



City of Bowie

Memorandum

Thursday, September 22, 2022

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

STATUS REPORT

1. Successful Green Bowie Weekend

Nearly 100 people came out to Green Bowie events last weekend. On Friday, September 16, more than 50 residents attended Family Fun Night with the Green Team at Allen Pond Park on Saturday, which started with Zumba with Cindi and ended with a screening of the movie *Happy Feet*. On Saturday, September 17, 40 people attended a native planting workshop at the Kenhill Center. A presentation on proper tree selection, planting, and maintenance from the Plant One Tree on Us contractor was followed by an interactive planting with the members of the City's Green Team. We want to thank everyone for helping us meet our Sustainability Plan goals.

2. City Exhibits At Major Retail Industry Trade Show

Both members of the City's Economic Development Office staff attended the ICSC Mid Atlantic conference and trade show last week at the Gaylord National Harbor. This event was the first time in over two years that retail developers and leasing agents gathered regionally; more than 900 people attended. The City's participation allowed for the in-person renewal of contacts with many of the key retail property owners in Bowie and the retail leasing agents representing potential future retail businesses coming to Bowie. The County's Economic Development Corporation also participated.

Staff is following up with our contacts to provide them additional information and answers to questions needing a bit more research.

3. Bowie Economic Development Committee (EDC) September 21 Meeting

The Bowie EDC met Wednesday for their first discussion about Old Town Bowie revitalization. In addition to the EDC members and Council Liaison Gardner, 10 interested residents attended and listened to presentations by EDC member Chris Rizzi and his colleague/architect John Eisen. A lively and energetic discussion ensued with many ideas suggested by both EDC members and guests. The EDC will continue discussion about Old Town Bowie revitalization at their October 12, 2022 meeting. The slide-handout from the meeting is attached.



Retail Opportunities and Demographics

September 2022

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Traffic Volume Map 2020
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FIRST CALL:



John Henry King
Economic Development Director
City Manager's Office

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15901 Fred Robinson Way (301) 262-5013 (TDD)
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SECOND CALL:



Tiara Andrews
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City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

September 14, 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 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

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 9-2022

Bowie Crossing

15000-15200 Major Lansdale Blvd, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **55,285 SF**

Rent/SF/Yr: **-**

Year Built: **1997**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	55,678		115,627		482,884	
2022 Estimate	55,291		115,281		479,071	
2010 Census	49,985		109,106		451,281	
Growth 2022 - 2027	0.70%		0.30%		0.80%	
Growth 2010 - 2022	10.62%		5.66%		6.16%	
2022 Population by Hispanic Origin	5,026		9,153		69,895	
2022 Population	55,291		115,281		479,071	
White	21,372	38.65%	39,738	34.47%	168,101	35.09%
Black	28,653	51.82%	65,775	57.06%	274,311	57.26%
Am. Indian & Alaskan	310	0.56%	537	0.47%	4,188	0.87%
Asian	2,823	5.11%	5,322	4.62%	18,312	3.82%
Hawaiian & Pacific Island	111	0.20%	159	0.14%	720	0.15%
Other	2,021	3.66%	3,750	3.25%	13,438	2.81%
U.S. Armed Forces	194		515		3,127	
Households						
2027 Projection	20,020		40,557		172,936	
2022 Estimate	19,902		40,427		171,460	
2010 Census	18,120		38,306		161,609	
Growth 2022 - 2027	0.59%		0.32%		0.86%	
Growth 2010 - 2022	9.83%		5.54%		6.10%	
Owner Occupied	16,632	83.57%	35,050	86.70%	123,727	72.16%
Renter Occupied	3,270	16.43%	5,377	13.30%	47,733	27.84%
2022 Households by HH Income	19,904		40,428		171,459	
Income: <\$25,000	1,147	5.76%	2,088	5.16%	14,799	8.63%
Income: \$25,000 - \$50,000	1,715	8.62%	3,370	8.34%	21,618	12.61%
Income: \$50,000 - \$75,000	2,450	12.31%	4,501	11.13%	26,475	15.44%
Income: \$75,000 - \$100,000	2,509	12.61%	4,786	11.84%	25,070	14.62%
Income: \$100,000 - \$125,000	2,858	14.36%	5,866	14.51%	23,060	13.45%
Income: \$125,000 - \$150,000	2,205	11.08%	4,464	11.04%	16,382	9.55%
Income: \$150,000 - \$200,000	3,188	16.02%	6,773	16.75%	20,984	12.24%
Income: \$200,000+	3,832	19.25%	8,580	21.22%	23,071	13.46%
2022 Avg Household Income	\$141,940		\$147,859		\$119,850	
2022 Med Household Income	\$118,640		\$123,307		\$97,773	

Bowie MD Demographic Summary Report 9-2022

Bowie Gateway

4600 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Department Store**
 GLA: **125,009 SF**
 Year Built: **1996**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	48,555		105,738		435,256	
2022 Estimate	48,172		104,986		430,733	
2010 Census	43,396		98,887		405,191	
Growth 2022 - 2027	0.80%		0.72%		1.05%	
Growth 2010 - 2022	11.01%		6.17%		6.30%	
2022 Population by Hispanic Origin	4,497		8,123		52,302	
2022 Population	48,172		104,986		430,733	
White	20,010	41.54%	43,685	41.61%	160,709	37.31%
Black	23,695	49.19%	52,193	49.71%	236,592	54.93%
Am. Indian & Alaskan	266	0.55%	473	0.45%	3,231	0.75%
Asian	2,331	4.84%	4,905	4.67%	17,299	4.02%
Hawaiian & Pacific Island	106	0.22%	145	0.14%	548	0.13%
Other	1,764	3.66%	3,584	3.41%	12,353	2.87%
U.S. Armed Forces	166		591		3,274	
Households						
2027 Projection	17,666		37,837		157,874	
2022 Estimate	17,549		37,567		156,110	
2010 Census	15,937		35,501		146,958	
Growth 2022 - 2027	0.67%		0.72%		1.13%	
Growth 2010 - 2022	10.11%		5.82%		6.23%	
Owner Occupied	14,438	82.27%	32,045	85.30%	116,724	74.77%
Renter Occupied	3,110	17.72%	5,522	14.70%	39,385	25.23%
2022 Households by HH Income	17,550		37,565		156,109	
Income: <\$25,000	1,060	6.04%	1,959	5.21%	11,975	7.67%
Income: \$25,000 - \$50,000	1,606	9.15%	3,068	8.17%	18,282	11.71%
Income: \$50,000 - \$75,000	2,252	12.83%	4,221	11.24%	23,503	15.06%
Income: \$75,000 - \$100,000	2,301	13.11%	4,436	11.81%	22,829	14.62%
Income: \$100,000 - \$125,000	2,577	14.68%	5,445	14.49%	21,536	13.80%
Income: \$125,000 - \$150,000	1,941	11.06%	4,236	11.28%	15,235	9.76%
Income: \$150,000 - \$200,000	2,723	15.52%	6,078	16.18%	19,731	12.64%
Income: \$200,000+	3,090	17.61%	8,122	21.62%	23,018	14.74%
2022 Avg Household Income	\$137,310		\$148,418		\$124,550	
2022 Med Household Income	\$115,094		\$123,408		\$101,701	

Bowie MD Demographic Summary Report 9-2022

Bowie Marketplace

15511 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,553 SF**
 Year Built: **2016**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	53,949		114,765		493,792	
2022 Estimate	53,470		113,889		487,445	
2010 Census	48,909		109,198		456,061	
Growth 2022 - 2027	0.90%		0.77%		1.30%	
Growth 2010 - 2022	9.33%		4.30%		6.88%	
2022 Population by Hispanic Origin	4,817		9,694		69,590	
2022 Population	53,470		113,889		487,445	
White	25,627	47.93%	52,777	46.34%	188,166	38.60%
Black	22,810	42.66%	50,066	43.96%	257,082	52.74%
Am. Indian & Alaskan	266	0.50%	552	0.48%	3,993	0.82%
Asian	2,766	5.17%	6,282	5.52%	22,078	4.53%
Hawaiian & Pacific Island	47	0.09%	173	0.15%	769	0.16%
Other	1,954	3.65%	4,039	3.55%	15,356	3.15%
U.S. Armed Forces	339		923		6,421	
Households						
2027 Projection	19,719		40,547		178,142	
2022 Estimate	19,551		40,229		175,746	
2010 Census	17,954		38,713		164,568	
Growth 2022 - 2027	0.86%		0.79%		1.36%	
Growth 2010 - 2022	8.89%		3.92%		6.79%	
Owner Occupied	16,162	82.67%	33,648	83.64%	121,670	69.23%
Renter Occupied	3,390	17.34%	6,581	16.36%	54,076	30.77%
2022 Households by HH Income						
Income: <\$25,000	1,224	6.26%	1,970	4.90%	14,154	8.05%
Income: \$25,000 - \$50,000	1,698	8.68%	3,135	7.79%	21,862	12.44%
Income: \$50,000 - \$75,000	2,347	12.00%	4,569	11.36%	27,783	15.81%
Income: \$75,000 - \$100,000	2,385	12.20%	5,116	12.72%	25,315	14.40%
Income: \$100,000 - \$125,000	2,904	14.85%	5,639	14.02%	23,215	13.21%
Income: \$125,000 - \$150,000	2,257	11.54%	4,709	11.71%	17,299	9.84%
Income: \$150,000 - \$200,000	3,045	15.57%	6,489	16.13%	22,101	12.58%
Income: \$200,000+	3,692	18.88%	8,601	21.38%	24,016	13.67%
2022 Avg Household Income	\$140,728		\$148,341		\$121,111	
2022 Med Household Income	\$118,267		\$123,603		\$98,773	

Bowie MD Demographic Summary Report 9-2022

Bowie Plaza

6796-6802 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **4,000 SF**

Rent/SF/Yr: **-**

Year Built: **1966**



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 MD Demographic Summary Report 9-2022

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						
2027 Projection	51,632		105,579		458,953	
2022 Estimate	51,201		105,239		455,185	
2010 Census	45,901		99,374		429,779	
Growth 2022 - 2027	0.84%		0.32%		0.83%	
Growth 2010 - 2022	11.55%		5.90%		5.91%	
2022 Population by Hispanic Origin	4,531		7,967		57,565	
2022 Population	51,201		105,239		455,185	
White	18,476	36.09%	36,943	35.10%	157,898	34.69%
Black	28,025	54.74%	59,547	56.58%	263,112	57.80%
Am. Indian & Alaskan	278	0.54%	455	0.43%	3,574	0.79%
Asian	2,456	4.80%	4,692	4.46%	17,248	3.79%
Hawaiian & Pacific Island	110	0.21%	147	0.14%	586	0.13%
Other	1,856	3.62%	3,455	3.28%	12,768	2.81%
U.S. Armed Forces	157		406		2,765	
Households						
2027 Projection	18,636		37,563		165,909	
2022 Estimate	18,502		37,452		164,451	
2010 Census	16,716		35,456		155,440	
Growth 2022 - 2027	0.72%		0.30%		0.89%	
Growth 2010 - 2022	10.68%		5.63%		5.80%	
Owner Occupied	15,298	82.68%	32,668	87.23%	121,218	73.71%
Renter Occupied	3,204	17.32%	4,785	12.78%	43,233	26.29%
2022 Households by HH Income		18,502	37,450		164,452	
Income: <\$25,000	1,003	5.42%	1,961	5.24%	13,638	8.29%
Income: \$25,000 - \$50,000	1,751	9.46%	3,145	8.40%	20,239	12.31%
Income: \$50,000 - \$75,000	2,306	12.46%	4,178	11.16%	25,073	15.25%
Income: \$75,000 - \$100,000	2,245	12.13%	4,271	11.40%	23,973	14.58%
Income: \$100,000 - \$125,000	2,742	14.82%	5,475	14.62%	22,415	13.63%
Income: \$125,000 - \$150,000	2,056	11.11%	4,071	10.87%	15,774	9.59%
Income: \$150,000 - \$200,000	2,889	15.61%	6,281	16.77%	20,438	12.43%
Income: \$200,000+	3,510	18.97%	8,068	21.54%	22,902	13.93%
2022 Avg Household Income	\$140,872		\$148,439		\$121,585	
2022 Med Household Income	\$117,742		\$123,606		\$99,272	

Bowie MD Demographic Summary Report 9-2022

Collington Plaza

3420-3570 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Freestanding**

% Leased: **100%**

GLA: **119,139 SF**

Rent/SF/Yr: **-**

Year Built: **1993**



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 MD Demographic Summary Report 9-2022

Free State Shopping Center

15700-15760 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **9,607 SF**

Rent/SF/Yr: **-**

Year Built: **1970**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	53,798		114,625		495,296	
2022 Estimate	53,272		113,688		488,818	
2010 Census	48,630		108,920		457,320	
Growth 2022 - 2027	0.99%		0.82%		1.33%	
Growth 2010 - 2022	9.55%		4.38%		6.89%	
2022 Population by Hispanic Origin	4,810		9,703		69,857	
2022 Population	53,272		113,688		488,818	
White	26,112	49.02%	53,321	46.90%	189,877	38.84%
Black	22,159	41.60%	49,256	43.33%	256,318	52.44%
Am. Indian & Alaskan	265	0.50%	552	0.49%	4,006	0.82%
Asian	2,736	5.14%	6,345	5.58%	22,361	4.57%
Hawaiian & Pacific Island	48	0.09%	174	0.15%	777	0.16%
Other	1,952	3.66%	4,040	3.55%	15,479	3.17%
U.S. Armed Forces	369		975		6,551	
Households						
2027 Projection	19,691		40,536		178,637	
2022 Estimate	19,503		40,195		176,193	
2010 Census	17,864		38,649		164,977	
Growth 2022 - 2027	0.96%		0.85%		1.39%	
Growth 2010 - 2022	9.17%		4.00%		6.80%	
Owner Occupied	16,111	82.61%	33,560	83.49%	121,885	69.18%
Renter Occupied	3,392	17.39%	6,634	16.50%	54,309	30.82%
2022 Households by HH Income	19,504		40,193		176,195	
Income: <\$25,000	1,221	6.26%	1,978	4.92%	14,088	8.00%
Income: \$25,000 - \$50,000	1,682	8.62%	3,111	7.74%	21,851	12.40%
Income: \$50,000 - \$75,000	2,319	11.89%	4,592	11.42%	27,802	15.78%
Income: \$75,000 - \$100,000	2,393	12.27%	5,139	12.79%	25,348	14.39%
Income: \$100,000 - \$125,000	2,917	14.96%	5,614	13.97%	23,316	13.23%
Income: \$125,000 - \$150,000	2,259	11.58%	4,722	11.75%	17,424	9.89%
Income: \$150,000 - \$200,000	3,032	15.55%	6,470	16.10%	22,186	12.59%
Income: \$200,000+	3,681	18.87%	8,567	21.31%	24,180	13.72%
2022 Avg Household Income	\$140,792		\$148,170		\$121,352	
2022 Med Household Income	\$118,314		\$123,496		\$99,021	

Bowie MD Demographic Summary Report 9-2022

Hall Station

15301-15231 Hall Rd, Bowie, MD 20721

Building Type: **General Retail**

Total Available: **1,466 SF**

Secondary: **Freestanding**

% Leased: **88.48%**

GLA: **12,724 SF**

Rent/SF/Yr: **\$30.00**

Year Built: **2014**



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						
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 MD Demographic Summary Report 9-2022

Hilltop Plaza

6800-6838 Race Track Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 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						
2027 Projection	52,923		115,419		494,075	
2022 Estimate	52,370		114,270		487,227	
2010 Census	48,120		108,951		455,120	
Growth 2022 - 2027	1.06%		1.01%		1.41%	
Growth 2010 - 2022	8.83%		4.88%		7.05%	
2022 Population by Hispanic Origin	4,678		9,713		68,438	
2022 Population	52,370		114,270		487,227	
White	27,333	52.19%	55,127	48.24%	192,167	39.44%
Black	20,170	38.51%	47,850	41.87%	252,370	51.80%
Am. Indian & Alaskan	252	0.48%	555	0.49%	3,934	0.81%
Asian	2,641	5.04%	6,488	5.68%	22,494	4.62%
Hawaiian & Pacific Island	48	0.09%	169	0.15%	773	0.16%
Other	1,926	3.68%	4,082	3.57%	15,487	3.18%
U.S. Armed Forces	411		1,166		6,626	
Households						
2027 Projection	19,506		40,814		178,403	
2022 Estimate	19,306		40,396		175,814	
2010 Census	17,816		38,646		164,328	
Growth 2022 - 2027	1.04%		1.03%		1.47%	
Growth 2010 - 2022	8.36%		4.53%		6.99%	
Owner Occupied	15,859	82.15%	33,679	83.37%	121,869	69.32%
Renter Occupied	3,447	17.85%	6,717	16.63%	53,945	30.68%
2022 Households by HH Income						
	19,306		40,395		175,813	
Income: <\$25,000	1,158	6.00%	2,004	4.96%	13,813	7.86%
Income: \$25,000 - \$50,000	1,630	8.44%	3,124	7.73%	21,606	12.29%
Income: \$50,000 - \$75,000	2,272	11.77%	4,594	11.37%	27,614	15.71%
Income: \$75,000 - \$100,000	2,439	12.63%	5,155	12.76%	25,216	14.34%
Income: \$100,000 - \$125,000	2,953	15.30%	5,612	13.89%	23,319	13.26%
Income: \$125,000 - \$150,000	2,246	11.63%	4,823	11.94%	17,461	9.93%
Income: \$150,000 - \$200,000	2,991	15.49%	6,476	16.03%	22,245	12.65%
Income: \$200,000+	3,617	18.74%	8,607	21.31%	24,539	13.96%
2022 Avg Household Income	\$140,879		\$148,165		\$122,133	
2022 Med Household Income	\$118,235		\$123,700		\$99,659	

Bowie MD Demographic Summary Report 9-2022

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						
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 MD Demographic Summary Report 9-2022

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 MD Demographic Summary Report 9-2022

Old Town Bowie

8519 Chestnut Ave, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **6,055 SF**
 Year Built: **1900**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	35,644		110,901		669,204	
2022 Estimate	35,763		110,480		660,791	
2010 Census	34,542		104,776		615,307	
Growth 2022 - 2027	-0.33%		0.38%		1.27%	
Growth 2010 - 2022	3.53%		5.44%		7.39%	
2022 Population by Hispanic Origin	3,650		13,182		118,505	
2022 Population	35,763		110,480		660,791	
White	14,379	40.21%	43,001	38.92%	263,496	39.88%
Black	17,714	49.53%	56,703	51.32%	323,852	49.01%
Am. Indian & Alaskan	201	0.56%	680	0.62%	6,354	0.96%
Asian	2,221	6.21%	6,294	5.70%	43,679	6.61%
Hawaiian & Pacific Island	43	0.12%	157	0.14%	1,195	0.18%
Other	1,205	3.37%	3,645	3.30%	22,214	3.36%
U.S. Armed Forces	197		887		7,835	
Households						
2027 Projection	11,668		38,621		237,282	
2022 Estimate	11,701		38,440		234,002	
2010 Census	11,276		36,441		216,891	
Growth 2022 - 2027	-0.28%		0.47%		1.40%	
Growth 2010 - 2022	3.77%		5.49%		7.89%	
Owner Occupied	10,360	88.54%	30,141	78.41%	149,983	64.09%
Renter Occupied	1,341	11.46%	8,299	21.59%	84,019	35.91%
2022 Households by HH Income						
Income: <\$25,000	628	5.37%	2,323	6.04%	21,605	9.23%
Income: \$25,000 - \$50,000	937	8.01%	4,129	10.74%	31,198	13.33%
Income: \$50,000 - \$75,000	1,171	10.01%	4,964	12.91%	38,291	16.36%
Income: \$75,000 - \$100,000	1,512	12.92%	5,534	14.40%	33,936	14.50%
Income: \$100,000 - \$125,000	1,465	12.52%	5,306	13.80%	30,178	12.90%
Income: \$125,000 - \$150,000	1,495	12.78%	4,255	11.07%	22,681	9.69%
Income: \$150,000 - \$200,000	2,022	17.28%	5,498	14.30%	27,676	11.83%
Income: \$200,000+	2,472	21.12%	6,428	16.72%	28,438	12.15%
2022 Avg Household Income	\$148,711		\$133,329		\$115,447	
2022 Med Household Income	\$127,308		\$110,688		\$94,085	

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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 MD Demographic Summary Report 9-2022

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **11,000 SF**

Secondary: -

% Leased: **89.12%**

GLA: **101,083 SF**

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

Year Built: **2004**



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		168,153	
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 MD Demographic Summary Report 9-2022

The Shoppes at Highbridge

6101-6141 High Bridge Rd, Bowie, MD 20720

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

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
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 MD Demographic Summary Report 9-2022

West Bowie Village 14207 Old Annapolis, Bowie, MD 20720

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

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	59,931		127,509		566,846	
2022 Estimate	59,707		126,940		562,799	
2010 Census	55,034		118,839		529,061	
Growth 2022 - 2027	0.38%		0.45%		0.72%	
Growth 2010 - 2022	8.49%		6.82%		6.38%	
2022 Population by Hispanic Origin	5,469		12,517		93,683	
2022 Population	59,707		126,940		562,799	
White	23,252	38.94%	44,695	35.21%	205,532	36.52%
Black	30,691	51.40%	71,029	55.95%	308,224	54.77%
Am. Indian & Alaskan	296	0.50%	695	0.55%	5,342	0.95%
Asian	3,283	5.50%	6,207	4.89%	25,935	4.61%
Hawaiian & Pacific Island	48	0.08%	197	0.16%	930	0.17%
Other	2,136	3.58%	4,117	3.24%	16,837	2.99%
U.S. Armed Forces	231		641		5,224	
Households						
2027 Projection	21,265		44,315		201,062	
2022 Estimate	21,201		44,092		199,511	
2010 Census	19,617		41,275		187,531	
Growth 2022 - 2027	0.30%		0.51%		0.78%	
Growth 2010 - 2022	8.07%		6.82%		6.39%	
Owner Occupied	18,080	85.28%	36,273	82.27%	134,781	67.56%
Renter Occupied	3,121	14.72%	7,818	17.73%	64,729	32.44%
2022 Households by HH Income						
	21,202		44,091		199,512	
Income: <\$25,000	1,238	5.84%	2,301	5.22%	18,680	9.36%
Income: \$25,000 - \$50,000	1,693	7.99%	4,106	9.31%	25,977	13.02%
Income: \$50,000 - \$75,000	2,342	11.05%	5,145	11.67%	31,744	15.91%
Income: \$75,000 - \$100,000	2,451	11.56%	5,572	12.64%	28,608	14.34%
Income: \$100,000 - \$125,000	3,047	14.37%	6,194	14.05%	26,552	13.31%
Income: \$125,000 - \$150,000	2,513	11.85%	4,932	11.19%	19,094	9.57%
Income: \$150,000 - \$200,000	3,478	16.40%	7,058	16.01%	23,891	11.97%
Income: \$200,000+	4,440	20.94%	8,783	19.92%	24,966	12.51%
2022 Avg Household Income	\$146,977		\$143,672		\$116,590	
2022 Med Household Income	\$123,604		\$119,863		\$95,409	

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White Hall Shopping Center

7408-7418 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **6,380 SF**

Rent/SF/Yr: **-**

Year Built: **1966**



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	

Bowie MD Demographic Summary Report 9-2022

Amber Ridge Shopping Center

1600 NW Crain Hwy, Bowie, MD 20716

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	34,793		85,988		406,838	
2022 Estimate	34,457		85,055		403,903	
2010 Census	30,793		76,018		381,743	
Growth 2022 - 2027	0.98%		1.10%		0.73%	
Growth 2010 - 2022	11.90%		11.89%		5.80%	
2022 Population by Hispanic Origin	2,379		5,644		43,657	
2022 Population	34,457		85,055		403,903	
White	8,018	23.27%	22,934	26.96%	127,811	31.64%
Black	23,705	68.80%	55,797	65.60%	248,178	61.44%
Am. Indian & Alaskan	156	0.45%	384	0.45%	2,908	0.72%
Asian	1,417	4.11%	3,140	3.69%	13,654	3.38%
Hawaiian & Pacific Island	77	0.22%	122	0.14%	468	0.12%
Other	1,083	3.14%	2,678	3.15%	10,884	2.69%
U.S. Armed Forces	70		254		2,062	
Households						
2027 Projection	12,758		30,602		146,124	
2022 Estimate	12,635		30,288		145,018	
2010 Census	11,300		27,185		137,275	
Growth 2022 - 2027	0.97%		1.04%		0.76%	
Growth 2010 - 2022	11.81%		11.41%		5.64%	
Owner Occupied	10,046	79.51%	26,163	86.38%	110,569	76.25%
Renter Occupied	2,589	20.49%	4,125	13.62%	34,449	23.75%
2022 Households by HH Income	12,634		30,286		145,019	
Income: <\$25,000	773	6.12%	1,773	5.85%	11,527	7.95%
Income: \$25,000 - \$50,000	1,225	9.70%	2,578	8.51%	17,281	11.92%
Income: \$50,000 - \$75,000	1,682	13.31%	3,251	10.73%	21,457	14.80%
Income: \$75,000 - \$100,000	1,383	10.95%	3,497	11.55%	21,006	14.48%
Income: \$100,000 - \$125,000	1,711	13.54%	4,449	14.69%	19,691	13.58%
Income: \$125,000 - \$150,000	1,381	10.93%	3,372	11.13%	14,161	9.76%
Income: \$150,000 - \$200,000	1,960	15.51%	5,068	16.73%	18,542	12.79%
Income: \$200,000+	2,519	19.94%	6,298	20.80%	21,354	14.72%
2022 Avg Household Income	\$141,713		\$146,494		\$124,316	
2022 Med Household Income	\$118,322		\$122,723		\$101,572	

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Mill Branch Shopping Center

US 301 & Mill Branch, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **82,339 SF**

Secondary: **-**

% Leased: **0%**

GLA: **82,339 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **2023**



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 MD Demographic Summary Report 9-2022

Melford Proposed

Melford Blvd, Bowie, MD 20715

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **-**

% Leased: **100%**

GLA: **6,500 SF**

Rent/SF/Yr: **-**

Year Built: **2023**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	44,927		103,991		414,728	
2022 Estimate	44,523		102,969		409,499	
2010 Census	40,561		97,399		384,845	
Growth 2022 - 2027	0.91%		0.99%		1.28%	
Growth 2010 - 2022	9.77%		5.72%		6.41%	
2022 Population by Hispanic Origin	4,099		8,080		45,322	
2022 Population	44,523		102,969		409,499	
White	21,553	48.41%	49,595	48.16%	161,925	39.54%
Black	18,900	42.45%	44,102	42.83%	215,212	52.55%
Am. Indian & Alaskan	215	0.48%	472	0.46%	2,782	0.68%
Asian	2,159	4.85%	5,016	4.87%	17,032	4.16%
Hawaiian & Pacific Island	70	0.16%	146	0.14%	515	0.13%
Other	1,625	3.65%	3,639	3.53%	12,033	2.94%
U.S. Armed Forces	191		703		3,918	
Households						
2027 Projection	16,679		37,191		151,709	
2022 Estimate	16,548		36,831		149,658	
2010 Census	15,187		34,989		140,662	
Growth 2022 - 2027	0.79%		0.98%		1.37%	
Growth 2010 - 2022	8.96%		5.26%		6.40%	
Owner Occupied	13,477	81.44%	31,064	84.34%	112,218	74.98%
Renter Occupied	3,070	18.55%	5,766	15.66%	37,440	25.02%
2022 Households by HH Income						
Income: <\$25,000	1,038	6.27%	1,819	4.94%	10,956	7.32%
Income: \$25,000 - \$50,000	1,617	9.77%	3,013	8.18%	16,935	11.32%
Income: \$50,000 - \$75,000	2,160	13.05%	3,992	10.84%	21,711	14.51%
Income: \$75,000 - \$100,000	2,175	13.14%	4,389	11.92%	21,621	14.45%
Income: \$100,000 - \$125,000	2,511	15.17%	5,263	14.29%	20,588	13.76%
Income: \$125,000 - \$150,000	1,901	11.49%	4,294	11.66%	14,950	9.99%
Income: \$150,000 - \$200,000	2,481	14.99%	5,891	15.99%	19,522	13.04%
Income: \$200,000+	2,665	16.10%	8,171	22.18%	23,374	15.62%
2022 Avg Household Income	\$133,294		\$149,930		\$127,567	
2022 Med Household Income	\$112,783		\$124,714		\$104,378	

Bowie MD Demographic Summary Report 9-2022

South Lake

100 Karington Center Blvd, Upper Marlboro, MD 20774

Building Type: **Class A Office**

Total Available: **200,000 SF**

Class: **A**

% Leased: **0%**

RBA: **200,000 SF**

Rent/SF/Yr: **Negotiable**

Typical Floor: **20,000 SF**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2027 Projection	28,654		80,437		402,646	
2022 Estimate	28,163		79,756		400,194	
2010 Census	23,865		72,260		378,043	
Growth 2022 - 2027	1.74%		0.85%		0.61%	
Growth 2010 - 2022	18.01%		10.37%		5.86%	
2022 Population by Hispanic Origin	1,584		4,582		39,929	
2022 Population	28,163		79,756		400,194	
White	4,612	16.38%	16,142	20.24%	115,259	28.80%
Black	21,642	76.85%	58,435	73.27%	259,370	64.81%
Am. Indian & Alaskan	123	0.44%	328	0.41%	2,750	0.69%
Asian	882	3.13%	2,487	3.12%	11,751	2.94%
Hawaiian & Pacific Island	77	0.27%	110	0.14%	427	0.11%
Other	827	2.94%	2,254	2.83%	10,637	2.66%
U.S. Armed Forces	73		215		1,607	
Households						
2027 Projection	9,961		28,822		144,721	
2022 Estimate	9,788		28,604		143,805	
2010 Census	8,291		26,074		136,077	
Growth 2022 - 2027	1.77%		0.76%		0.64%	
Growth 2010 - 2022	18.06%		9.70%		5.68%	
Owner Occupied	8,902	90.95%	24,404	85.32%	108,408	75.39%
Renter Occupied	886	9.05%	4,200	14.68%	35,396	24.61%
2022 Households by HH Income	9,788		28,605		143,806	
Income: <\$25,000	461	4.71%	1,790	6.26%	12,077	8.40%
Income: \$25,000 - \$50,000	791	8.08%	2,465	8.62%	17,773	12.36%
Income: \$50,000 - \$75,000	1,036	10.58%	3,239	11.32%	21,152	14.71%
Income: \$75,000 - \$100,000	959	9.80%	3,541	12.38%	20,651	14.36%
Income: \$100,000 - \$125,000	1,392	14.22%	4,094	14.31%	19,533	13.58%
Income: \$125,000 - \$150,000	1,043	10.66%	3,104	10.85%	13,723	9.54%
Income: \$150,000 - \$200,000	1,837	18.77%	4,680	16.36%	18,150	12.62%
Income: \$200,000+	2,269	23.18%	5,692	19.90%	20,747	14.43%
2022 Avg Household Income	\$154,437		\$143,440		\$122,883	
2022 Med Household Income	\$131,112		\$119,952		\$100,320	

TABLE I
EXISTING RETAIL CENTERS
As of August, 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	410-693-3248	Phillips Edison & Co Mr. Scott Faloni Email sfaloni@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	9,008	4.9%	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	18,431	18,431	100.0%	n/a	2022	410-369-1240	St John Properties Mr. Bill Holzman Email bholzman@sjpi.com

Table I Existing Retail Centers as of August, 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 Indinvestment@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	12,243	17.1%	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	0	0.00%	n/a	2004	516-223-6200	United Properties Corp. Mr. Cy Nicholl Email cy@upcli.com
Shoppes at Highbridge	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	1,400	1.7%	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 borger@borgermanagement.com
TOTALS		2,708,651	245.729	9.1%				

* 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 August, 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
Melford Town Center (70,820 sq ft approved)	16921 Melford Blvd	70,820	70,820	18,431	410-369-1240	St John Properties Mr. Bill Holzman Email bholzman@sjpi.com
Mill Branch Crossing	Northeast quadrant of US 301 & Mill Branch Road	350,000	77,635	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		941,820	168,455			

* Denotes outside City

0-71

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

POPULATION 655,451 (2019)

DESIGNED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

IN COOPERATION WITH THE
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

MAP SCALE
1:125,000



PUBLISHED: 2021

LARGEST CONTINENTAL CONSTRUCTION

NOT A SCALE. THIS MAP IS NOT TO BE USED FOR DISTANCE MEASUREMENTS. IT IS NOT TO BE USED FOR DISTANCE MEASUREMENTS. IT IS NOT TO BE USED FOR DISTANCE MEASUREMENTS.

THIS MAP WAS CREATED USING DATA FROM THE MARYLAND DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION. IT IS NOT TO BE USED FOR DISTANCE MEASUREMENTS.

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

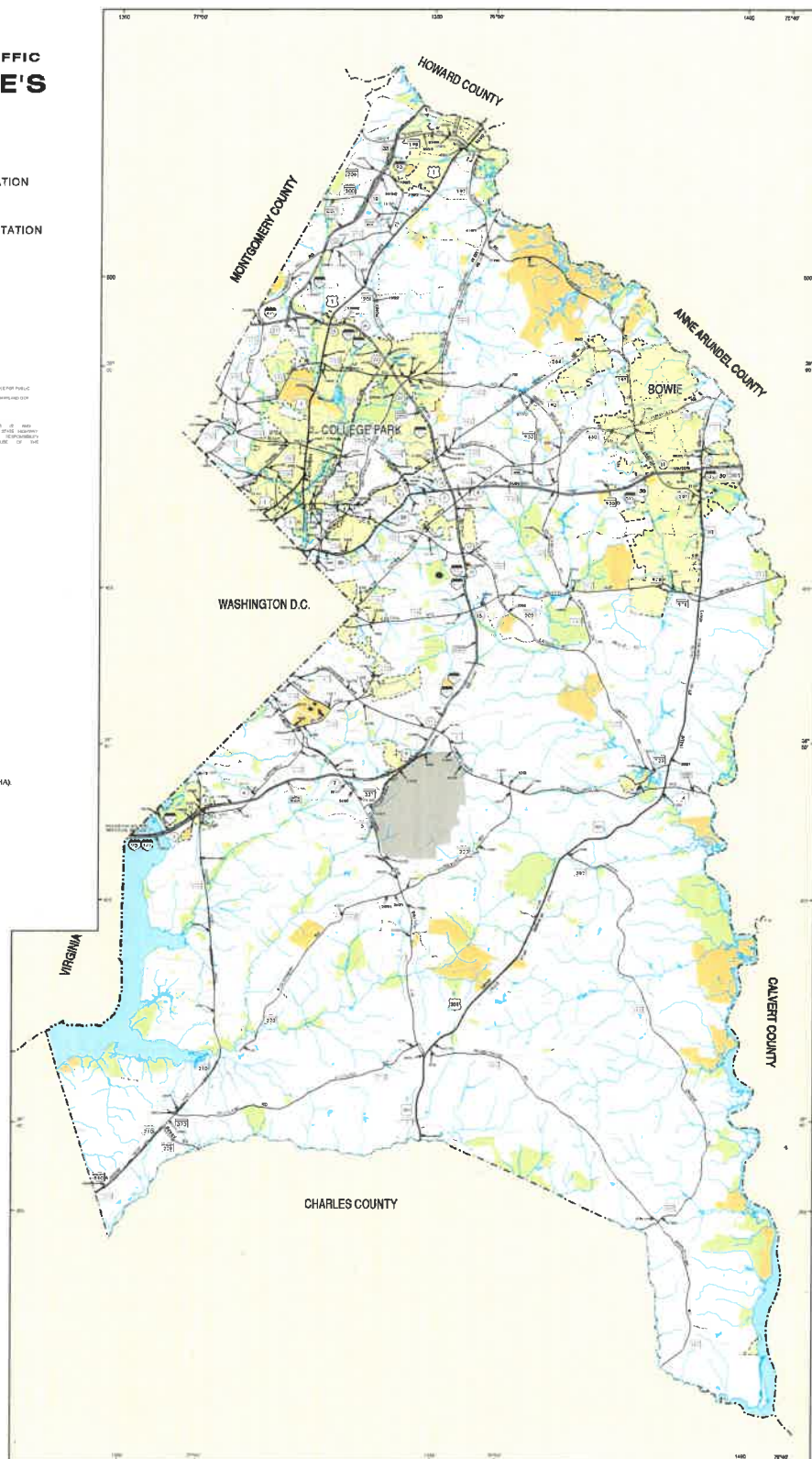
Traffic count figures are estimates. They are derived by taking 48-hour machine count data and applying factors from permanent count stations. Restriction of Liability: MDOT SHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents.



MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION



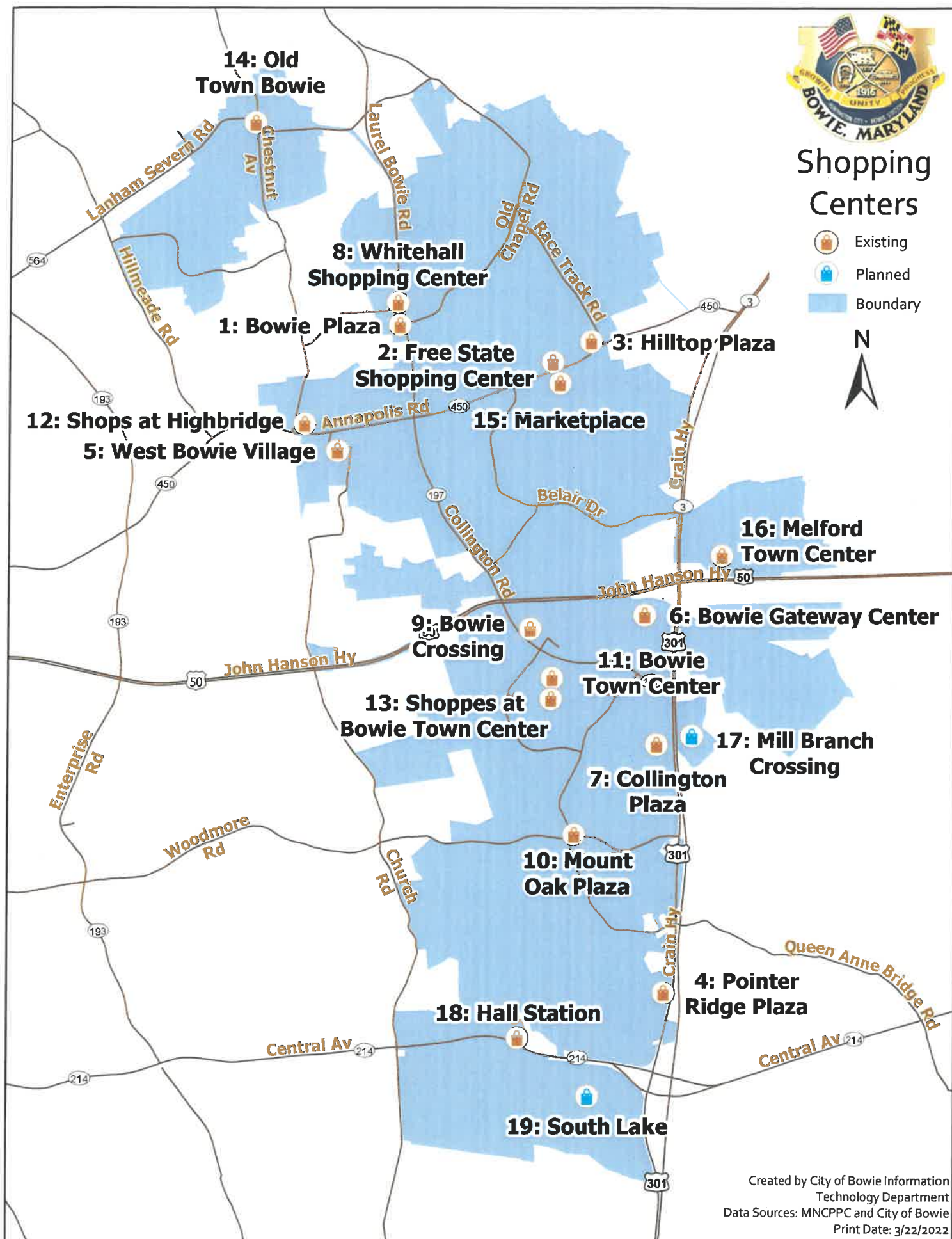
PRINCE GEORGES COUNTY 16





Shopping Centers

-  Existing
-  Planned
-  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	Melford Town Center	2022	70,820	Open
17	Mill Branch Crossing	T.B.D.	77,635	Open
18	Hall Station	2014	13,987	Strip
19	South Lake	T.B.D.	475,000	Open



OLD TOWN BOWIE

CITY OF BOWIE, MARYLAND



Policies From Bowie- Mitchellville and Vicinity Master Plan



Old Town Bowie

Encourage a mix of new uses into Old Town Bowie's industrial area to further opportunities for arts-and-entertainment-based revitalization.

- Transition, over time, the industrial properties at the interchange of the Amtrak Northeast Corridor and the CSX Pope's Creek Branch to a mix of arts-and-entertainment-related uses and makerspaces.
- Activate vacant and underused parcels such as the parking lots at 8611 Chapel Avenue and at 8614 Chestnut Avenue and streets by allowing temporary uses such as pop-up retail, if viable, farmers markets, outdoor performance venues, food trucks, and other temporary placemaking uses.
- Construct or convert existing structures into housing that supports artists along MD 564 (9th Street) and at other strategic locations in Old Town Bowie. In addition to conventional housing types, artists' residential studios and live-work dwelling units may be accommodated in properties within the Commercial-Neighborhood.
- All new buildings along MD 564 (9th Street) should contain dwelling units or offices on upper floors. Where feasible, existing buildings should be retrofitted to support upper-level residential units as well.



Old Town Bowie

Improve the facades of existing buildings to retain and attract tenants for neighborhood-serving commercial areas.

- Use the County's Economic Development Incentive Fund (EDI Fund) to assist with improving and modernizing facades to make buildings more attractive for purchase or rent along MD 564 (9th Street).
- Work with the City of Bowie to apply for state-funded grants and help administer a municipal Façade Improvement Program to supplement the County's program.
- Increase tourism-related programs and activities at Bowie Railroad Museum to attract people to Old Town Bowie.
- Develop a commercial district brand at Old Town Bowie and identify that reflects local community character and markets the area as a retail destination.
- Add a food and beverage establishment and entertainment anchor on MD 564 (9th Street) and 11th Street by coordinating with City of Bowie and private landowners on vacant parcels lining the railroad track in Old Town Bowie.



Old Town Bowie

Create new types of housing and density in Old Town Bowie to attract new residents, especially artists.

•In Old Town Bowie, construct new infill housing at the following locations:

•The property owned by City of Bowie on 10th Street, adjacent to the railroad tracks.

•The parcel owned by Prince George's County Housing Authority at 13001 4th Street.

•The parcels owned by City of Bowie along 8th Street.

•Work with the City of Bowie and the County to establish a program that incentivizes repurposing housing units into rehabilitated housing for artist residential studios and live-work dwelling units in Old Town Bowie.

•Work with the City of Bowie and local artist community to develop, advertise, and incentivize available co-working spaces.



Old Town Bowie

Recognize local heritage themes that reflect the diverse history of Bowie-Mitchellville and Vicinity by installing interpretive and wayfinding signage at various locations in the plan area.

•Improve wayfinding signage in Old Town Bowie to guide visitors to and from historic resources and cultural sites as well as public parking facilities, parks and trail facilities, including along WB&A Trail between Old Town Bowie and Bowie State University.



Old Town Bowie

Celebrate Old Town Bowie's history and culture with a variety of festivities.

- Use the two city-owned parks in Old Town Bowie, the 10th Street Park (Railroad Avenue) and the Town Green (13050 9th Street), to host outdoor community events and gatherings in partnership with the City of Bowie, County, and other entities such as the museum to celebrate Bowie's history and culture.
- Expand the type and frequency of events using funds from the Historic Preservation Commission's Non-Capital Grant awards at the Bowie Railroad Museum and Old Town Bowie Welcome Center to increase visitation and tourism in Old Town Bowie.



Old Town Bowie

Revitalize Old Town Bowie and create a sense of place, vibrancy, and appeal by making the necessary improvements to Old Town Bowie to successfully designate the location as a State of Maryland Arts and Entertainment District.

HISTORIC CHARACTER

•The Prince George's County's Historic Sites and Districts Plan emphasizes context-sensitive infill development in communities with historic character. This is an important concept for the growth of Old Town Bowie and its movement toward becoming an Arts and Entertainment District. To be compatible, infill should complement existing site patterns and architectural styles.



Old Town Bowie

Improve access to unprocessed, healthy food such as fresh locally grown fruits, vegetables, legumes, whole grain breads and greens as well as fish, low-fat dairy, and lean meats.

•Revive the Bowie Farmers Market in Old Town Bowie.



Old Town Bowie

Ensure that Bowie-Mitchellville and Vicinity residents are connected to parks, recreation, and open space.

•Complete Phase II plans to develop 10th Street Park and Bowie Heritage Trail (City of Bowie CIP# CR-44) (Tax IDs 1587278, 1618081, 2832251, 5606455) in Old Town Bowie and Phase III Railroad Museum grounds redevelopment at 8614 Chestnut Avenue.





Key Takeaways From Kensington, MD

- Walkability and greenspaces are very important.
- Historic preservation can help preserve the character of the community.
- It is important to build a community for different demographics – age, race, income, familial status, etc.
- Politicians, residents and business need to have a voice throughout the process.





Key Takeaways From Kensington, MD



- Revitalization will take time, and this involves small steps.
- Leverage available State/County and Federal resources.
- Small restaurants and artists need to be encouraged throughout the process.
- Keep residents involved with the process online.



“Main Street” Experience

[illegible]

- Street Width/Row
- Building Heights/Uses
- Hot Blocks/Anchors
- Parking Systems
- Tree Species/Spacing
- Urban Amenities
- Paving Materials
- Lighting Techniques

A Complicated Business



- Owners
- Tenants
- Cities/Municipalities
- Financial Partners
- Contractors
- Schedules
- Consultants
- Phasing
- Quality Control
- Interest Carry
- Uncontrollable Costs
- Parking

The “Rest”



Mixed-Use

More complicated than other types of retail.

- Higher Land Costs
- Higher parking Costs
- Expensive Infrastructure
- Building Code issues
- Tough Entitlement Process



Main Street



Urban

Creating New Development



From Nothing



Existing Conditions



Revitalization



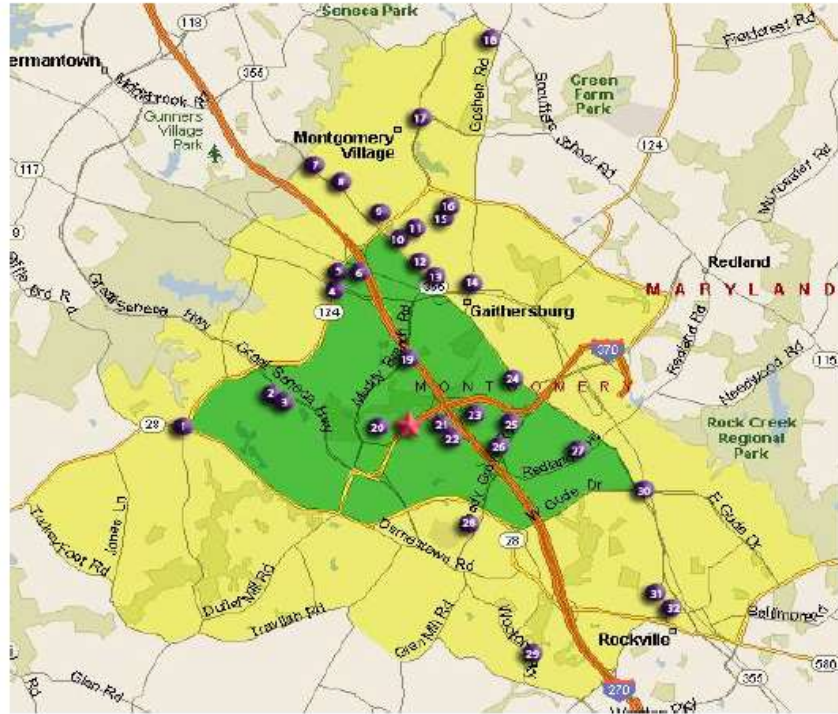
By Demand



As an Amenity

In all forms . . . for all kinds of people

Competition



Know your Trade Areas

Know your who, where, how
much and...
FIND THE GAP



Market Demand

- Don't just run Demo's...
- You have to run Demand Models

DEMOGRAPHIC PROFILE
2000 Census, 2002 Estimates & 2007 Projections
Consolidated using imported data groups

Lat/Long: 37.5536/-77.4823

**W. Gray Street & S. Auburn Avenue
Richmond, VA**

1.00 mi radius 0.50 mi radius 0.25 mi radius

Category	1.00 mi radius	0.50 mi radius	0.25 mi radius
Populations			
Estimated Population (2002)	16,168	89,284	255,391
Census Population (1990)	19,254	90,420	241,750
Census Population (2000)	16,244	86,147	256,000
Projected Population (2007)	15,579	81,693	231,580
Household Population (2002)	16,128	87,267	252,700
Household Annual Growth (1990 to 2002)	-0.2%	-0.2%	-0.2%
Household Annual Growth (2000 to 2007)	-0.2%	-0.2%	-0.2%
Household Annual Growth (2002 to 2007)	-0.2%	-0.2%	-0.2%
Est. Population Density (2002)	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi
Trade Area Ratio	0.98	0.98	0.98
Households			
Estimated Households (2002)	10,066	46,356	103,576
Census Households (1990)	10,000	44,171	102,748
Census Households (2000)	10,066	46,356	103,576
Projected Households (2007)	10,066	46,356	103,576
Household Annual Growth (2002 to 2007)	0.0%	0.0%	0.0%
Household with Children (2002)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)
Average Household Size (2002)	1.74	1.84	1.84
Average Household Income			
Est. Average Household Income (2002)	\$40,000	\$48,000	\$54,157
Proj. Average Household Income (2007)	\$48,462	\$54,521	\$58,401
Average Family Income (2002)	\$41,750	\$50,171	\$54,222
Median Household Income (unweighted)			
Est. Median Household Income (2002)	\$30,422	\$37,863	\$41,308
Proj. Median Household Income (2007)	\$36,440	\$42,899	\$46,000
Median Family Income (2002)	\$36,315	\$44,104	\$48,308
Per Capita Income			
Est. Per Capita Income (2002)	\$22,373	\$24,024	\$24,205
Proj. Per Capita Income (2007)	\$27,916	\$27,911	\$27,448
Per Capita Income Est. 5 year change	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)
Other Income (unweighted)			
Est. Median Disposable Income (2002)	\$26,361	\$31,205	\$34,751
Est. Median Disposable Income (2007)	\$30,834	\$36,617	\$39,614
Disposable Income Est. 5 year change	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)
Est. Median Household Net Worth (2002)	\$24,530	\$21,253	\$24,117
Daytime Demos			
Total Number of Businesses (2002)	1,217	6,108	17,593
Total Number of Employees (2002)	12,900	159,902	347,277
Estimated Retail Sales (in \$) (2002)	\$219,791	\$1,674,412	\$2,927,807
Average Payroll per Employee (2002)	\$15,813	\$26,316	\$19,740
Unemployment Rate (2002)	5.24%	6.40%	6.40%
Employee Population per Business	10.7	16.7	16.7
Residential Population per Business	13.3	14.3	14.3

This report is provided as a guide to help you understand the market and is not a guarantee of future performance. The information is provided without warranty.

Primary Trade Area (Sensitivity One)

Base Case Scenario (2002)

	2002 Data	2007 Data	2002 Data	2007 Data	2002 Data	2007 Data	2002 Data	2007 Data	2002 Data	2007 Data	2002 Data	2007 Data
Population	16,168	89,284	255,391	16,168	89,284	255,391	16,168	89,284	255,391	16,168	89,284	255,391
Households	10,066	46,356	103,576	10,066	46,356	103,576	10,066	46,356	103,576	10,066	46,356	103,576
Population Density	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi
Household Annual Growth	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%
Household with Children	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)
Average Household Size	1.74	1.84	1.84	1.74	1.84	1.84	1.74	1.84	1.84	1.74	1.84	1.84
Average Household Income	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157
Proj. Average Household Income	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401
Average Family Income	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222
Median Household Income	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308
Proj. Median Household Income	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000
Median Family Income	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308
Per Capita Income	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205
Proj. Per Capita Income	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448
Per Capita Income Est. 5 year change	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)
Median Disposable Income	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751
Est. Median Disposable Income	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614
Disposable Income Est. 5 year change	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)
Median Household Net Worth	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117
Daytime Demos												
Total Number of Businesses	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593
Total Number of Employees	12,900	159,902	347,277	12,900	159,902	347,277	12,900	159,902	347,277	12,900	159,902	347,277
Estimated Retail Sales	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807
Average Payroll per Employee	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740
Unemployment Rate	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%
Employee Population per Business	10.7	16.7	16.7	10.7	16.7	16.7	10.7	16.7	16.7	10.7	16.7	16.7
Residential Population per Business	13.3	14.3	14.3	13.3	14.3	14.3	13.3	14.3	14.3	13.3	14.3	14.3

TOTAL RETAIL ESTIMATIONS	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000
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Base Case Scenario (2002)												
Population	16,168	89,284	255,391	16,168	89,284	255,391	16,168	89,284	255,391	16,168	89,284	255,391
Households	10,066	46,356	103,576	10,066	46,356	103,576	10,066	46,356	103,576	10,066	46,356	103,576
Population Density	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi	5,007.62 /sq mi	5,525.83 /sq mi	8,980.75 /sq mi
Household Annual Growth	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%
Household with Children	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)
Average Household Size	1.74	1.84	1.84	1.74	1.84	1.84	1.74	1.84	1.84	1.74	1.84	1.84
Average Household Income	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157	\$40,000	\$48,000	\$54,157
Proj. Average Household Income	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401
Average Family Income	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222	\$41,750	\$50,171	\$54,222
Median Household Income	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308	\$30,422	\$37,863	\$41,308
Proj. Median Household Income	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000	\$36,440	\$42,899	\$46,000
Median Family Income	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308	\$36,315	\$44,104	\$48,308
Per Capita Income	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205	\$22,373	\$24,024	\$24,205
Proj. Per Capita Income	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448	\$27,916	\$27,911	\$27,448
Per Capita Income Est. 5 year change	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)	\$4,543 (20.3%)	\$3,887 (16.2%)	\$3,243 (13.4%)
Median Disposable Income	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751	\$26,361	\$31,205	\$34,751
Est. Median Disposable Income	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614	\$30,834	\$36,617	\$39,614
Disposable Income Est. 5 year change	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)
Median Household Net Worth	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117	\$24,530	\$21,253	\$24,117
Daytime Demos												
Total Number of Businesses	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593
Total Number of Employees	12,900	159,902	347,277	12,900	159,902	347,277	12,900	159,902	347,277	12,900	159,902	347,277
Estimated Retail Sales	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807	\$219,791	\$1,674,412	\$2,927,807
Average Payroll per Employee	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740	\$15,813	\$26,316	\$19,740
Unemployment Rate	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%	5.24%	6.40%	6.40%
Employee Population per Business	10.7	16.7	16.7	10.7	16.7	16.7	10.7	16.7	16.7	10.7	16.7	16.7
Residential Population per Business	13.3	14.3	14.3	13.3	14.3	14.3	13.3	14.3	14.3	13.3	14.3	14.3

TOTAL RETAIL ESTIMATIONS	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000	\$219,791,000	\$1,674,412,000	\$2,927,807,000
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Household Annual Growth	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%
Household with Children	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)	2,940 (29.1%)	12,351 (26.6%)	28,411 (27.4%)
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Proj. Average Household Income	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401	\$48,462	\$54,521	\$58,401
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Disposable Income Est. 5 year change	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)	\$4,473 (16.7%)	\$5,412 (17.2%)	\$4,863 (13.8%)
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Daytime Demos												
Total Number of Businesses	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593	1,217	6,108	17,593
Total Number of Employees	12,900	159,902	347,277	12,900	159,902	347,277	12,900	159,902	347,277</			

Consumer Demand

Retail Potential for Scenario 2

Scenario 2 Program

Commercial	1.2 million sf
Residential	5.3 million sf

Residents

Projected residents	7,950
Existing population	12,054
Total market	20,004

Office Population

Projected workers	4,200
Existing workers	80,000
Total office influence	84,200

Tenant Demand for Current Trade Area + Projected MVT Population

Trade Area 2002:

Trade Area 2012:

Number of people needed for:

Grocery Store:

Drugstore:

Hardware:

Cardstore:

Deli:

Electronics:

Florist:

Shoe store:

Bagel/Bakery:

Drycleaner:

Coffee Shop:

Kinko's:

Small Bookstore:

Restaurant:



Under Scenario 2, the list of retail tenants could include a drugstore, a hardware store, a deli, an electronics store, a florist, a bakery, a dry cleaner, a coffee shop, and office supplies. A grocery store is increasingly likely.



Each Have Their Own Rules:

- Market Demand
- Competition
- Critical Mass
- When properly evaluated you'll find your Strategy!



Economics of Development

Density Drivers

- Location
- Demographics
- Parking / Infrastructure
- Construction Costs
- Income



Material Costs Rise

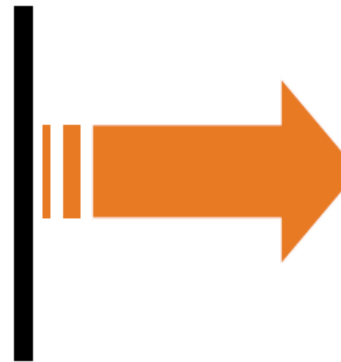
Percentage change in the producer price index for construction materials and components since March 2003.



So What's the Punch Line...

...It's Obvious

- Thresholds are based on three variables – *plus a bonus.
 - Land costs/basis
 - Hard Costs
 - Income
 - The Bonus: *The Municipality Process*



**The IRR Moves
Up and Down**

The Municipality Equation



3P's



Process



Long and Arduous

Proffers



Unknowns...Lots of \$\$

Product



The Plan...Must be Flexible

"What to Build" Summary

Development Models & Building Codes

This chart assumes IBC
2006 Group R2 multi-family
residential use



Bldg Description:

Garden Apartments

3 stories
Residential only
exurban
traditional market
quick approvals
no elevators
open egress
easy

Garden Apartments

4 stories
Residential only
suburban
traditional market
quick approvals
no elevators
open egress
easy

Garden Apartments

5 stories
Residential only
suburban transit
new market
new codes & approvals
need elevators
protected egress
easy

Wrap Apartments

4 stories
Residential only
multi-use / infill / transit
semi traditional market
modest approvals
probably elevators
protected egress
modest

Wrap Apartments

5 stories
Residential only
multi-use / infill / transit
semi traditional market
new codes & approvals
more elevators
protected egress
modest

Mixed-Use Podium

5 stories (4+1)
Residential over Retail
urban / transit
current market
hard codes & approvals
separated verticals
complicated egress
difficult

Mixed-Use Podium

6 stories (5+1)
Residential over Retail
urban / transit
current market
hard codes & approvals
separated verticals
complicated egress
difficult

Utilities/Trash/SWM

Density:

Parking Supported:

Cost \$/sf:

Construction Type:

Description

Fire Rating

IBC Chart 503

Sprinkler Increase

Podium Exception

Typical Fir Heights

0.35 FAR (10-20u/a)

Surface

\$75-90

Type Vb

all wood

combustible

limited fire ratings

2-40'

3-60'

n/a

12' x 3stories

0.5 FAR (20-30u/a)

Surface

\$85-100

Type Va

all wood

combustible

substantial fire ratings

3-50'

4-70'

n/a

12' x 4stories

0.65 FAR (30-40u/a)

Surface Park w/Transit

\$95-110

Type IIIb

wood interior; steel ext

non-combustable skin

limited fire ratings

4-55'

5-75'

n/a

12' x 5stories

1.0 FAR (40-50u/a)

Structured

\$110-120

Type Va wrapping Ia

all wood

combustible

substantial fire ratings

3-50'

4-70'

n/a

12' x 4stories

1.25 FAR (50-60u/a)

Structured

\$120-130

Type IIIb wrapping Ia

wood interior; steel ext

non-combustable skin

limited fire ratings

4-55'

5-75'

n/a

12' x 5stories

1.5-2 FAR (50-85u/a)

Structured

\$130-140

Type Va over Ia

wood above/PIP below

mixed but separate

specific fire ratings

3-50'

4-70'

4+1-70'

20'base+12.5' x 4stories

1.75-2.5 FAR (60-90u/a)

Structured / Underground

\$140-150

Type Va over Ia

wood+ above/PIP below

mixed but separate

specific fire ratings

4-55'

5-75'

5+1-75'

20'base+11' x 5stories

"What to Build" Summary

Development Models & Building Codes

This chart assumes IBC 2006
Group R-2 Multi-Family
or
Group B office use
or
Group M retail use

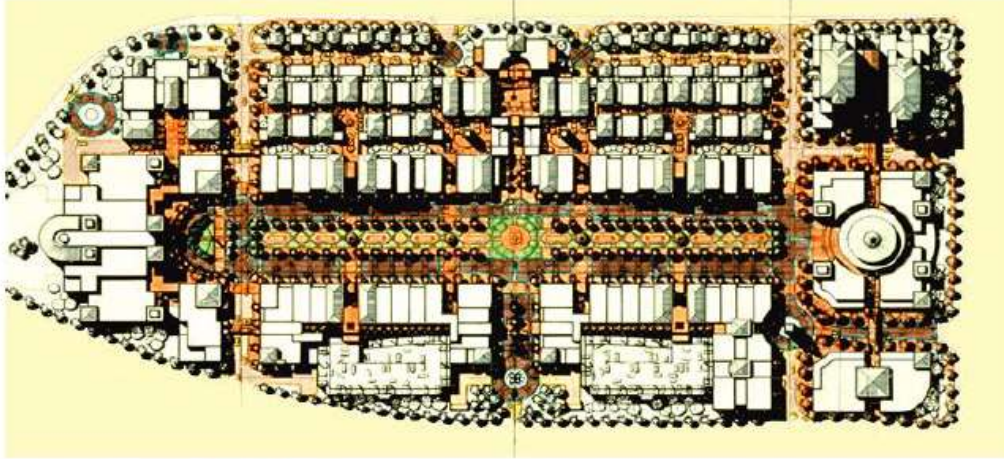


Bldg Description:	<u>Mid-Rise Apartments</u> 6-8 stories Residential only multi-use / infill / transit traditional market modest approvals high level elevators protected egress modest	<u>High-Rise Apartments</u> 8-13 stories Residential over Retail urban / transit urban market hard codes & approvals separated verticals complicated egress difficult / management	<u>Professional Small Office</u> 1-4 stories Very Small Tenants only exurban/newurban/town uncommon market modest approvals possibly elevators open egress modest	<u>Large Commercial</u> 1-4 stories Office or Retail suburban/newurban traditional market easy approvals modest elevators protected egress modest-difficult	<u>Mid-Rise Office</u> 5-6 stories Office over Retail office park/urban/transit urban market hard codes & approvals separated verticals complicated egress difficult	<u>High-Rise Office</u> 7-12 stories Office & Retail multi-use/lg. office park urban/suburban market hard codes & approvals separated verticals complicated egress difficult	<u>Mixed-Use High-Rise</u> 14+ stories Residential/Retail/Office urban / transit urban market hard codes & approvals separated verticals complicated egress difficult / management
Utilities/Trash/SWM							
Density:	2.0-3.0 FAR (80-120u/a)	3.0-5.0 FAR (150-240u/a)	0.25 FAR	0.5 FAR	1.0-2.5 FAR	3.0-5.0 FAR	6.0+ FAR (250+u/a)
Parking Supported:	Surface/Structured	Structured / Underground	Surface	Surface/maybe Structure	Structured/Transit	Structured/Transit	Structured / Underground
Cost \$/sf:	\$150-160	\$170-190	\$70-90	\$120-130	\$130-150	\$140-170	\$180-250
Construction Type:	Type Ib	Type Ib	Type Va	Type Ib	Type Ia	Type Ib	Type Ia
Description	concrete / maybe steel non-combustible limited fire ratings	concrete or steel non-com / highrise difficult fire ratings	all wood combustible difficult fire ratings	steel / maybe concrete non-combustible modest fire ratings	concrete or steel non-combustible substantial fire ratings	concrete or steel non-com / highrise difficult fire ratings	concrete or steel non-com / highrise highly difficult fire ratings
Fire Rating	11-160'	11-160'	3-50'	4-55'	5-65'	11-160'	unlimited
IBC Chart 503	12-180'	12-180'	4-70'	5-75'	6-85'	12-180'	unlimited
Sprinkler Increase	n/a	12+1-180'	n/a	n/a	n/a	n/a	unlimited
Podium Exception							
Typical Flr Heights	10'6" x 8 stories =<75' stair	20' base + 13'4" x 12 stories	12'6" x 4 stories	13'4" x 5 stories	13'4" x 6 stories	13'6" x 12 stories	unlimited

Boca Raton



Boca Raton



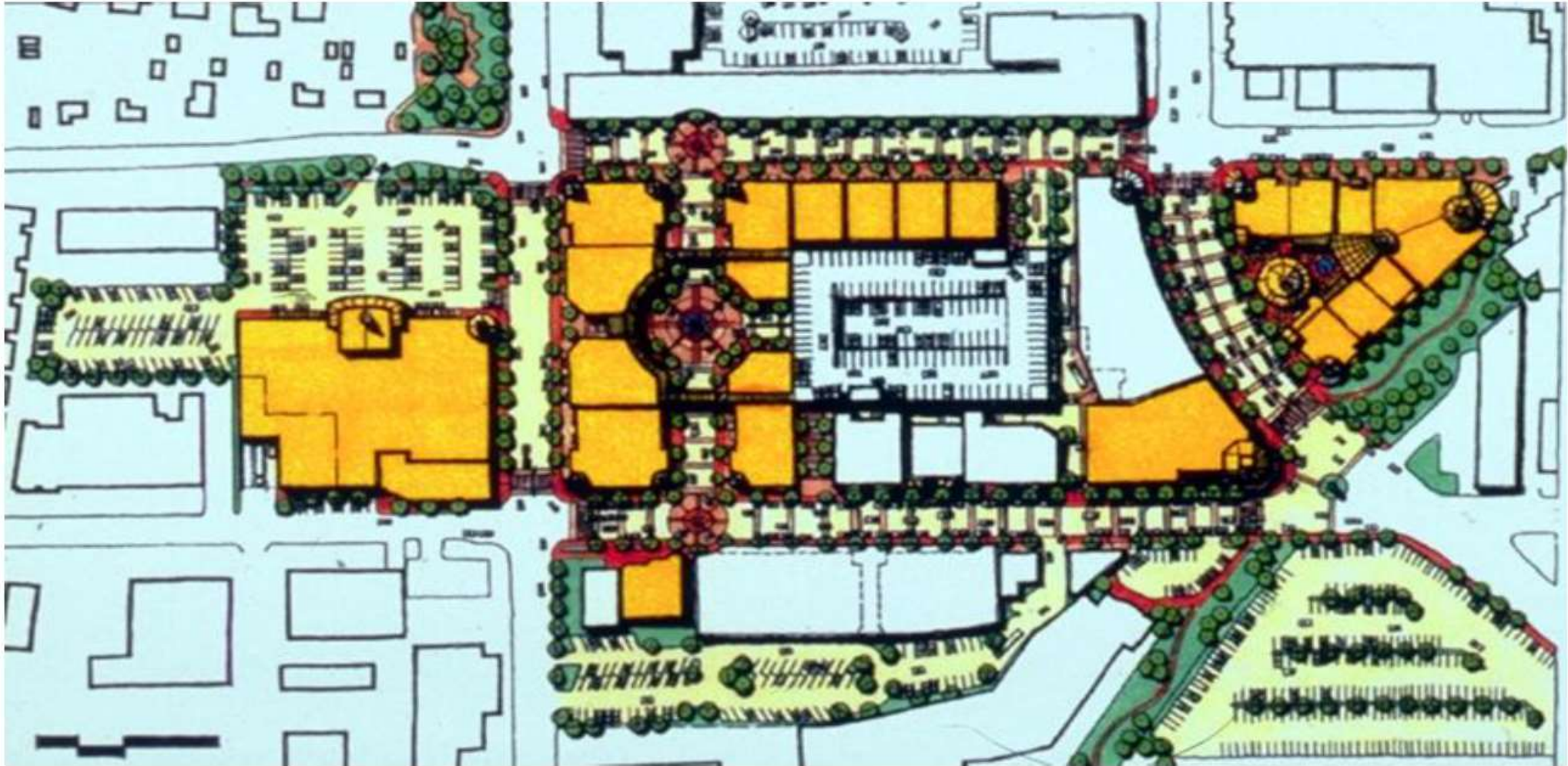
1990



Bethesda



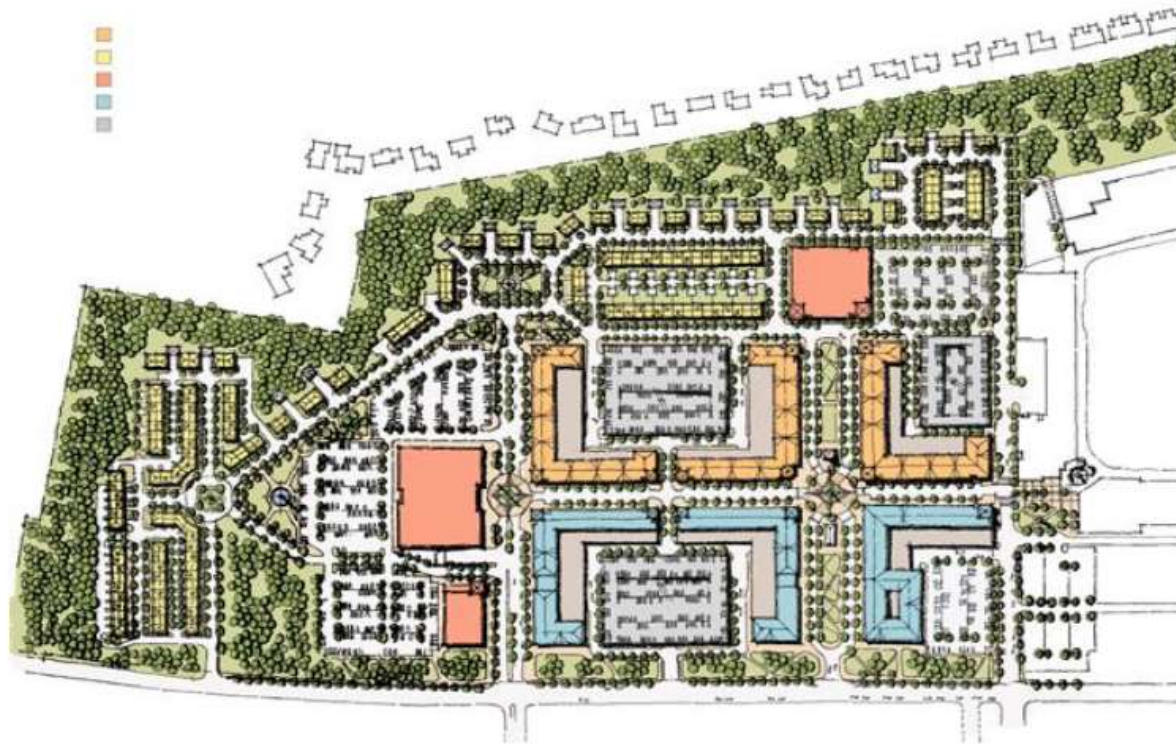
Bethesda Row



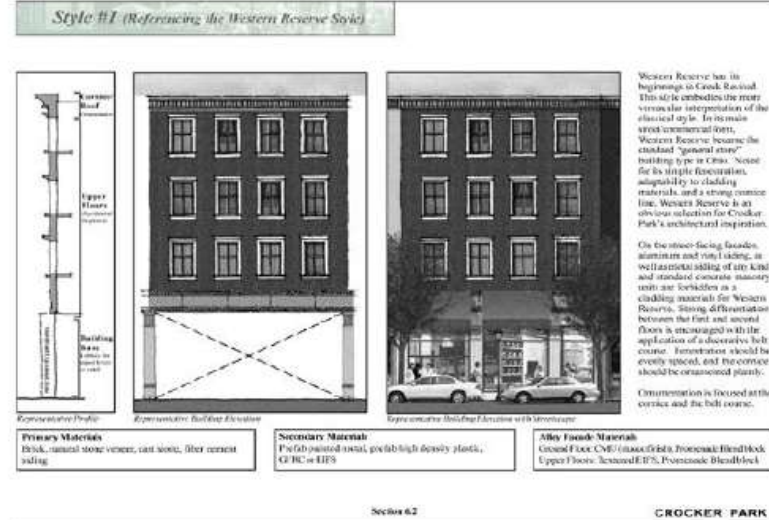
Bethesda Row



Crocker Park



280,000 SF Retail
320 Residential Units
225,000 SF Office
2500 Parking Spaces



Crocker Park



Crocker Park



Crown Farm Master Plan



Crown Farm Circulation



Crown Farm



Crown Farm



Crystal City Arlington, VA



Crystal City Arlington, VA



Crystal Drive



Downtown D.C.



Falls Church City Center



480 Residential Units
100,000 SF Office
100,000 SF Retail
Civic Uses



King Street

100 Block of King St.



Members of the Eisen Group team integrated a new, mixed-use infill development into a long-standing retail corridor on historic King Street in Old Town Alexandria. A new, appropriately scaled structure with retail shops and office space replaced a single story bank building. TEG principals oversaw the entire process to ensure the compatibility of the overall design, storefront details, and signage with the historic context of King Street.

King Street

100 Block of King St.

Before



After



National Harbor



National Harbor



University of Maryland-East Campus



Section A
252 Residential Units
121,724 sf of Hotel
72,000 sf or Retail

Section B
199 Residential Units
49,200 sf of Retail

Section C
116 Residential Units
71,000 sf of Retail
104, 416 sf of Office

Section D
150 Residential Units
69,150 sf of Retail
40,000 sf of Cinema

Section E
Birchmere-8600 sf

Section F
120 Residential Units
29,100 sf of Retail

Section G
102 Residential Units

Section H
284 Residential Units

Section J
316 Residential Units

University of Maryland-East Campus



Retail



Events Program

Places

Parks, East Campus Plaza, Main Street, Central Avenue, Route 1, Ritchie Coliseum

Venues

Hotel/Meeting Center, Arts Cinema/Conference Center, Amphitheater, Art League of the University of Maryland, Local Performing Arts Center, University of Maryland History Museum, East Campus Plaza

Icons

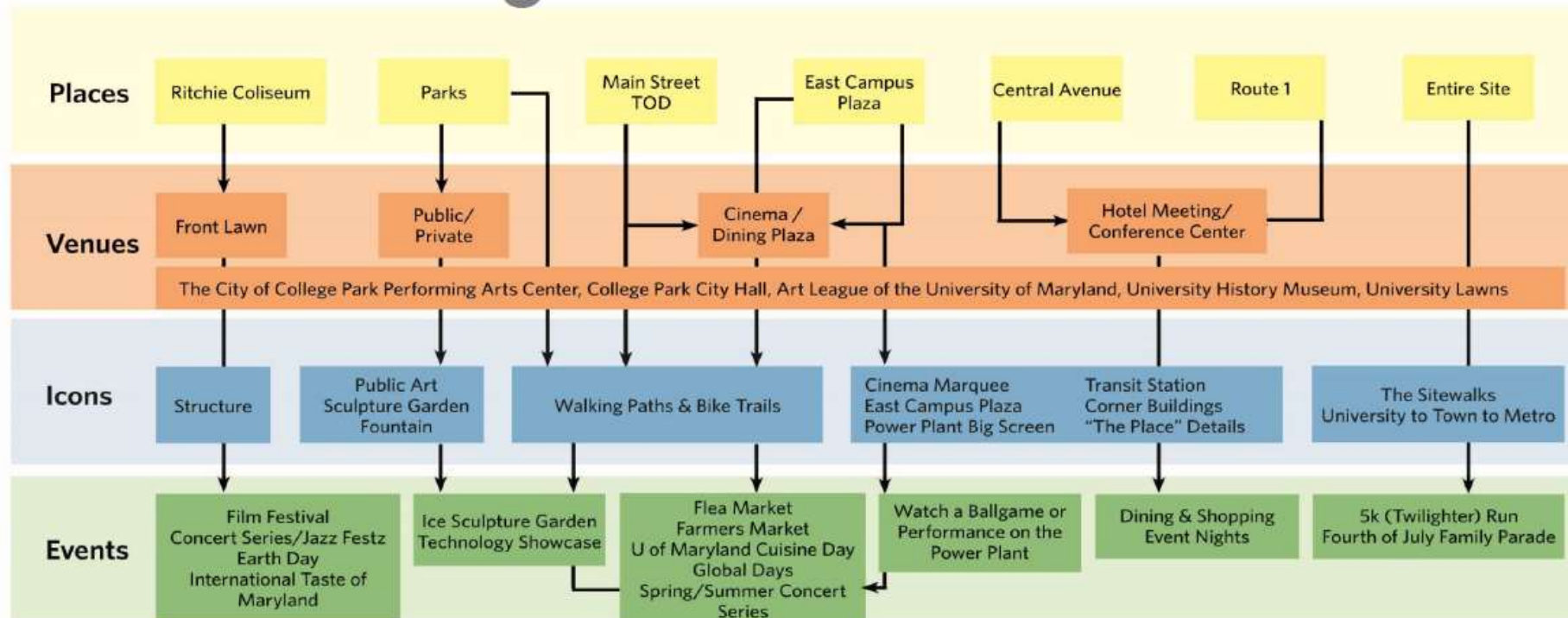
Street Names, Fountain, Sculpture Garden, Walk, Market Pavilion, Clock Tower, Corner Buildings (Office & Hotel), The Power Plant, East Campus Plaza, Transit Station, the Site Walks, "The Place"

Events

Flea Market, Farmers' Market, Arts Film Festival, the Taste of the University of Maryland Day, Global Days, Technology Showcase, Arts and Crafts Fair, Earth Day Celebration, Watch a Ballgame or Performance on the Power Plant Big Screen, Ice Sculpture Showcase, 5K Run, Build-a-Bouquet (Valentines Day, Parents Day,...), Summer/Spring Concert Series, Dog Parade, Technology Showcase, Fourth of July Family Parade and Great Shopping and Dining



Events Program



Comments ...

Questions ...

Next Steps ...



OLD TOWN BOWIE

CITY OF BOWIE, MARYLAND