648	9.46%	7,615	18.73%	68,948	33.97%
2022 Households by HH Income	17,424		40,659		202,962	
Income: <\$25,000	805	4.62%	2,218	5.46%	19,057	9.39%
Income: \$25,000 - \$50,000	1,309	7.51%	3,858	9.49%	26,674	13.14%
Income: \$50,000 - \$75,000	1,732	9.94%	4,838	11.90%	33,231	16.37%
Income: \$75,000 - \$100,000	2,024	11.62%	5,327	13.10%	29,293	14.43%
Income: \$100,000 - \$125,000	2,664	15.29%	5,536	13.62%	26,306	12.96%
Income: \$125,000 - \$150,000	2,107	12.09%	4,570	11.24%	19,530	9.62%
Income: \$150,000 - \$200,000	3,018	17.32%	6,341	15.60%	23,935	11.79%
Income: \$200,000+	3,765	21.61%	7,971	19.60%	24,936	12.29%
2022 Avg Household Income	\$150,984		\$142,215		\$115,674	
2022 Med Household Income	\$127,112		\$118,463		\$94,218	

Bowie, Maryland - Demographic Summary Report

Bowie Town Center

15402-15456 Emerald Way, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **57,736 SF**
 Year Built: **2001**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	53,073		107,766		473,210	
2022 Estimate	52,637		107,563		469,550	
2010 Census	47,211		101,964		443,198	
Growth 2022 - 2027	0.83%		0.19%		0.78%	
Growth 2010 - 2022	11.49%		5.49%		5.95%	
2022 Population by Hispanic Origin	4,618		8,225		62,944	
2022 Population	52,637		107,563		469,550	
White	18,607	35.35%	36,044	33.51%	161,452	34.38%
Black	29,179	55.43%	62,631	58.23%	272,875	58.11%
Am. Indian & Alaskan	287	0.55%	465	0.43%	3,857	0.82%
Asian	2,550	4.84%	4,778	4.44%	17,589	3.75%
Hawaiian & Pacific Island	111	0.21%	150	0.14%	623	0.13%
Other	1,903	3.62%	3,495	3.25%	13,154	2.80%
U.S. Armed Forces	161		378		2,757	
Households						
2027 Projection	19,097		38,192		170,343	
2022 Estimate	18,962		38,130		168,932	
2010 Census	17,135		36,231		159,620	
Growth 2022 - 2027	0.71%		0.16%		0.84%	
Growth 2010 - 2022	10.66%		5.24%		5.83%	
Owner Occupied	15,726	82.93%	33,316	87.37%	123,717	73.23%
Renter Occupied	3,236	17.07%	4,814	12.63%	45,215	26.77%
2022 Households by HH Income	18,960		38,130		168,934	
Income: <\$25,000	1,017	5.36%	1,980	5.19%	14,345	8.49%
Income: \$25,000 - \$50,000	1,764	9.30%	3,215	8.43%	21,021	12.44%
Income: \$50,000 - \$75,000	2,336	12.32%	4,281	11.23%	25,799	15.27%
Income: \$75,000 - \$100,000	2,284	12.05%	4,370	11.46%	24,589	14.56%
Income: \$100,000 - \$125,000	2,786	14.69%	5,562	14.59%	22,883	13.55%
Income: \$125,000 - \$150,000	2,105	11.10%	4,154	10.89%	16,170	9.57%
Income: \$150,000 - \$200,000	2,994	15.79%	6,431	16.87%	20,929	12.39%
Income: \$200,000+	3,674	19.38%	8,137	21.34%	23,198	13.73%
2022 Avg Household Income	\$142,053		\$148,059		\$120,860	
2022 Med Household Income	\$118,655		\$123,457		\$98,691	

Bowie, Maryland - 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: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	44,282		96,116		423,765	
2022 Estimate	43,844		95,511		419,744	
2010 Census	39,030		88,886		395,913	
Growth 2022 - 2027	1.00%		0.63%		0.96%	
Growth 2010 - 2022	12.33%		7.45%		6.02%	
2022 Population by Hispanic Origin	3,831		7,149		48,767	
2022 Population	43,844		95,511		419,744	
White	15,702	35.81%	35,384	37.05%	150,980	35.97%
Black	24,281	55.38%	52,171	54.62%	237,618	56.61%
Am. Indian & Alaskan	230	0.52%	425	0.44%	3,055	0.73%
Asian	1,982	4.52%	4,209	4.41%	15,761	3.75%
Hawaiian & Pacific Island	86	0.20%	134	0.14%	511	0.12%
Other	1,562	3.56%	3,188	3.34%	11,818	2.82%
U.S. Armed Forces	117		370		2,634	
Households						
2027 Projection	16,045		34,411		153,350	
2022 Estimate	15,905		34,207		151,816	
2010 Census	14,273		31,929		143,488	
Growth 2022 - 2027	0.88%		0.60%		1.01%	
Growth 2010 - 2022	11.43%		7.13%		5.80%	
Owner Occupied	12,956	81.46%	29,706	86.84%	115,608	76.15%
Renter Occupied	2,949	18.54%	4,501	13.16%	36,208	23.85%
2022 Households by HH Income	15,905		34,207		151,818	
Income: <\$25,000	878	5.52%	1,852	5.41%	11,557	7.61%
Income: \$25,000 - \$50,000	1,581	9.94%	2,926	8.55%	17,571	11.57%
Income: \$50,000 - \$75,000	2,065	12.98%	3,913	11.44%	22,649	14.92%
Income: \$75,000 - \$100,000	1,870	11.76%	3,853	11.26%	22,137	14.58%
Income: \$100,000 - \$125,000	2,445	15.37%	4,917	14.37%	20,895	13.76%
Income: \$125,000 - \$150,000	1,777	11.17%	3,763	11.00%	14,861	9.79%
Income: \$150,000 - \$200,000	2,406	15.13%	5,588	16.34%	19,505	12.85%
Income: \$200,000+	2,883	18.13%	7,395	21.62%	22,643	14.91%
2022 Avg Household Income	\$138,307		\$147,955		\$125,257	
2022 Med Household Income	\$115,935		\$123,181		\$102,387	



Bowie, Maryland - Demographic Summary Report

Free State Shopping Center

15500-15520 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **118,523 SF**
 Year Built: **1970**

Total Available: **7,365 SF**
 % Leased: **93.79%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	54,217		115,125		502,952	
2022 Estimate	53,711		114,240		496,433	
2010 Census	49,057		109,564		463,943	
Growth 2022 - 2027	0.94%		0.77%		1.31%	
Growth 2010 - 2022	9.49%		4.27%		7.00%	
2022 Population by Hispanic Origin	4,870		9,760		72,663	
2022 Population	53,711		114,240		496,433	
White	25,958	48.33%	52,874	46.28%	191,158	38.51%
Black	22,682	42.23%	50,247	43.98%	261,419	52.66%
Am. Indian & Alaskan	269	0.50%	554	0.48%	4,145	0.83%
Asian	2,790	5.19%	6,348	5.56%	23,182	4.67%
Hawaiian & Pacific Island	49	0.09%	174	0.15%	799	0.16%
Other	1,964	3.66%	4,044	3.54%	15,731	3.17%
U.S. Armed Forces	367		954		6,567	
Households						
2027 Projection	19,713		40,695		181,352	
2022 Estimate	19,532		40,371		178,898	
2010 Census	17,893		38,853		167,341	
Growth 2022 - 2027	0.93%		0.80%		1.37%	
Growth 2010 - 2022	9.16%		3.91%		6.91%	
Owner Occupied	16,250	83.20%	33,712	83.51%	122,767	68.62%
Renter Occupied	3,282	16.80%	6,659	16.49%	56,131	31.38%
2022 Households by HH Income						
Income: <\$25,000	1,197	6.13%	2,000	4.95%	14,521	8.12%
Income: \$25,000 - \$50,000	1,676	8.58%	3,142	7.78%	22,411	12.53%
Income: \$50,000 - \$75,000	2,300	11.78%	4,655	11.53%	28,366	15.86%
Income: \$75,000 - \$100,000	2,376	12.17%	5,172	12.81%	25,692	14.36%
Income: \$100,000 - \$125,000	2,913	14.91%	5,622	13.93%	23,604	13.19%
Income: \$125,000 - \$150,000	2,276	11.65%	4,738	11.74%	17,697	9.89%
Income: \$150,000 - \$200,000	3,070	15.72%	6,489	16.07%	22,380	12.51%
Income: \$200,000+	3,723	19.06%	8,553	21.19%	24,227	13.54%
2022 Avg Household Income	\$141,535		\$147,775		\$120,691	
2022 Med Household Income	\$119,022		\$123,196		\$98,500	

Bowie, Maryland - 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						
2027 Projection	39,600		103,117		471,080	
2022 Estimate	39,341		102,662		468,779	
2010 Census	35,657		94,837		443,659	
Growth 2022 - 2027	0.66%		0.44%		0.49%	
Growth 2010 - 2022	10.33%		8.25%		5.66%	
2022 Population by Hispanic Origin	2,326		6,148		55,771	
2022 Population	39,341		102,662		468,779	
White	6,113	15.54%	20,715	20.18%	126,325	26.95%
Black	30,525	77.59%	74,956	73.01%	311,829	66.52%
Am. Indian & Alaskan	153	0.39%	425	0.41%	3,647	0.78%
Asian	1,323	3.36%	3,513	3.42%	14,153	3.02%
Hawaiian & Pacific Island	78	0.20%	119	0.12%	540	0.12%
Other	1,149	2.92%	2,933	2.86%	12,285	2.62%
U.S. Armed Forces	65		268		1,692	
Households						
2027 Projection	14,367		36,756		169,309	
2022 Estimate	14,267		36,627		168,475	
2010 Census	12,915		34,031		159,738	
Growth 2022 - 2027	0.70%		0.35%		0.50%	
Growth 2010 - 2022	10.47%		7.63%		5.47%	
Owner Occupied	12,165	85.27%	31,519	86.05%	120,403	71.47%
Renter Occupied	2,102	14.73%	5,108	13.95%	48,072	28.53%
2022 Households by HH Income	14,269		36,628		168,476	
Income: <\$25,000	969	6.79%	2,228	6.08%	16,202	9.62%
Income: \$25,000 - \$50,000	1,310	9.18%	3,049	8.32%	22,916	13.60%
Income: \$50,000 - \$75,000	1,706	11.96%	4,187	11.43%	26,221	15.56%
Income: \$75,000 - \$100,000	1,606	11.26%	4,430	12.09%	23,963	14.22%
Income: \$100,000 - \$125,000	1,951	13.67%	5,318	14.52%	22,332	13.26%
Income: \$125,000 - \$150,000	1,458	10.22%	4,125	11.26%	15,327	9.10%
Income: \$150,000 - \$200,000	2,355	16.50%	6,031	16.47%	19,836	11.77%
Income: \$200,000+	2,914	20.42%	7,260	19.82%	21,679	12.87%
2022 Avg Household Income	\$143,542		\$143,872		\$116,593	
2022 Med Household Income	\$119,778		\$120,778		\$94,716	

Bowie, Maryland - Demographic Summary Report

Hilltop Plaza

6700-6862 Race Track Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **41,060 SF**
 Year Built: **1970**

Total Available: **5,448 SF**
 % Leased: **94.54%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	51,173		116,212		494,401	
2022 Estimate	50,599		114,963		487,444	
2010 Census	46,520		109,388		455,172	
Growth 2022 - 2027	1.13%		1.09%		1.43%	
Growth 2010 - 2022	8.77%		5.10%		7.09%	
2022 Population by Hispanic Origin	4,555		9,718		68,240	
2022 Population	50,599		114,963		487,444	
White	27,546	54.44%	56,167	48.86%	193,174	39.63%
Black	18,335	36.24%	47,401	41.23%	251,320	51.56%
Am. Indian & Alaskan	241	0.48%	555	0.48%	3,918	0.80%
Asian	2,555	5.05%	6,561	5.71%	22,728	4.66%
Hawaiian & Pacific Island	49	0.10%	164	0.14%	777	0.16%
Other	1,874	3.70%	4,114	3.58%	15,526	3.19%
U.S. Armed Forces	437		1,219		6,658	
Households						
2027 Projection	18,812		41,146		178,518	
2022 Estimate	18,603		40,690		175,892	
2010 Census	17,191		38,842		164,355	
Growth 2022 - 2027	1.12%		1.12%		1.49%	
Growth 2010 - 2022	8.21%		4.76%		7.02%	
Owner Occupied	15,362	82.58%	33,901	83.32%	121,868	69.29%
Renter Occupied	3,241	17.42%	6,789	16.68%	54,024	30.71%
2022 Households by HH Income	18,604		40,690		175,892	
Income: <\$25,000	1,026	5.51%	2,032	4.99%	13,723	7.80%
Income: \$25,000 - \$50,000	1,537	8.26%	3,147	7.73%	21,545	12.25%
Income: \$50,000 - \$75,000	2,168	11.65%	4,626	11.37%	27,579	15.68%
Income: \$75,000 - \$100,000	2,375	12.77%	5,191	12.76%	25,188	14.32%
Income: \$100,000 - \$125,000	2,890	15.53%	5,641	13.86%	23,365	13.28%
Income: \$125,000 - \$150,000	2,193	11.79%	4,887	12.01%	17,509	9.95%
Income: \$150,000 - \$200,000	2,900	15.59%	6,498	15.97%	22,291	12.67%
Income: \$200,000+	3,515	18.89%	8,668	21.30%	24,692	14.04%
2022 Avg Household Income	\$141,940		\$148,107		\$122,413	
2022 Med Household Income	\$118,996		\$123,705		\$99,911	

Bowie, Maryland - Demographic Summary Report

Melford Town Center 16921 Melford Blvd, Bowie, MD 20715

Building Type: **General Retail**
Secondary: -
GLA: **8,125 SF**
Year Built: **2022**

Total Available: **8,125 SF**
% Leased: **0%**
Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	46,056		105,739		416,667	
2022 Estimate	45,647		104,716		411,527	
2010 Census	41,586		99,060		386,861	
Growth 2022 - 2027	0.90%		0.98%		1.25%	
Growth 2010 - 2022	9.77%		5.71%		6.38%	
2022 Population by Hispanic Origin	4,190		8,259		46,044	
2022 Population	45,647		104,716		411,527	
White	22,015	48.23%	49,981	47.73%	161,764	39.31%
Black	19,455	42.62%	45,274	43.24%	217,239	52.79%
Am. Indian & Alaskan	219	0.48%	485	0.46%	2,832	0.69%
Asian	2,226	4.88%	5,137	4.91%	17,076	4.15%
Hawaiian & Pacific Island	68	0.15%	147	0.14%	521	0.13%
Other	1,663	3.64%	3,692	3.53%	12,093	2.94%
U.S. Armed Forces	198		718		3,980	
Households						
2027 Projection	17,061		37,680		152,327	
2022 Estimate	16,930		37,318		150,312	
2010 Census	15,544		35,447		141,331	
Growth 2022 - 2027	0.77%		0.97%		1.34%	
Growth 2010 - 2022	8.92%		5.28%		6.35%	
Owner Occupied	13,832	81.70%	31,512	84.44%	112,439	74.80%
Renter Occupied	3,098	18.30%	5,806	15.56%	37,873	25.20%
2022 Households by HH Income	16,930		37,318		150,313	
Income: <\$25,000	1,051	6.21%	1,844	4.94%	11,009	7.32%
Income: \$25,000 - \$50,000	1,630	9.63%	3,050	8.17%	17,140	11.40%
Income: \$50,000 - \$75,000	2,203	13.01%	4,030	10.80%	21,908	14.57%
Income: \$75,000 - \$100,000	2,217	13.10%	4,453	11.93%	21,741	14.46%
Income: \$100,000 - \$125,000	2,564	15.14%	5,327	14.27%	20,639	13.73%
Income: \$125,000 - \$150,000	1,939	11.45%	4,367	11.70%	15,038	10.00%
Income: \$150,000 - \$200,000	2,554	15.09%	5,980	16.02%	19,524	12.99%
Income: \$200,000+	2,772	16.37%	8,267	22.15%	23,314	15.51%
2022 Avg Household Income	\$134,077		\$149,917		\$127,213	
2022 Med Household Income	\$113,299		\$124,788		\$104,068	

Bowie, Maryland - Demographic Summary Report

Mill Branch Crossing

US 301 & Mill Branch, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: -
 GLA: **82,339 SF**
 Year Built: **2023**

Total Available: **82,339 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	42,118		92,767		406,655	
2022 Estimate	41,734		91,978		402,330	
2010 Census	37,420		84,908		378,835	
Growth 2022 - 2027	0.92%		0.86%		1.07%	
Growth 2010 - 2022	11.53%		8.33%		6.20%	
2022 Population by Hispanic Origin	3,629		6,944		44,143	
2022 Population	41,734		91,978		402,330	
White	15,218	36.46%	36,306	39.47%	148,582	36.93%
Black	22,842	54.73%	47,934	52.11%	223,731	55.61%
Am. Indian & Alaskan	219	0.52%	417	0.45%	2,808	0.70%
Asian	1,889	4.53%	4,086	4.44%	15,326	3.81%
Hawaiian & Pacific Island	84	0.20%	127	0.14%	486	0.12%
Other	1,482	3.55%	3,108	3.38%	11,397	2.83%
U.S. Armed Forces	114		390		2,729	
Households						
2027 Projection	15,377		33,243		147,822	
2022 Estimate	15,252		32,970		146,140	
2010 Census	13,770		30,528		137,740	
Growth 2022 - 2027	0.82%		0.83%		1.15%	
Growth 2010 - 2022	10.76%		8.00%		6.10%	
Owner Occupied	12,338	80.89%	28,538	86.56%	111,680	76.42%
Renter Occupied	2,914	19.11%	4,433	13.45%	34,460	23.58%
2022 Households by HH Income	15,252		32,971		146,140	
Income: <\$25,000	861	5.65%	1,749	5.30%	10,965	7.50%
Income: \$25,000 - \$50,000	1,578	10.35%	2,811	8.53%	16,570	11.34%
Income: \$50,000 - \$75,000	2,033	13.33%	3,799	11.52%	21,420	14.66%
Income: \$75,000 - \$100,000	1,811	11.87%	3,698	11.22%	21,054	14.41%
Income: \$100,000 - \$125,000	2,337	15.32%	4,715	14.30%	20,091	13.75%
Income: \$125,000 - \$150,000	1,682	11.03%	3,643	11.05%	14,432	9.88%
Income: \$150,000 - \$200,000	2,278	14.94%	5,354	16.24%	19,023	13.02%
Income: \$200,000+	2,672	17.52%	7,202	21.84%	22,585	15.45%
2022 Avg Household Income	\$136,313		\$148,454		\$126,917	
2022 Med Household Income	\$114,366		\$123,480		\$103,809	

Bowie, Maryland - 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						
2027 Projection	44,438		101,293		452,961	
2022 Estimate	43,952		100,989		449,724	
2010 Census	38,758		94,182		425,282	
Growth 2022 - 2027	1.11%		0.30%		0.72%	
Growth 2010 - 2022	13.40%		7.23%		5.75%	
2022 Population by Hispanic Origin	3,498		7,157		54,597	
2022 Population	43,952		100,989		449,724	
White	12,942	29.45%	28,931	28.65%	146,867	32.66%
Black	27,325	62.17%	64,177	63.55%	270,728	60.20%
Am. Indian & Alaskan	228	0.52%	436	0.43%	3,562	0.79%
Asian	1,903	4.33%	4,115	4.07%	15,745	3.50%
Hawaiian & Pacific Island	81	0.18%	143	0.14%	542	0.12%
Other	1,473	3.35%	3,187	3.16%	12,280	2.73%
U.S. Armed Forces	102		304		2,470	
Households						
2027 Projection	16,080		36,050		163,331	
2022 Estimate	15,916		35,961		162,107	
2010 Census	14,119		33,646		153,610	
Growth 2022 - 2027	1.03%		0.25%		0.76%	
Growth 2010 - 2022	12.73%		6.88%		5.53%	
Owner Occupied	13,032	81.88%	31,305	87.05%	120,759	74.49%
Renter Occupied	2,884	18.12%	4,655	12.94%	41,348	25.51%
2022 Households by HH Income	15,918		35,961		162,108	
Income: <\$25,000	900	5.65%	2,014	5.60%	13,898	8.57%
Income: \$25,000 - \$50,000	1,457	9.15%	3,000	8.34%	20,091	12.39%
Income: \$50,000 - \$75,000	2,059	12.94%	3,938	10.95%	24,395	15.05%
Income: \$75,000 - \$100,000	1,777	11.16%	4,282	11.91%	23,585	14.55%
Income: \$100,000 - \$125,000	2,442	15.34%	5,307	14.76%	21,950	13.54%
Income: \$125,000 - \$150,000	1,673	10.51%	4,013	11.16%	15,431	9.52%
Income: \$150,000 - \$200,000	2,445	15.36%	6,007	16.70%	20,199	12.46%
Income: \$200,000+	3,165	19.88%	7,400	20.58%	22,559	13.92%
2022 Avg Household Income	\$142,422		\$146,218		\$121,337	
2022 Med Household Income	\$118,079		\$122,359		\$99,029	

Bowie, Maryland - 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						
2027 Projection	33,367		111,577		676,204	
2022 Estimate	33,550		111,197		667,580	
2010 Census	32,705		105,488		621,229	
Growth 2022 - 2027	-0.55%		0.34%		1.29%	
Growth 2010 - 2022	2.58%		5.41%		7.46%	
2022 Population by Hispanic Origin	3,439		13,440		119,977	
2022 Population	33,550		111,197		667,580	
White	13,040	38.87%	42,899	38.58%	266,259	39.88%
Black	17,063	50.86%	57,381	51.60%	326,166	48.86%
Am. Indian & Alaskan	189	0.56%	686	0.62%	6,426	0.96%
Asian	2,122	6.32%	6,397	5.75%	45,033	6.75%
Hawaiian & Pacific Island	33	0.10%	158	0.14%	1,211	0.18%
Other	1,103	3.29%	3,675	3.30%	22,486	3.37%
U.S. Armed Forces	157		874		7,881	
Households						
2027 Projection	10,817		38,896		239,677	
2022 Estimate	10,875		38,730		236,330	
2010 Census	10,594		36,739		218,953	
Growth 2022 - 2027	-0.53%		0.43%		1.42%	
Growth 2010 - 2022	2.65%		5.42%		7.94%	
Owner Occupied	9,670	88.92%	30,082	77.67%	151,496	64.10%
Renter Occupied	1,205	11.08%	8,648	22.33%	84,834	35.90%
2022 Households by HH Income	10,875		38,730		236,330	
Income: <\$25,000	559	5.14%	2,393	6.18%	21,774	9.21%
Income: \$25,000 - \$50,000	869	7.99%	4,242	10.95%	31,435	13.30%
Income: \$50,000 - \$75,000	1,106	10.17%	4,956	12.80%	38,614	16.34%
Income: \$75,000 - \$100,000	1,397	12.85%	5,658	14.61%	34,343	14.53%
Income: \$100,000 - \$125,000	1,353	12.44%	5,350	13.81%	30,497	12.90%
Income: \$125,000 - \$150,000	1,364	12.54%	4,297	11.09%	22,889	9.69%
Income: \$150,000 - \$200,000	1,891	17.39%	5,487	14.17%	28,022	11.86%
Income: \$200,000+	2,336	21.48%	6,347	16.39%	28,756	12.17%
2022 Avg Household Income	\$149,588		\$132,308		\$115,540	
2022 Med Household Income	\$127,813		\$109,887		\$94,175	

Bowie, Maryland - Demographic Summary Report

Pointer Ridge Plaza

1316-1346 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **68,730 SF**
 Year Built: **1966**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	33,044		84,744		401,544	
2022 Estimate	32,743		83,774		398,707	
2010 Census	29,377		74,598		376,695	
Growth 2022 - 2027	0.92%		1.16%		0.71%	
Growth 2010 - 2022	11.46%		12.30%		5.84%	
2022 Population by Hispanic Origin	2,223		5,423		42,192	
2022 Population	32,743		83,774		398,707	
White	7,257	22.16%	21,592	25.77%	124,118	31.13%
Black	22,925	70.01%	56,126	67.00%	247,488	62.07%
Am. Indian & Alaskan	149	0.46%	372	0.44%	2,835	0.71%
Asian	1,313	4.01%	2,973	3.55%	13,099	3.29%
Hawaiian & Pacific Island	77	0.24%	113	0.13%	456	0.11%
Other	1,022	3.12%	2,599	3.10%	10,712	2.69%
U.S. Armed Forces	62		243		1,877	
Households						
2027 Projection	12,108		30,115		144,299	
2022 Estimate	11,998		29,788		143,235	
2010 Census	10,773		26,637		135,570	
Growth 2022 - 2027	0.92%		1.10%		0.74%	
Growth 2010 - 2022	11.37%		11.83%		5.65%	
Owner Occupied	9,612	80.11%	25,717	86.33%	109,372	76.36%
Renter Occupied	2,386	19.89%	4,070	13.66%	33,864	23.64%
2022 Households by HH Income	11,998		29,790		143,234	
Income: <\$25,000	765	6.38%	1,783	5.99%	11,440	7.99%
Income: \$25,000 - \$50,000	1,175	9.79%	2,558	8.59%	17,100	11.94%
Income: \$50,000 - \$75,000	1,570	13.09%	3,220	10.81%	21,040	14.69%
Income: \$75,000 - \$100,000	1,320	11.00%	3,435	11.53%	20,759	14.49%
Income: \$100,000 - \$125,000	1,603	13.36%	4,377	14.69%	19,464	13.59%
Income: \$125,000 - \$150,000	1,291	10.76%	3,329	11.17%	13,944	9.74%
Income: \$150,000 - \$200,000	1,883	15.69%	4,969	16.68%	18,315	12.79%
Income: \$200,000+	2,391	19.93%	6,119	20.54%	21,172	14.78%
2022 Avg Household Income	\$141,543		\$145,746		\$124,422	
2022 Med Household Income	\$118,231		\$122,269		\$101,641	

Bowie, Maryland - Demographic Summary Report

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: **11,000 SF**

% Leased: **89.12%**

Rent/SF/Yr: **\$22.64**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	52,027		107,033		470,917	
2022 Estimate	51,574		106,863		467,370	
2010 Census	46,115		101,379		441,634	
Growth 2022 - 2027	0.88%		0.16%		0.76%	
Growth 2010 - 2022	11.84%		5.41%		5.83%	
2022 Population by Hispanic Origin	4,474		8,065		62,091	
2022 Population	51,574		106,863		467,370	
White	17,820	34.55%	35,288	33.02%	160,046	34.24%
Black	29,034	56.30%	62,782	58.75%	272,458	58.30%
Am. Indian & Alaskan	279	0.54%	459	0.43%	3,819	0.82%
Asian	2,476	4.80%	4,719	4.42%	17,369	3.72%
Hawaiian & Pacific Island	103	0.20%	150	0.14%	610	0.13%
Other	1,860	3.61%	3,465	3.24%	13,068	2.80%
U.S. Armed Forces	153		365		2,688	
Households						
2027 Projection	18,704		38,014		169,513	
2022 Estimate	18,561		37,967		168,153	
2010 Census	16,722		36,113		159,111	
Growth 2022 - 2027	0.77%		0.12%		0.81%	
Growth 2010 - 2022	11.00%		5.13%		5.68%	
Owner Occupied	15,375	82.83%	33,133	87.27%	123,418	73.40%
Renter Occupied	3,186	17.17%	4,834	12.73%	44,735	26.60%
2022 Households by HH Income		18,562	37,967		168,155	
Income: <\$25,000	993	5.35%	1,982	5.22%	14,308	8.51%
Income: \$25,000 - \$50,000	1,727	9.30%	3,204	8.44%	20,897	12.43%
Income: \$50,000 - \$75,000	2,289	12.33%	4,267	11.24%	25,642	15.25%
Income: \$75,000 - \$100,000	2,196	11.83%	4,373	11.52%	24,435	14.53%
Income: \$100,000 - \$125,000	2,746	14.79%	5,580	14.70%	22,783	13.55%
Income: \$125,000 - \$150,000	2,068	11.14%	4,144	10.91%	16,065	9.55%
Income: \$150,000 - \$200,000	2,921	15.74%	6,374	16.79%	20,862	12.41%
Income: \$200,000+	3,622	19.51%	8,043	21.18%	23,163	13.77%
2022 Avg Household Income		\$142,365	\$147,655		\$120,962	
2022 Med Household Income		\$118,899	\$123,106		\$98,767	

Bowie, Maryland - Demographic Summary Report

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: **6,800 SF**
 % Leased: **76.06%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	60,350		135,148		620,121	
2022 Estimate	60,426		134,866		614,509	
2010 Census	57,339		127,194		575,054	
Growth 2022 - 2027	-0.13%		0.21%		0.91%	
Growth 2010 - 2022	5.38%		6.03%		6.86%	
2022 Population by Hispanic Origin	5,837		15,800		105,573	
2022 Population	60,426		134,866		614,509	
White	23,544	38.96%	44,013	32.63%	223,213	36.32%
Black	30,936	51.20%	78,917	58.52%	334,002	54.35%
Am. Indian & Alaskan	331	0.55%	842	0.62%	5,954	0.97%
Asian	3,463	5.73%	6,730	4.99%	31,482	5.12%
Hawaiian & Pacific Island	60	0.10%	208	0.15%	1,041	0.17%
Other	2,093	3.46%	4,155	3.08%	18,816	3.06%
U.S. Armed Forces	226		550		5,794	
Households						
2027 Projection	20,220		46,328		218,007	
2022 Estimate	20,261		46,205		215,881	
2010 Census	19,300		43,544		201,952	
Growth 2022 - 2027	-0.20%		0.27%		0.98%	
Growth 2010 - 2022	4.98%		6.11%		6.90%	
Owner Occupied	18,228	89.97%	37,478	81.11%	141,473	65.53%
Renter Occupied	2,034	10.04%	8,728	18.89%	74,408	34.47%
2022 Households by HH Income	20,260		46,207		215,882	
Income: <\$25,000	928	4.58%	2,720	5.89%	21,777	10.09%
Income: \$25,000 - \$50,000	1,556	7.68%	4,582	9.92%	29,667	13.74%
Income: \$50,000 - \$75,000	2,106	10.39%	6,058	13.11%	35,080	16.25%
Income: \$75,000 - \$100,000	2,370	11.70%	6,473	14.01%	31,439	14.56%
Income: \$100,000 - \$125,000	2,947	14.55%	6,173	13.36%	27,582	12.78%
Income: \$125,000 - \$150,000	2,369	11.69%	4,815	10.42%	20,303	9.40%
Income: \$150,000 - \$200,000	3,502	17.29%	7,039	15.23%	24,787	11.48%
Income: \$200,000+	4,482	22.12%	8,347	18.06%	25,247	11.69%
2022 Avg Household Income	\$151,529		\$137,195		\$113,112	
2022 Med Household Income	\$127,353		\$113,245		\$92,030	

Bowie, Maryland - Demographic Summary Report

South Lake

Rt 301 @ Rt 214, Upper Marlboro, MD 20774

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **475,000 SF**
 Year Built: **2023**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	30,653		83,892		404,126	
2022 Estimate	30,064		83,449		401,880	
2010 Census	25,119		76,983		379,321	
Growth 2022 - 2027	1.96%		0.53%		0.56%	
Growth 2010 - 2022	19.69%		8.40%		5.95%	
2022 Population by Hispanic Origin	1,600		4,662		40,548	
2022 Population	30,064		83,449		401,880	
White	4,560	15.17%	15,463	18.53%	111,354	27.71%
Black	23,541	78.30%	62,713	75.15%	265,246	66.00%
Am. Indian & Alaskan	129	0.43%	337	0.40%	2,789	0.69%
Asian	894	2.97%	2,521	3.02%	11,466	2.85%
Hawaiian & Pacific Island	77	0.26%	113	0.14%	431	0.11%
Other	863	2.87%	2,302	2.76%	10,593	2.64%
U.S. Armed Forces	83		230		1,477	
Households						
2027 Projection	10,658		30,225		145,109	
2022 Estimate	10,449		30,115		144,267	
2010 Census	8,719		28,066		136,332	
Growth 2022 - 2027	2.00%		0.37%		0.58%	
Growth 2010 - 2022	19.84%		7.30%		5.82%	
Owner Occupied	9,545	91.35%	25,568	84.90%	107,797	74.72%
Renter Occupied	904	8.65%	4,547	15.10%	36,470	25.28%
2022 Households by HH Income	10,447		30,116		144,266	
Income: <\$25,000	514	4.92%	1,882	6.25%	12,373	8.58%
Income: \$25,000 - \$50,000	799	7.65%	2,594	8.61%	18,190	12.61%
Income: \$50,000 - \$75,000	1,065	10.19%	3,479	11.55%	21,403	14.84%
Income: \$75,000 - \$100,000	1,013	9.70%	3,870	12.85%	20,607	14.28%
Income: \$100,000 - \$125,000	1,484	14.21%	4,290	14.24%	19,519	13.53%
Income: \$125,000 - \$150,000	1,125	10.77%	3,327	11.05%	13,658	9.47%
Income: \$150,000 - \$200,000	1,998	19.13%	4,826	16.02%	18,005	12.48%
Income: \$200,000+	2,449	23.44%	5,848	19.42%	20,511	14.22%
2022 Avg Household Income	\$155,546		\$142,111		\$121,951	
2022 Med Household Income	\$132,744		\$118,840		\$99,465	

Bowie, Maryland - Demographic Summary Report

West Bowie Village

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						
2027 Projection	61,286		135,890		610,029	
2022 Estimate	61,286		135,525		604,666	
2010 Census	57,732		127,407		566,229	
Growth 2022 - 2027	0.00%		0.27%		0.89%	
Growth 2010 - 2022	6.16%		6.37%		6.79%	
2022 Population by Hispanic Origin	5,828		15,394		101,584	
2022 Population	61,286		135,525		604,666	
White	23,681	38.64%	43,931	32.42%	217,941	36.04%
Black	31,674	51.68%	79,759	58.85%	331,653	54.85%
Am. Indian & Alaskan	326	0.53%	841	0.62%	5,810	0.96%
Asian	3,419	5.58%	6,607	4.88%	29,996	4.96%
Hawaiian & Pacific Island	58	0.09%	209	0.15%	993	0.16%
Other	2,129	3.47%	4,177	3.08%	18,272	3.02%
U.S. Armed Forces	223		556		5,239	
Households						
2027 Projection	21,018		46,536		214,521	
2022 Estimate	21,033		46,380		212,487	
2010 Census	19,882		43,545		198,962	
Growth 2022 - 2027	-0.07%		0.34%		0.96%	
Growth 2010 - 2022	5.79%		6.51%		6.80%	
Owner Occupied	18,612	88.49%	38,169	82.30%	140,675	66.20%
Renter Occupied	2,420	11.51%	8,211	17.70%	71,812	33.80%
2022 Households by HH Income						
Income: <\$25,000	1,055	5.02%	2,690	5.80%	21,299	10.02%
Income: \$25,000 - \$50,000	1,693	8.05%	4,473	9.64%	29,015	13.65%
Income: \$50,000 - \$75,000	2,297	10.92%	5,907	12.74%	34,427	16.20%
Income: \$75,000 - \$100,000	2,459	11.69%	6,240	13.45%	30,885	14.54%
Income: \$100,000 - \$125,000	3,006	14.29%	6,306	13.60%	27,316	12.86%
Income: \$125,000 - \$150,000	2,431	11.56%	4,944	10.66%	19,870	9.35%
Income: \$150,000 - \$200,000	3,595	17.09%	7,212	15.55%	24,528	11.54%
Income: \$200,000+	4,498	21.38%	8,608	18.56%	25,147	11.83%
2022 Avg Household Income	\$148,969		\$139,022		\$113,565	
2022 Med Household Income	\$125,072		\$115,382		\$92,405	



Bowie, Maryland - 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						
2027 Projection	51,638		115,899		585,911	
2022 Estimate	51,475		115,291		579,525	
2010 Census	47,877		109,326		541,503	
Growth 2022 - 2027	0.32%		0.53%		1.10%	
Growth 2010 - 2022	7.52%		5.46%		7.02%	
2022 Population by Hispanic Origin	5,062		11,436		100,028	
2022 Population	51,475		115,291		579,525	
White	22,773	44.24%	46,349	40.20%	224,206	38.69%
Black	23,450	45.56%	58,204	50.48%	299,116	51.61%
Am. Indian & Alaskan	303	0.59%	629	0.55%	5,518	0.95%
Asian	3,023	5.87%	6,105	5.30%	31,126	5.37%
Hawaiian & Pacific Island	52	0.10%	152	0.13%	1,037	0.18%
Other	1,874	3.64%	3,852	3.34%	18,522	3.20%
U.S. Armed Forces	298		742		6,919	
Households						
2027 Projection	17,304		40,490		208,130	
2022 Estimate	17,249		40,256		205,713	
2010 Census	16,050		38,219		192,108	
Growth 2022 - 2027	0.32%		0.58%		1.17%	
Growth 2010 - 2022	7.47%		5.33%		7.08%	
Owner Occupied	15,496	89.84%	32,628	81.05%	135,000	65.63%
Renter Occupied	1,753	10.16%	7,628	18.95%	70,712	34.37%
2022 Households by HH Income	17,249		40,258		205,713	
Income: <\$25,000	844	4.89%	2,214	5.50%	19,321	9.39%
Income: \$25,000 - \$50,000	1,305	7.57%	3,839	9.54%	27,150	13.20%
Income: \$50,000 - \$75,000	1,674	9.70%	4,808	11.94%	33,657	16.36%
Income: \$75,000 - \$100,000	2,043	11.84%	5,295	13.15%	29,579	14.38%
Income: \$100,000 - \$125,000	2,643	15.32%	5,499	13.66%	26,642	12.95%
Income: \$125,000 - \$150,000	2,106	12.21%	4,550	11.30%	19,813	9.63%
Income: \$150,000 - \$200,000	2,968	17.21%	6,235	15.49%	24,289	11.81%
Income: \$200,000+	3,666	21.25%	7,818	19.42%	25,262	12.28%
2022 Avg Household Income	\$150,011		\$141,687		\$115,648	
2022 Med Household Income	\$126,371		\$118,062		\$94,209	

TABLE I
EXISTING RETAIL CENTERS
As of April, 2022

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 Email valerie.dow@cbre.com
Bowie Marketplace	Superior Lane & MD Rte 450	134,992	0	0.00%	n/a	2016	301-816-1555	Berman Enterprises Mr. Brian Berman Email bberman@bermanenterprises.com
Bowie Plaza	6794 Laurel-Bowie Road	102,904	25,982	25.2%	n/a	1966	703-905-0331	CBRE Mr. Lance Marine Email lance.marine@cbre.com
Bowie Town Center	15606 Emerald Way	755,000	129,652 including Sears (131,536)	17.2%	n/a	2001	317-986-8513	Washington Prime Group Ms. Tasha Garland Email tasha.garland@washingtonprime.com
Collington Plaza	3400 Crain Highway	121,955	0	0.00%	n/a	1996	513-292-2652	Phillips Edison & Co Ms. Candace Gschwind Email cgschwind@phillipsedison.com
Free State Shopping Center	15500 Annapolis Road	264,152	37,660	14.3%	n/a	1976	443-632-2085	KLNB Mr. Cooper Henry Email chenry@klnb.com
Hall Station *	15231 Hall Road	12,724	1,466	11.5%	n/a	2013	301-918-2949	NAI Michael Company Mr. Michael DiMeglio Email mdimeglio@naimichael.com
Hilltop Plaza	6700 Race Track Road	185,370	10,756	5.8%	n/a	1969	571-382-1228	Rappaport Companies Mr. Zach Elcano Email zelcano@rappaportco.com
Melford Town Center (70,820 sq ft approved)	16921 Melford Blvd	24,375	24,375	100.0%	n/a	2022	410-369-1240	St John Properties Mr. Bill Holzman Email bholzman@slpi.com

Table I Existing Retail Centers as of April, 2022

Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-520-6719	Venus Holdings LLC Mr. Henry Chang Email lmdivestment@gmail.com
Old Town Bowie	MD Route 564	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	301-272-7080	KKNB Management Corp. Mr. Brij Patel Email info@kknbmanagement.com
Shoppes at Bowie Town Center	3851 Evergreen Pkwy	106,930	11,000	10.3%	n/a	2004	516-223-6200	United Properties Corp. Mr. Cy Nicholl Email cy@upcll.com
Shoppes at Highbidge	Northeast corner of Rte 450 & High Bridge Road	60,000	1,600	2.7%	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 Email jborger@borgermanagement.com

TOTALS

2,714,595 269,896 9.94%

* 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 April, 2022

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	571-382-1291	Rappaport Companies Mr. Thomas Bolen III Email tbolen@rappaportco.com
South Lake (Karington)	Southwest quadrant of US 301 & Central Avenue	475,000	0	0	301-918-2908	NAI The Michael Companies, Inc. Mr. Mike Isen Email misen@naimichael.com
Mill Branch Crossing	Northeast quadrant of US 301 & Mill Branch Road	350,000	0	0	301-261-6700	W. F. Chesley Company Mr. Bill Chesley Email wfchesley519@aol.com
Oak Creek Club *	Church Road south of Central Avenue	26,000	0	0	301-572-7800	Carrollton Enterprises Mr. Ian Kelly Email iankelly@carrolltonenterprises.com
TOTAL		871,000	20,000			

* Denotes outside City

TRAFFIC VOLUME MAP 2020 ANNUAL AVERAGE DAILY TRAFFIC PRINCE GEORGE'S COUNTY MARYLAND

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



PUBLISHED: 2021

UNIVERSITY OF MARYLAND SYSTEM

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LEGEND

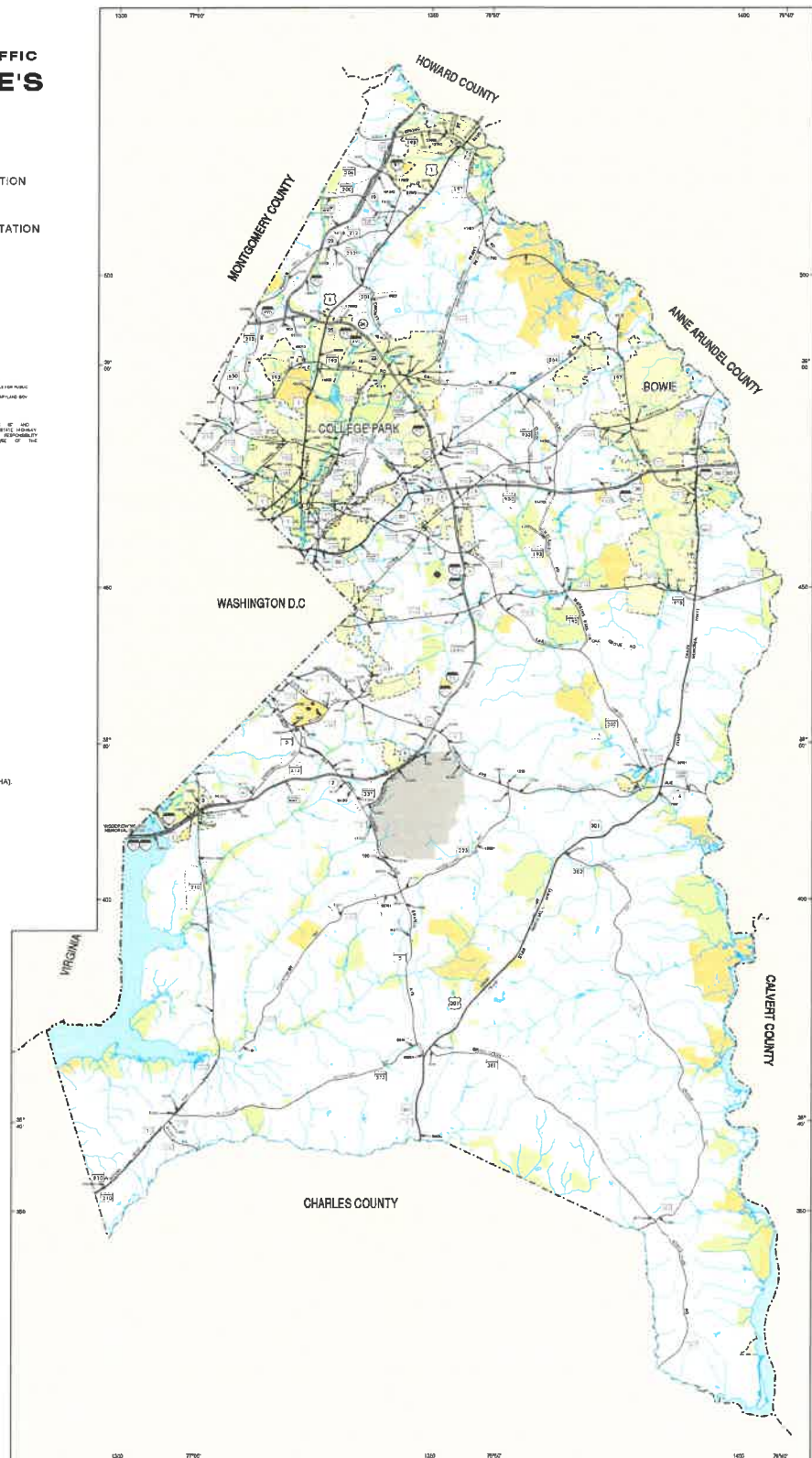
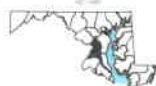
- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

The information in these maps is provided as a public service by the Maryland Department of Transportation State Highway Administration (MDOT SHA).

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



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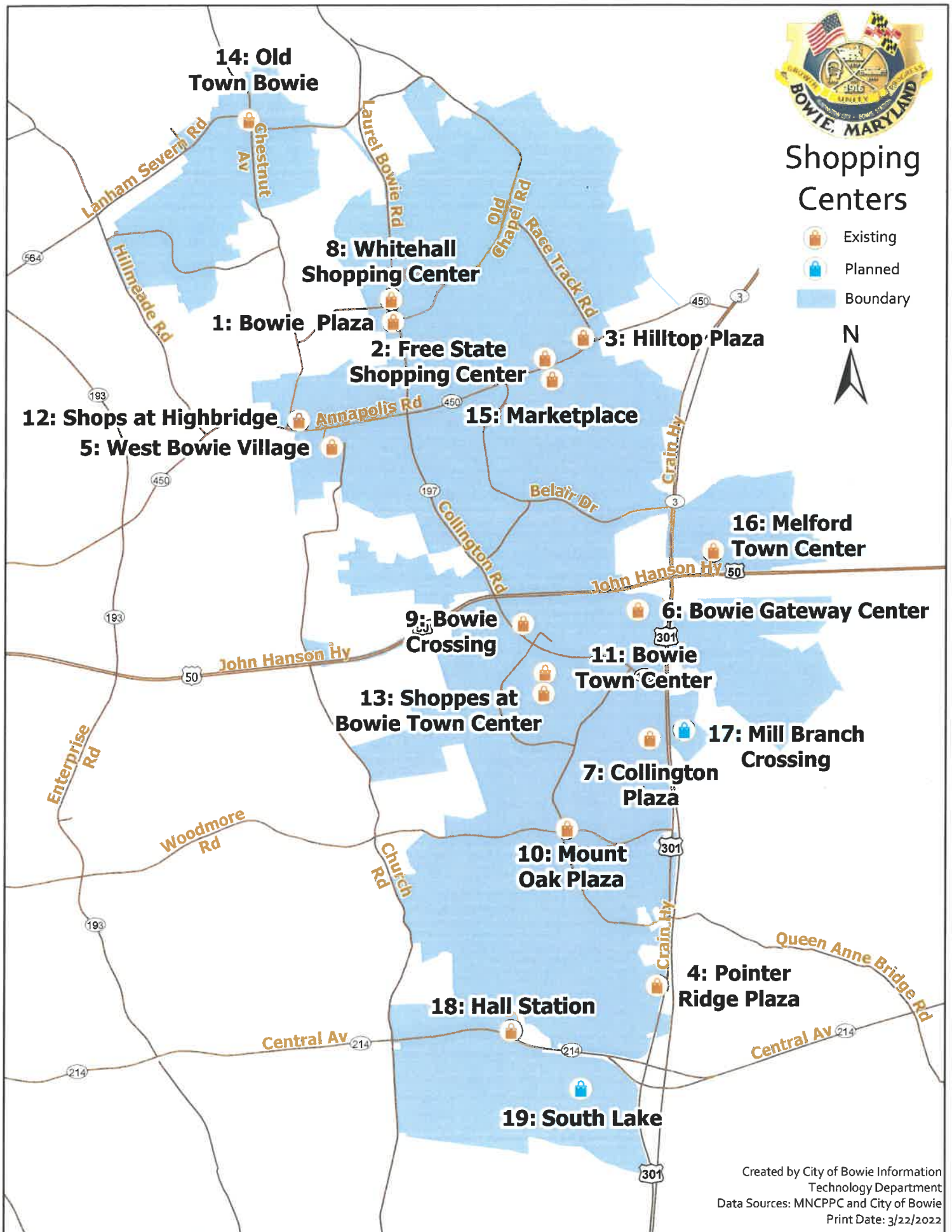




Shopping Centers

-  Existing
-  Planned
-  Boundary

N



Created by City of Bowie Information
Technology Department
Data Sources: MNCPPC and City of Bowie
Print Date: 3/22/2022

**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	Melford Town Center	2022	70,820	Open
17	<i>Mill Branch Crossing</i>	<i>T.B.D.</i>	77,635	<i>Open</i>
18	Hall Station	2014	13,987	Strip
19	<i>South Lake</i>	<i>T.B.D.</i>	475,000	<i>Open</i>