



City of Bowie

Memorandum

Thursday, May 18, 2023
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Retail Opportunities and Demographics Handout Updated For May 2023
Attached is the most recent copy of the City's Retail Opportunities and Demographics handout for use in our retail tenant marketing efforts. This handout is also available on the City's website.
2. Bowie Race Track Property Task Force Public Workshop #2
On Saturday, May 13th, the Bowie Race Track Property Task Force conducted a public open house workshop at the Kenhill Center regarding recreational concept plans being considered for the race track property. A total of 67 participants, including Councilmember Esteve, attended the workshop. (In addition, six Task Force members, City staff and consultants also attended.) Many excellent comments were received on the three optional concept plans developed by the Task Force's Subcommittees. In addition, 37 participants also completed a short, focused survey regarding some of the details related to specific recreational uses. All of the displays and a summary of the results of the workshop will be posted on the project page on the City website in the next week or so. The Task Force will hold its final meeting in June and will make a presentation at the July 10th City Council public hearing.
3. Economic Development Committee (EDC)
The EDC held their regular monthly meeting on Tuesday at the Comfort Inn Conference Center. The meeting was in conjunction with the Greater Bowie Chamber of Commerce with both groups convening to have breakfast and listen to an update on the economy from economist Anirban Basu. The PowerPoint slides are attached. The next regular EDC meeting is Wednesday, June 14, at 7:30 AM at City Hall.
4. Emergency Purchase – Generator for Pump Station #4
In January 2023, the generator at pump station #4 located at 12626 Brunswick Lane, which was installed in 1989, suffered a mechanical failure when the alternator and bearings stopped working. The manufacturer, Cummins Power Generators, advised that the unit cannot be repaired because parts for the 34-year-old generator are no longer available. A rental generator has been in place since January, at a cost of \$2,600 per month. Without the generator, sewage will overflow and spill into a nearby creek within one hour of a power interruption. Accordingly, the Public Works Department finds that a delay in the purchase and installation of a generator would be a threat to the public health and threatens the cessation of an essential service, and I concur.

Fidelity Power Systems has a new generator available for delivery at a cost of \$62,696. Potomac Generator will install the new generator at a cost of 16,995. The work will include decommissioning of the old unit, installation of a concrete pad for the new unit to sit on, installation of the new unit and transferring of the fuel from an above ground tank to the underbelly of the new generator. To issue a competitive bid for this work could result in a one-year delay in receiving the equipment due to supply chain issues, which would result in an additional \$32,000 cost in rental fees. A comparable size generator for the Public Works Administration building ordered in FY2021 took approximately 9 months for delivery. In addition, a generator for the Wastewater Treatment Plant, also ordered in FY2021, is still pending delivery.

City Charter, Section 61(b)(5) provides that the City Manager may authorize the emergency procurement of equipment and services without competition where there exists a threat to public health, welfare, or safety; to prevent a break-down in machinery and/or threatened termination of essential services; or in any other circumstance in which equipment and services are needed immediately. In the event of such a purchase, the City Council shall promptly be notified. City Code, Sec. 19A-8 also addresses emergency procurements and provides that the City Manager may authorize emergency procurements of equipment and services in an amount not to exceed one hundred thousand dollars (\$100,000.00). Given the above, the City Council is required to be notified of such a purchase, but a resolution approving the purchase is not required. However, since this is an emergency procurement and was not anticipated, money is not budgeted for the purchase of the generator. Accordingly, The Finance Department will present a transfer resolution in the amount of \$79,700 for this unplanned purchase and installation to the City Council on June 5, 2023.



Retail Opportunities and Demographics

May 2023

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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:



Tiara Andrews
Business Retention Specialist
Economic Development Office

City Hall (240) 544-5617
15901 Fred Robinson Way (301) 262-5013 (TDD)
Bowie, Maryland 20716 (301) 809-2315 (fax)
E-mail: tandrews@cityofbowie.org



Joseph M. Meinert
Planning Director
Planning and Sustainability Department

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 8, 2023

Welcome to Bowie!

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

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

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

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

Sincerely,

Bowie City Council
Timothy J. Adams
Mayor

MAYOR Timothy J. Adams

MAYOR PRO TEM Roxy Ndebumadu

COUNCIL Michael P. Estève • Henri Gardner • Jarryd Hawkins • Clinton Truesdale, Sr. • Dufour Woolfley **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

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 Demographics May 2023

Amber Ridge Retail Pads 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	34,508		84,803		403,298	
2022 Estimate	34,173		83,840		400,321	
2010 Census	30,566		74,725		378,103	
Growth 2022 - 2027	0.98%		1.15%		0.74%	
Growth 2010 - 2022	11.80%		12.20%		5.88%	
2022 Population by Hispanic Origin	2,349		5,555		42,941	
2022 Population	34,173		83,840		400,321	
White	7,996	23.40%	22,583	26.94%	126,941	31.71%
Black	23,470	68.68%	55,033	65.64%	245,716	61.38%
Am. Indian & Alaskan	154	0.45%	379	0.45%	2,857	0.71%
Asian	1,404	4.11%	3,085	3.68%	13,550	3.38%
Hawaiian & Pacific Island	77	0.23%	117	0.14%	462	0.12%
Other	1,072	3.14%	2,642	3.15%	10,796	2.70%
U.S. Armed Forces	70		250		2,050	
Households						
2027 Projection	12,655		30,169		144,881	
2022 Estimate	12,532		29,844		143,761	
2010 Census	11,216		26,712		135,997	
Growth 2022 - 2027	0.98%		1.09%		0.78%	
Growth 2010 - 2022	11.73%		11.73%		5.71%	
Owner Occupied	9,952	79.41%	25,777	86.37%	109,817	76.39%
Renter Occupied	2,581	20.60%	4,066	13.62%	33,944	23.61%
2022 Households by HH Income	12,532		29,841		143,760	
Income: <\$25,000	768	6.13%	1,748	5.86%	11,372	7.91%
Income: \$25,000 - \$50,000	1,226	9.78%	2,543	8.52%	17,049	11.86%
Income: \$50,000 - \$75,000	1,661	13.25%	3,191	10.69%	21,194	14.74%
Income: \$75,000 - \$100,000	1,369	10.92%	3,429	11.49%	20,834	14.49%
Income: \$100,000 - \$125,000	1,694	13.52%	4,389	14.71%	19,545	13.60%
Income: \$125,000 - \$150,000	1,374	10.96%	3,326	11.15%	14,050	9.77%
Income: \$150,000 - \$200,000	1,943	15.50%	5,005	16.77%	18,430	12.82%
Income: \$200,000+	2,497	19.92%	6,210	20.81%	21,286	14.81%
2022 Avg Household Income	\$141,642		\$146,576		\$124,606	
2022 Med Household Income	\$118,329		\$122,837		\$101,830	

Bowie MD Demographics May 2023

Bowie Crossing

15000-15200 Major Lansdale Blvd, Bowie, MD 20716

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

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
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 Demographics May 2023

Bowie Gateway									
4600 Mitchellville Rd, Bowie, MD 20716									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Department Store		% Leased: 100%							
GLA: 125,009 SF		Rent/SF/Yr: -							
Year Built: 1996									
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 Demographics May 2023

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 Demographics May 2023

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						
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 Demographics May 2023

Collington Plaza

3420-3570 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **119,139 SF**
 Year Built: **1993**

Total Available: **2,850 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



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 Demographics May 2023

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		40,193		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		176,193	
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 Demographics May 2023

Hall Road Retail Pad									
15261 Hall Rd, Bowie, MD 20721									
Building Type: General Retail		Total Available: 1,200 SF				Image Coming Soon			
Secondary: -		% Leased: 0%							
GLA: 1,200 SF		Rent/SF/Yr: Negotiable							
Year Built: -									
Radius	3 Mile		5 Mile		10 Mile				
Population									
2027 Projection	42,743		114,148		520,283				
2022 Estimate	40,384		107,716		494,790				
2010 Census	35,550		93,657		442,090				
Growth 2022 - 2027	5.84%		5.97%		5.15%				
Growth 2010 - 2022	13.60%		15.01%		11.92%				
2022 Population by Hispanic Origin	2,476		6,646		61,060				
2022 Population	40,384		107,716		494,790				
White	6,253	15.48%	21,209	19.69%	133,890	27.06%			
Black	31,326	77.57%	79,074	73.41%	327,975	66.29%			
Am. Indian & Alaskan	169	0.42%	475	0.44%	4,023	0.81%			
Asian	1,355	3.36%	3,705	3.44%	15,097	3.05%			
Hawaiian & Pacific Island	84	0.21%	129	0.12%	602	0.12%			
Other	1,197	2.96%	3,124	2.90%	13,202	2.67%			
U.S. Armed Forces	78		273		2,119				
Households									
2027 Projection	15,600		40,858		187,735				
2022 Estimate	14,706		38,510		178,319				
2010 Census	12,887		33,568		159,053				
Growth 2022 - 2027	6.08%		6.10%		5.28%				
Growth 2010 - 2022	14.11%		14.72%		12.11%				
Owner Occupied	12,474	84.82%	33,112	85.98%	127,907	71.73%			
Renter Occupied	2,232	15.18%	5,398	14.02%	50,411	28.27%			
2022 Households by HH Income	14,706		38,510		178,318				
Income: <\$25,000	1,063	7.23%	2,426	6.30%	19,228	10.78%			
Income: \$25,000 - \$50,000	1,109	7.54%	2,744	7.13%	22,011	12.34%			
Income: \$50,000 - \$75,000	1,838	12.50%	4,225	10.97%	24,020	13.47%			
Income: \$75,000 - \$100,000	1,273	8.66%	3,822	9.92%	22,539	12.64%			
Income: \$100,000 - \$125,000	2,025	13.77%	5,168	13.42%	22,964	12.88%			
Income: \$125,000 - \$150,000	1,570	10.68%	4,541	11.79%	17,576	9.86%			
Income: \$150,000 - \$200,000	2,495	16.97%	6,803	17.67%	22,368	12.54%			
Income: \$200,000+	3,333	22.66%	8,781	22.80%	27,612	15.48%			
2022 Avg Household Income	\$149,671		\$152,060		\$123,632				
2022 Med Household Income	\$125,717		\$129,790		\$101,482				

Bowie MD Demographics May 2023

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						
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 Demographics May 2023

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 Demographics May 2023

Melford Retail 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	

Mill Branch Shopping Center

US 301 & Mill Branch, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **82,339 SF**
 Year Built: **2024**

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 MD Demographics May 2023

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 Demographics May 2023

Old Town Bowie									
8519 Chestnut Ave, Bowie, MD 20715									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Storefront		% Leased: 100%							
GLA: 6,055 SF		Rent/SF/Yr: -							
Year Built: 1900									
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		11,702		38,437		234,003			
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			

Bowie MD Demographics May 2023

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 Demographics May 2023

The Shoppes at Bowie Town Center

3801-3941 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **101,083 SF**

Rent/SF/Yr: -

Year Built: **2004**



Radius	3 Mile		5 Mile		10 Mile	
Population						
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 MD Demographics May 2023

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 Demographics May 2023

South Lake Marketplace - Phase I Retail

100 Fairmount Ave, Bowie, MD 20716

Building Type: **General Retail**

Total Available: **475,000 SF**

Secondary: **Freestanding**

% Leased: **0%**

GLA: **475,000 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **2024**

Image Coming Soon

Radius	3 Mile	5 Mile	10 Mile
Population			
2027 Projection	33,953	95,635	453,846
2022 Estimate	32,294	91,492	436,934
2010 Census	27,256	80,079	393,518
Growth 2022 - 2027	5.14%	4.53%	3.87%
Growth 2010 - 2022	18.48%	14.25%	11.03%
2022 Population by Hispanic Origin	1,789	5,281	47,491
2022 Population	32,294	91,492	436,934
White	4,840 14.99%	16,560 18.10%	119,573 27.37%
Black	25,329 78.43%	69,086 75.51%	289,083 66.16%
Am. Indian & Alaskan	139 0.43%	393 0.43%	3,244 0.74%
Asian	968 3.00%	2,793 3.05%	12,825 2.94%
Hawaiian & Pacific Island	81 0.25%	119 0.13%	508 0.12%
Other	936 2.90%	2,543 2.78%	11,701 2.68%
U.S. Armed Forces	125	286	1,846
Households			
2027 Projection	11,755	34,460	163,005
2022 Estimate	11,181	32,978	156,907
2010 Census	9,460	28,985	141,345
Growth 2022 - 2027	5.13%	4.49%	3.89%
Growth 2010 - 2022	18.19%	13.78%	11.01%
Owner Occupied	10,207 91.29%	27,985 84.86%	116,475 74.23%
Renter Occupied	974 8.71%	4,993 15.14%	40,433 25.77%
2022 Households by HH Income	11,179	32,977	156,908
Income: <\$25,000	538 4.81%	1,723 5.22%	13,202 8.41%
Income: \$25,000 - \$50,000	904 8.09%	2,749 8.34%	20,053 12.78%
Income: \$50,000 - \$75,000	1,111 9.94%	4,203 12.75%	22,988 14.65%
Income: \$75,000 - \$100,000	965 8.63%	3,906 11.84%	22,325 14.23%
Income: \$100,000 - \$125,000	1,710 15.30%	4,654 14.11%	21,477 13.69%
Income: \$125,000 - \$150,000	1,168 10.45%	3,908 11.85%	15,372 9.80%
Income: \$150,000 - \$200,000	2,226 19.91%	5,532 16.78%	19,555 12.46%
Income: \$200,000+	2,557 22.87%	6,302 19.11%	21,936 13.98%
2022 Avg Household Income	\$155,048	\$143,064	\$121,667
2022 Med Household Income	\$132,737	\$120,989	\$99,871

Bowie MD Demographics May 2023

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	

TABLE I
EXISTING RETAIL CENTERS
As of May, 2023

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	1,800	1.7%	n/a	1966	516-526-4549	Owner Mr. Myron Vogel Email mdvesq41@gmail.com
Bowie Town Center	15606 Emerald Way	755,000	125,372 (Sears)	16.6%	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	17,806	6.7%	n/a	1976	443-632-2085	KLNB Mr. Cooper Henry Email chenry@klnb.com
Hall Station *	15231 Hall Road	12,724	1,767	13.9%	n/a	2013	301-918-2949	NAI Michael Company Mr. Michael DiMeglio Email mdimedlio@naimichael.com
Hilltop Plaza	6700 Race Track Road	185,370	8,299	4.5%	n/a	1969	571-382-1228	Rappaport Companies Mr. Zach Elicano 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 May, 2023

Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-620-6719	Venus Holdings LLC Mr. Henry Chang Email Imdinvestment@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	11,056	15.4%	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	10.3%	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	1,050	1.3%	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		2,708,651	195,468	7.2%				

* Denotes outside City

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

TABLE II
PROPOSED RETAIL CENTERS
As of May, 2023

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 (Karrington)	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	405,000	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

TRAFFIC VOLUME MAP **2021** **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

MAP SCALE
 1"=100,000'



PUBLISHED: 2022

UNIVERSITY OF MARYLAND PROJECTION

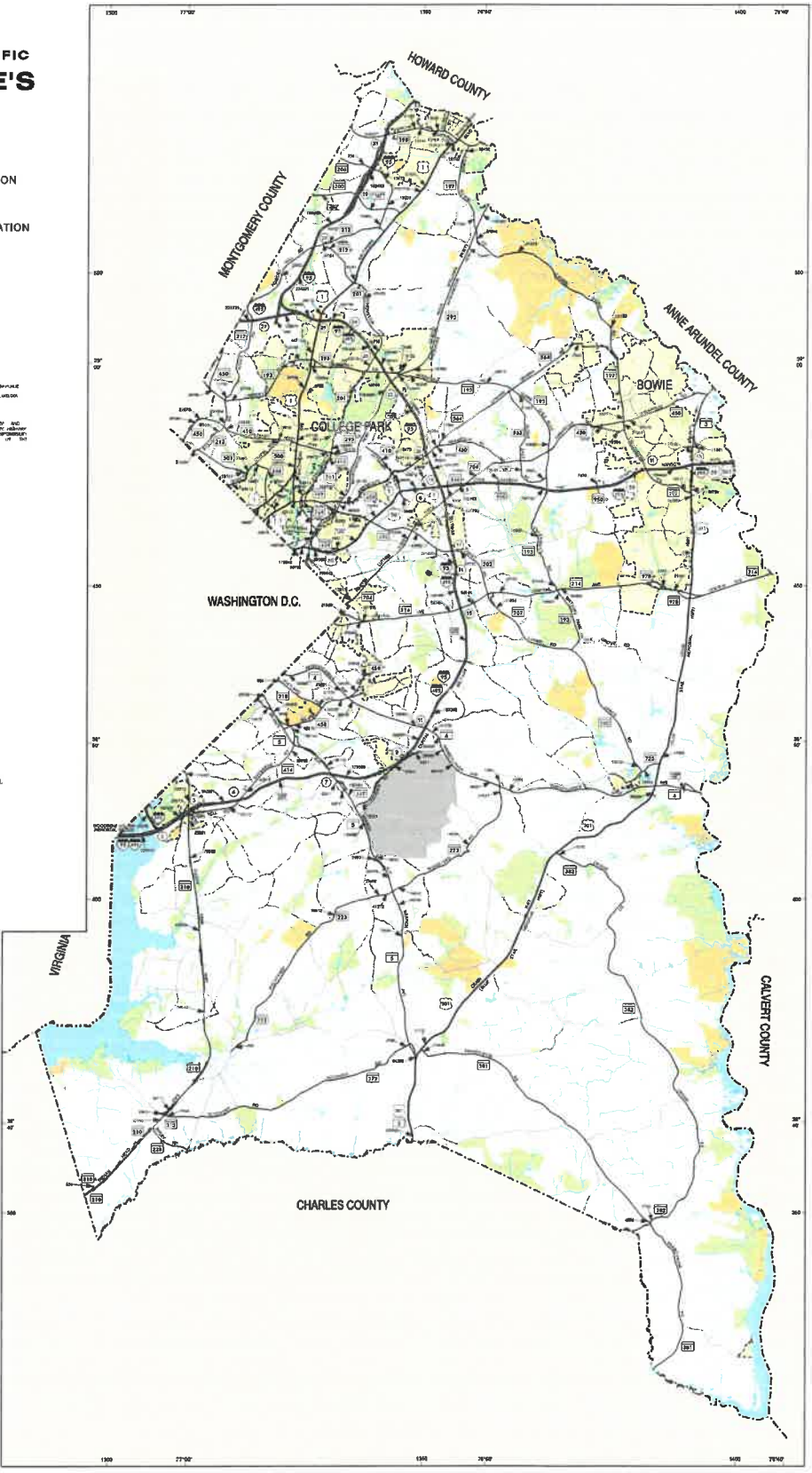
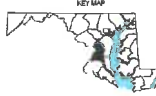
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 ROAD REDEVELOPMENT DATA - 1:100,000 SCALE
 ROAD REFORM DATA - 1:100,000 SCALE
 ROAD REORGANIZATION DATA - 1:100,000 SCALE
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 ROAD REVERSE DATA - 1:100,000 SCALE
 ROAD RESET DATA - 1:100,000 SCALE
 ROAD RESTART DATA - 1:100,000 SCALE
 ROAD REWIND DATA - 1:100,000 SCALE
 ROAD REVERSE DATA - 1:100,000 SCALE
 ROAD RESET DATA - 1:100,000 SCALE
 ROAD RESTART DATA - 1:100,000 SCALE

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).

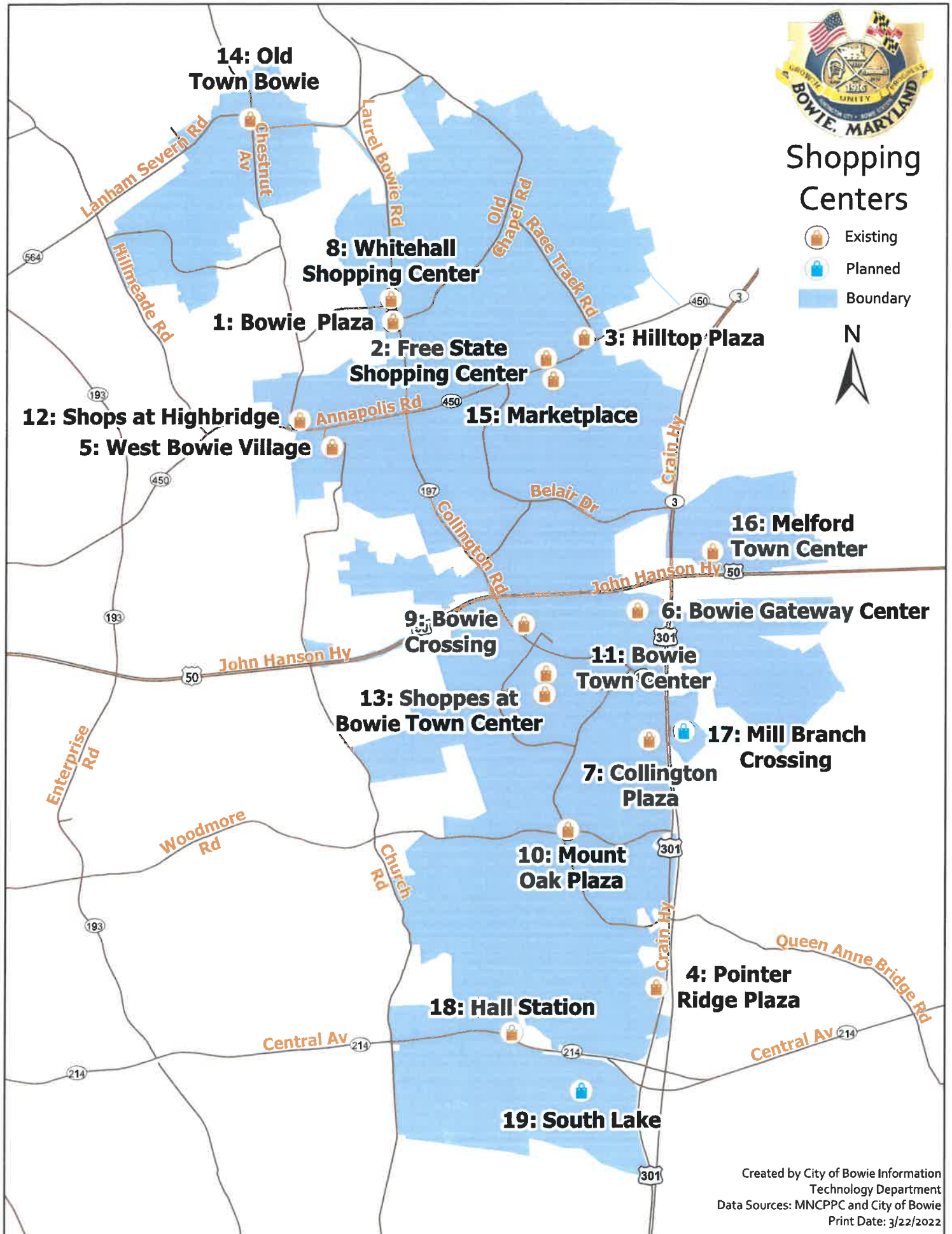
DISCLAIMER
 Traffic count figures are estimates. They are derived by taking 48 hour machine count data and applying factors from permanent count stations. MDOT SHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims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





Shopping Centers

-  Existing
-  Planned
-  Boundary



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	Bowie Plaza	1963	102,904	Open
2	Free State Shopping Center	1976/2004	279,000	Strip
3	Hilltop Plaza	1969/2011	185,029	Open
4	Pointer Ridge Plaza	1969	71,705	Open
5	Colonial Village/West Bowie Village	1975	est. 84,000	Strip
6	Bowie Gateway Center	1996	602,394	Open
7	Collington Plaza	1996	121,790	Open
8	Whitehall Shopping Center	1960	5,150	Strip
9	Bowie Crossing	1997	121,744	Open
10	Mount Oak Plaza	1986	8,200	Strip
11	Bowie Town Center	2001	755,000	Open
12	Shoppes at Highbridge	2006	60,000	Open
13	Shoppes at Bowie Town Center	2004	106,930	Open
14	Old Town Bowie (Huntington)	1870	est. 53,000	Open
15	Marketplace	1980/2016	134,000	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>

Show Me the Money (Supply)



By: Anirban Basu

MPP, MA, JD, PHD

Sage Policy Group, Inc.

On Behalf of

City of Bowie Economic Development
Committee & the Greater Bowie Chamber
of Commerce

May 16, 2023



The Color of Money

U.S. Money Supply, 1959 – March 2023

\$ Trillions

\$25

\$20

\$15

\$10

\$5

\$0

1959 1961 1963 1965 1967 1969 1971 1973 1975 1977 1979 1981 1983 1985 1987 1989 1991 1993 1995 1997 1999 2001 2003 2005 2007 2009 2011 2013 2015 2017 2019 2021 2023

Source: Federal Reserve

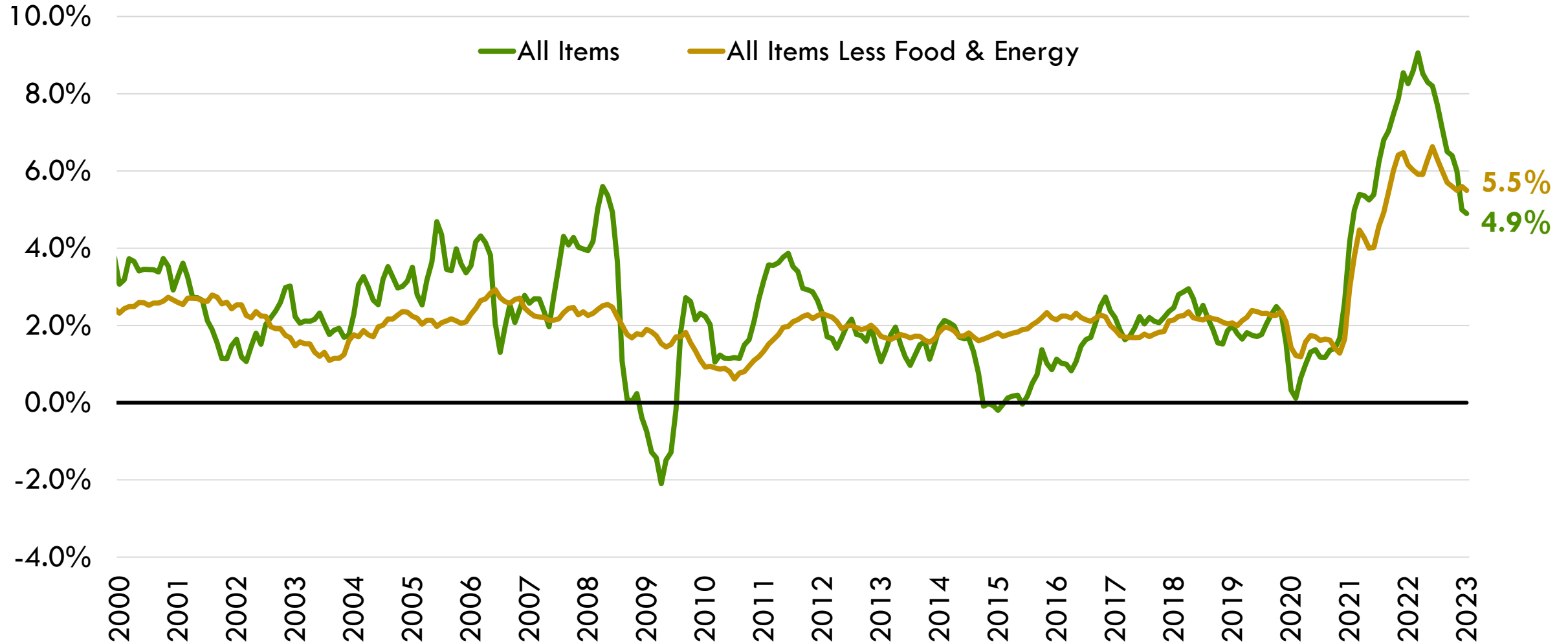


Risky Business

(1983)

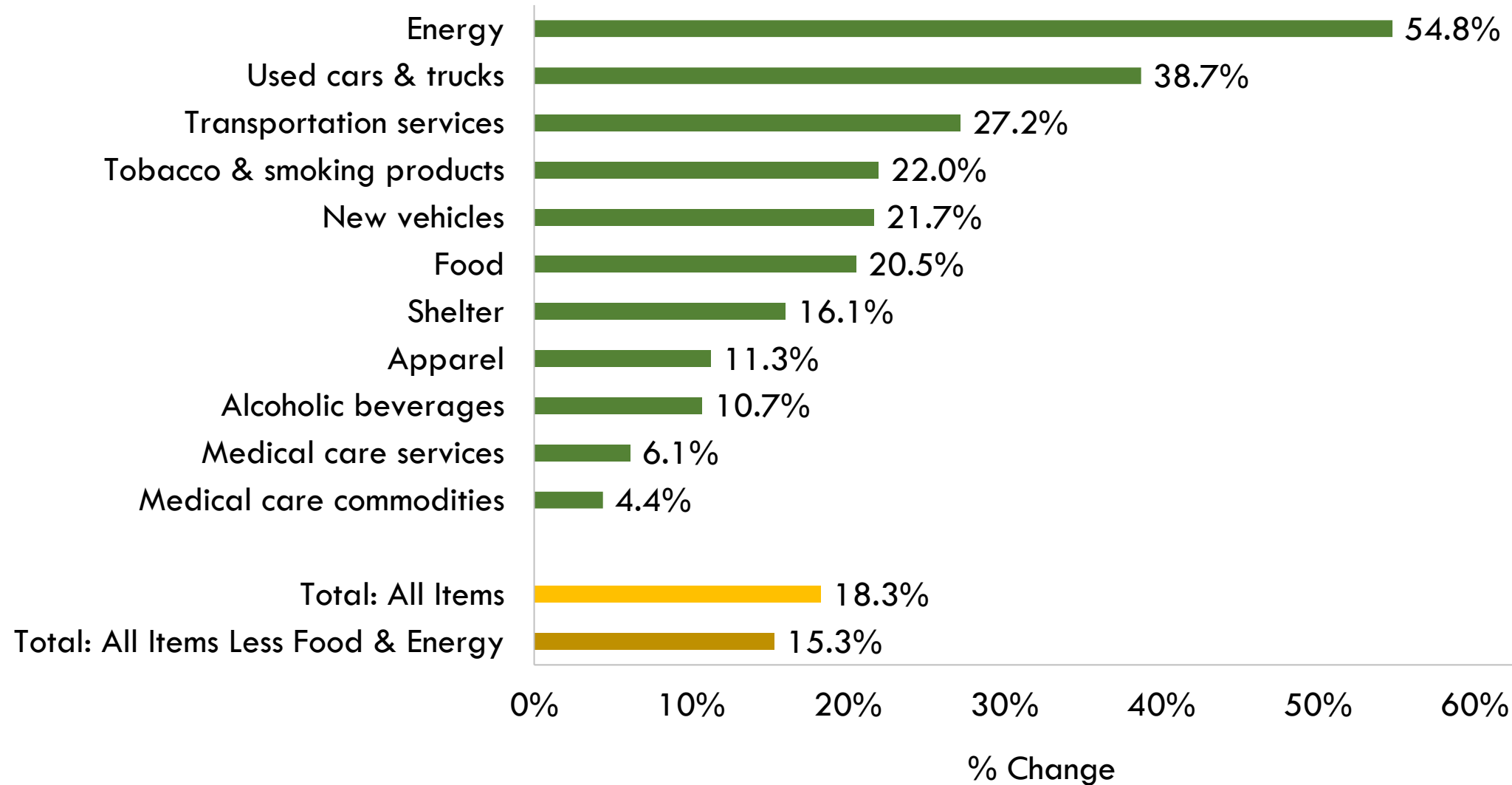
U.S. Consumer Price Index (NSA)

12-Month % Change, 2000 – April 2023



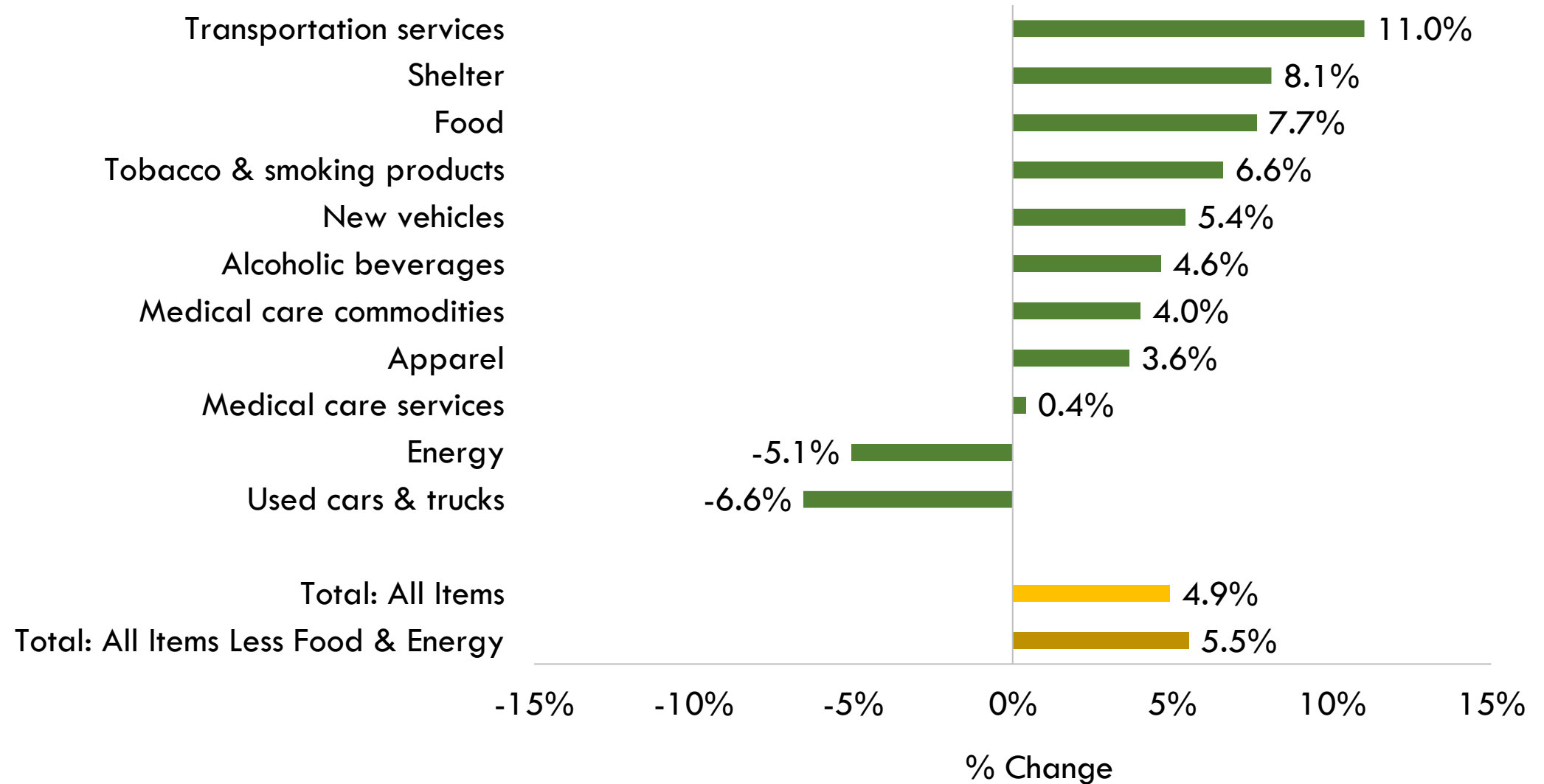
U.S. Consumer Price Index, Select Categories (NSA)

May 2020 v. April 2023 % Change

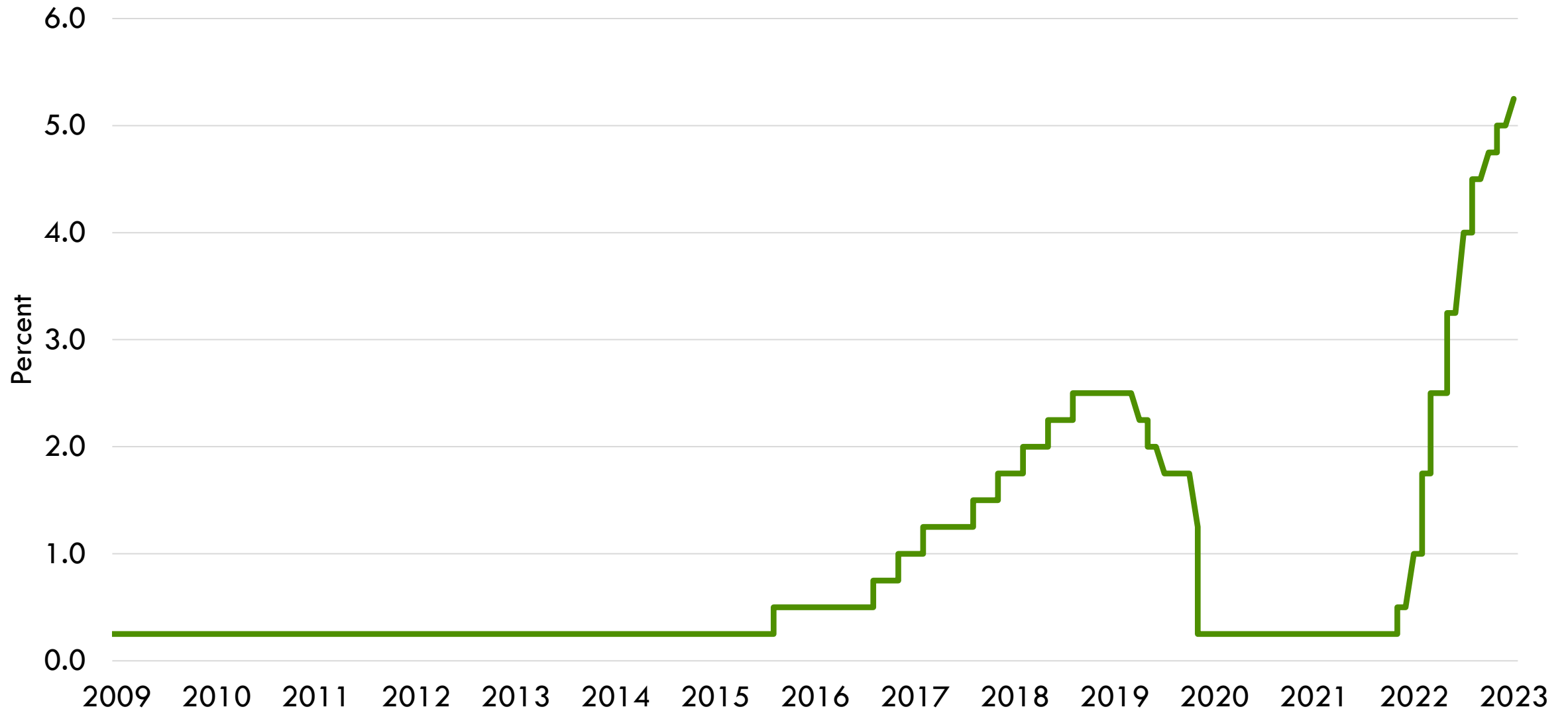


U.S. Consumer Price Index, Select Categories (NSA)

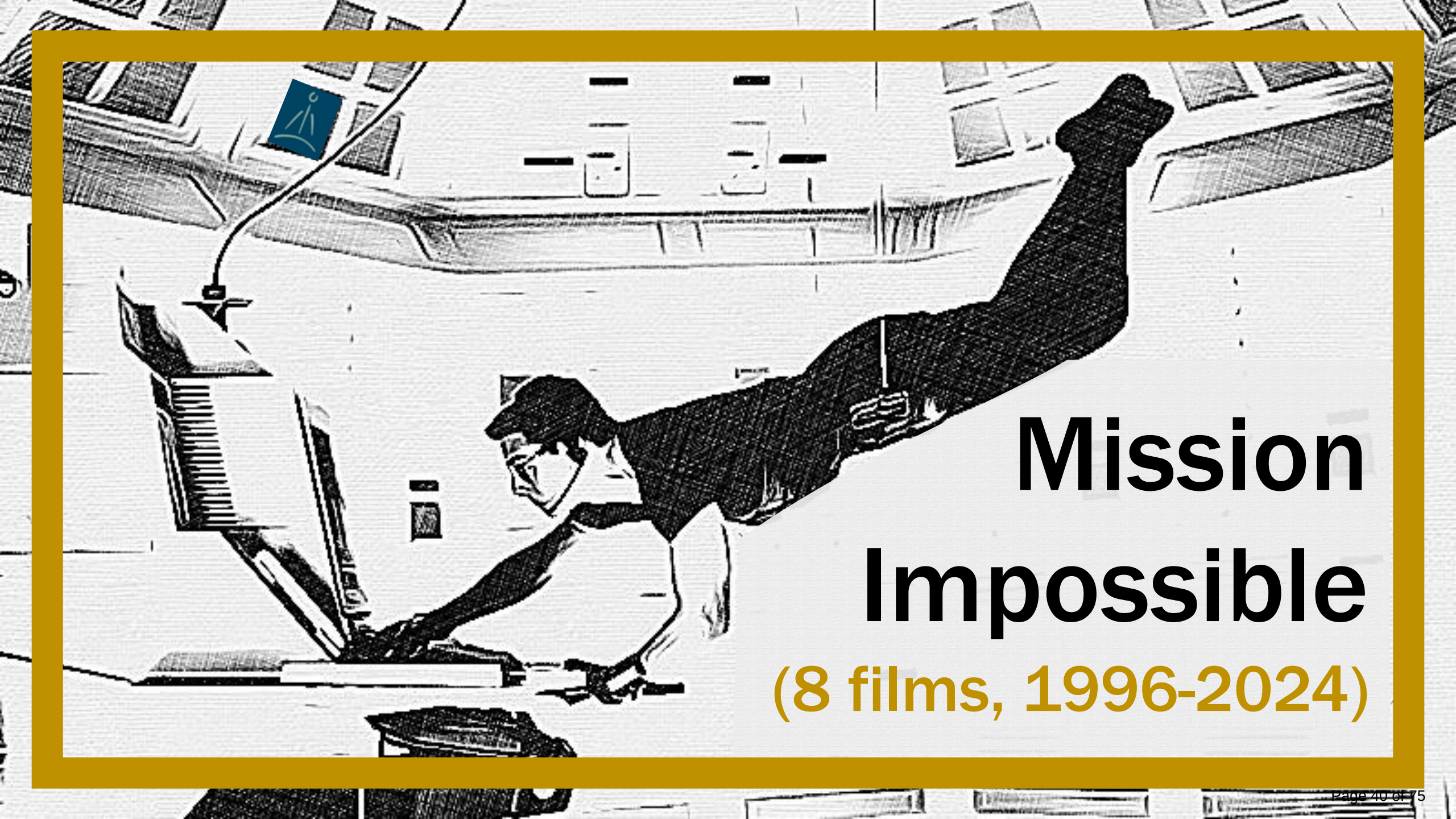
April 2022 v. April 2023 % Change



Federal Funds Target Range, Upper Limit, 2009 – 2023



Source: Board of Governors of the Federal Reserve System



Mission Impossible

(8 films, 1996-2024)

War of the Words

“While higher interest rates, slower growth, and softer labor market conditions will bring down inflation, they will also bring some pain to households and businesses. These are the unfortunate costs of reducing inflation. But a failure to restore price stability would mean far greater pain.”

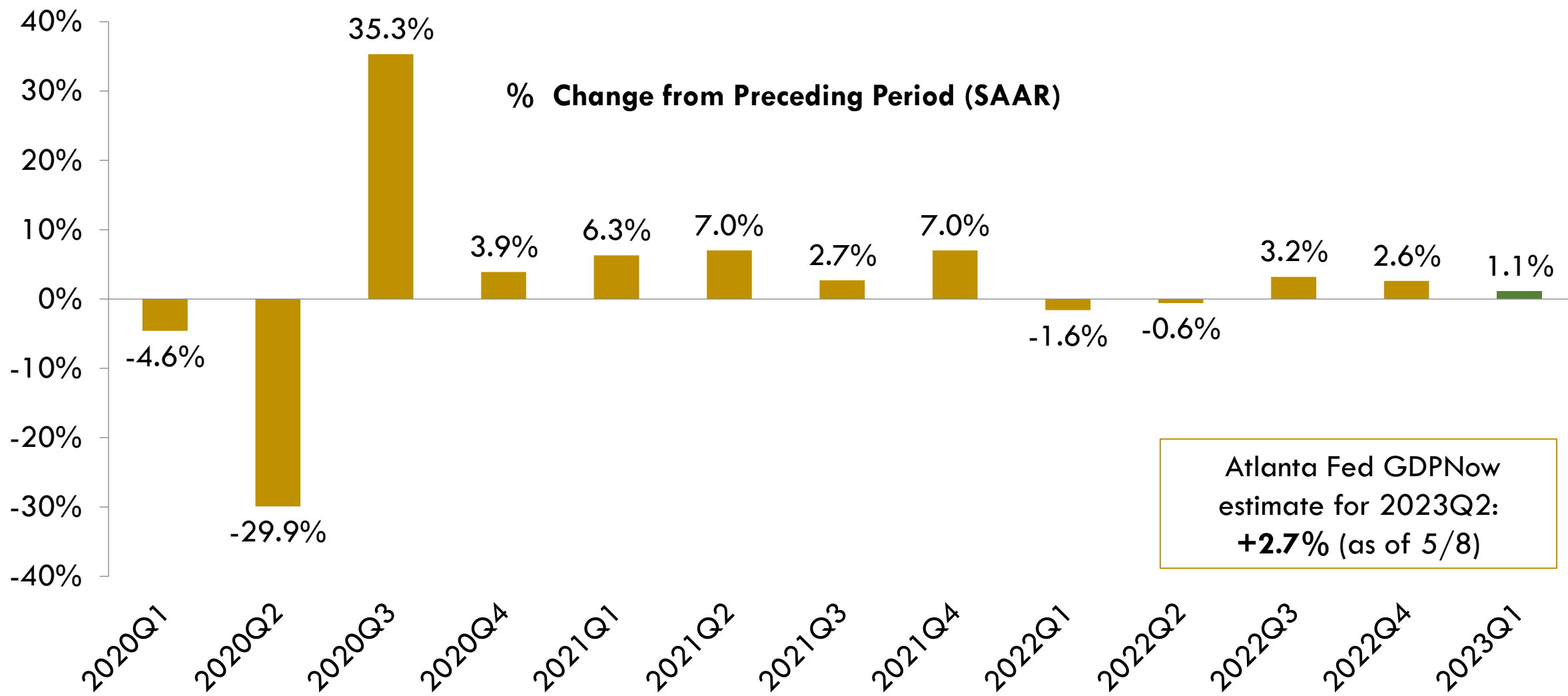
(FOMC Chair Powell, August 2022)

“Let me say this, it is very premature to be thinking about pausing. So people, when they hear lags, they think about a pause. It's very premature in my view to think about or be talking about pausing our rate hike.”

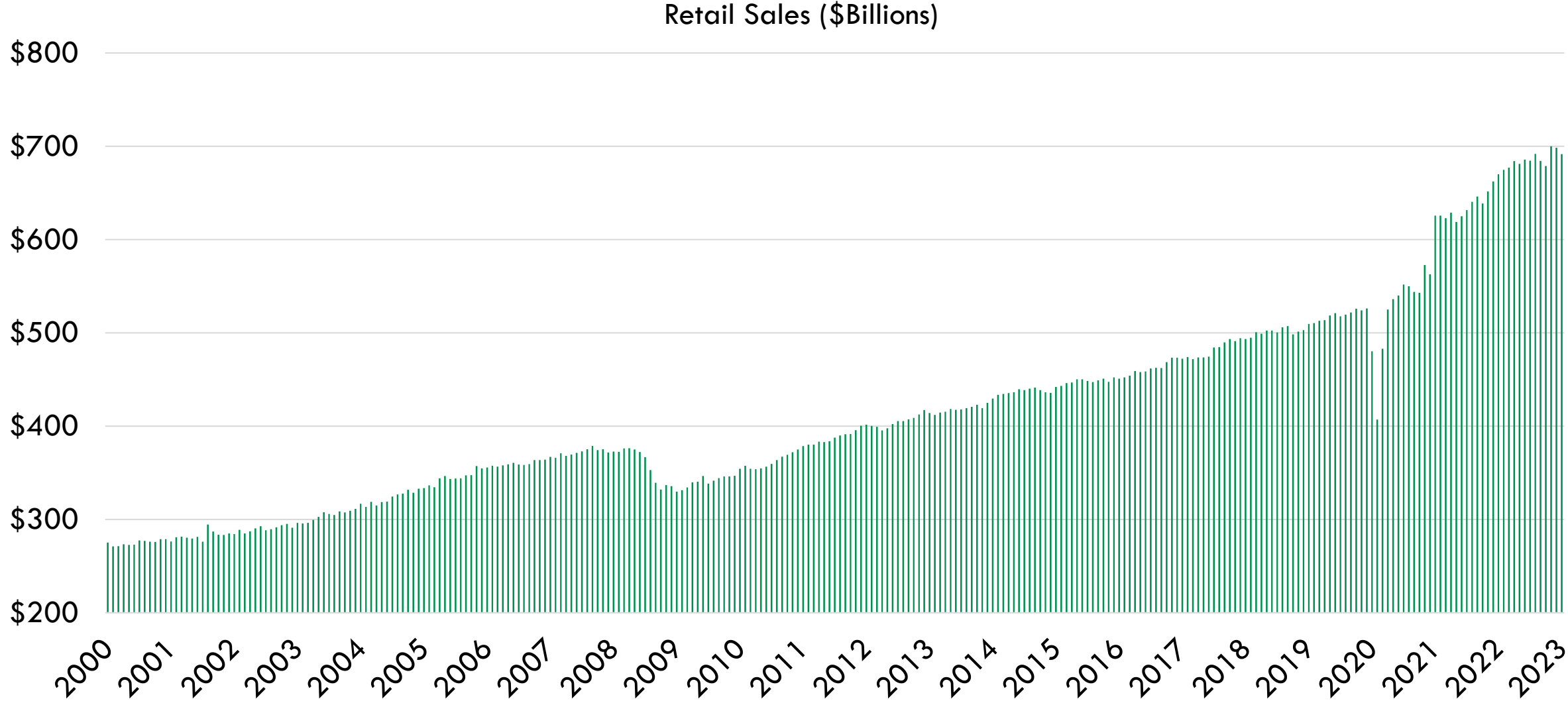
(FOMC Chair Powell, November 2022)

Born on the 4th of July

U.S. Gross Domestic Product Growth, 2020 – 2023Q1



U.S. Retail Sales, 2000 – March 2023

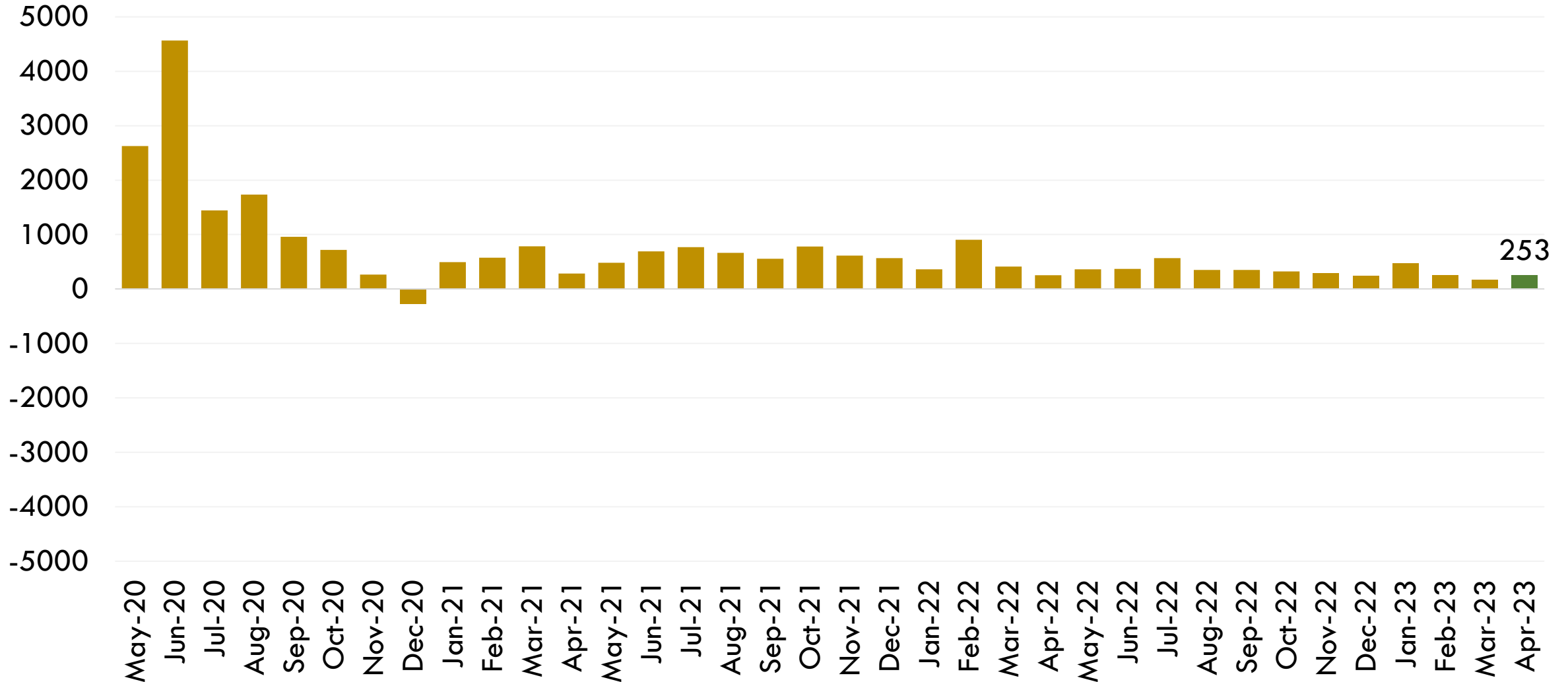


Source: U.S. Census Bureau

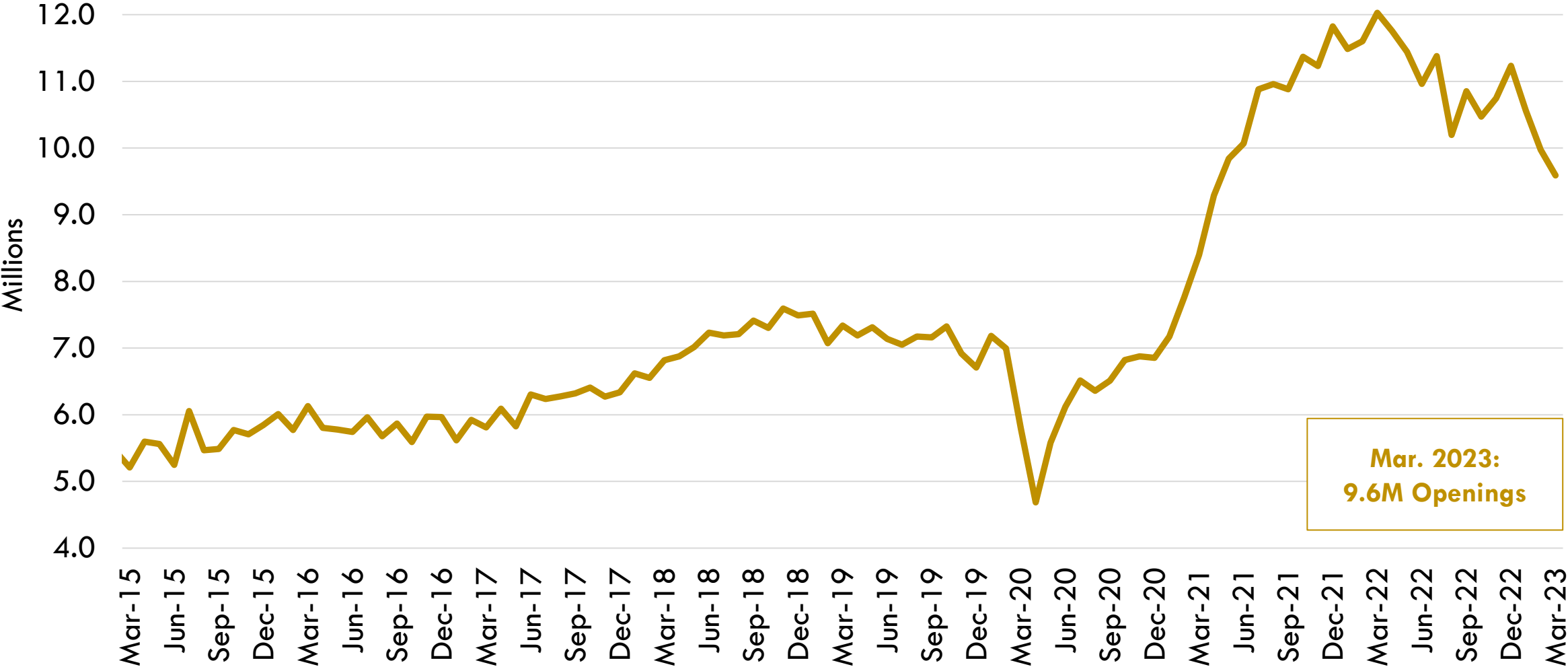
Net Change in U.S. Jobs

May 2020 – April 2023

Monthly Job Growth (000's)



U.S. Job Openings, 2015 – March 2023



**Mar. 2023:
9.6M Openings**

Source: U.S. Bureau of Labor Statistics

Change in LF Participation Rate by Age, Gender 1980 v. 2023



Change in LF Participation Rate, 1980 v. 2023 (percentage points)

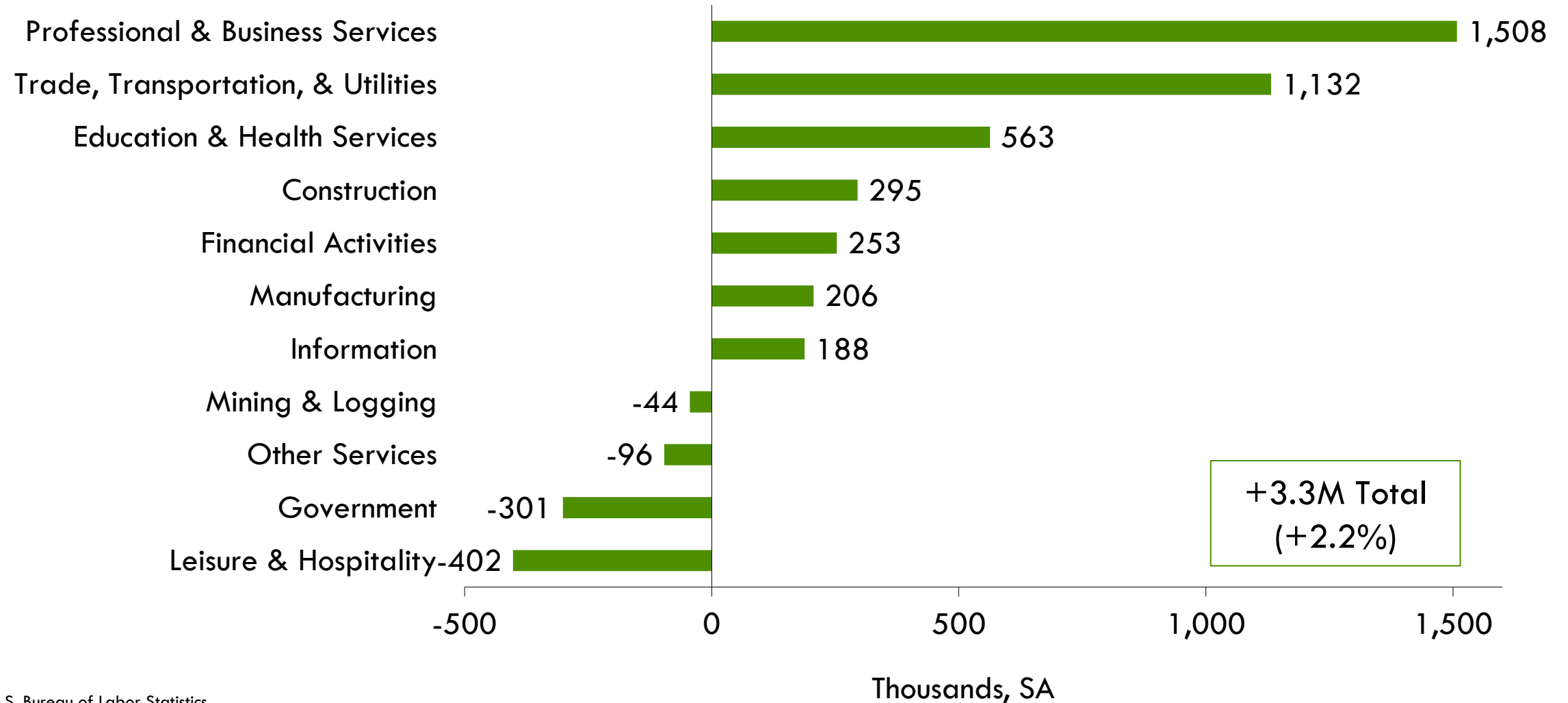
Age Group	Total	Men	Women
16+ years	-1.3	-9.4	+5.7
16-19 years	-19.4	-23.1	-15.7
20-24 years	-5.6	-13.1	+1.4
25-34 years	+3.6	-6.0	+12.5
35-44 years	+3.7	-5.3	+11.8
45-54 years	+6.7	-4.0	+16.4
55-64 years	+9.8	-0.6	+18.4

If the labor force participation rate were what it was in 1980, there would be 12.2 million more men and 7.7 million fewer women in the labor force (ages 16+).

U.S. Jobs Recovered Since February 2020

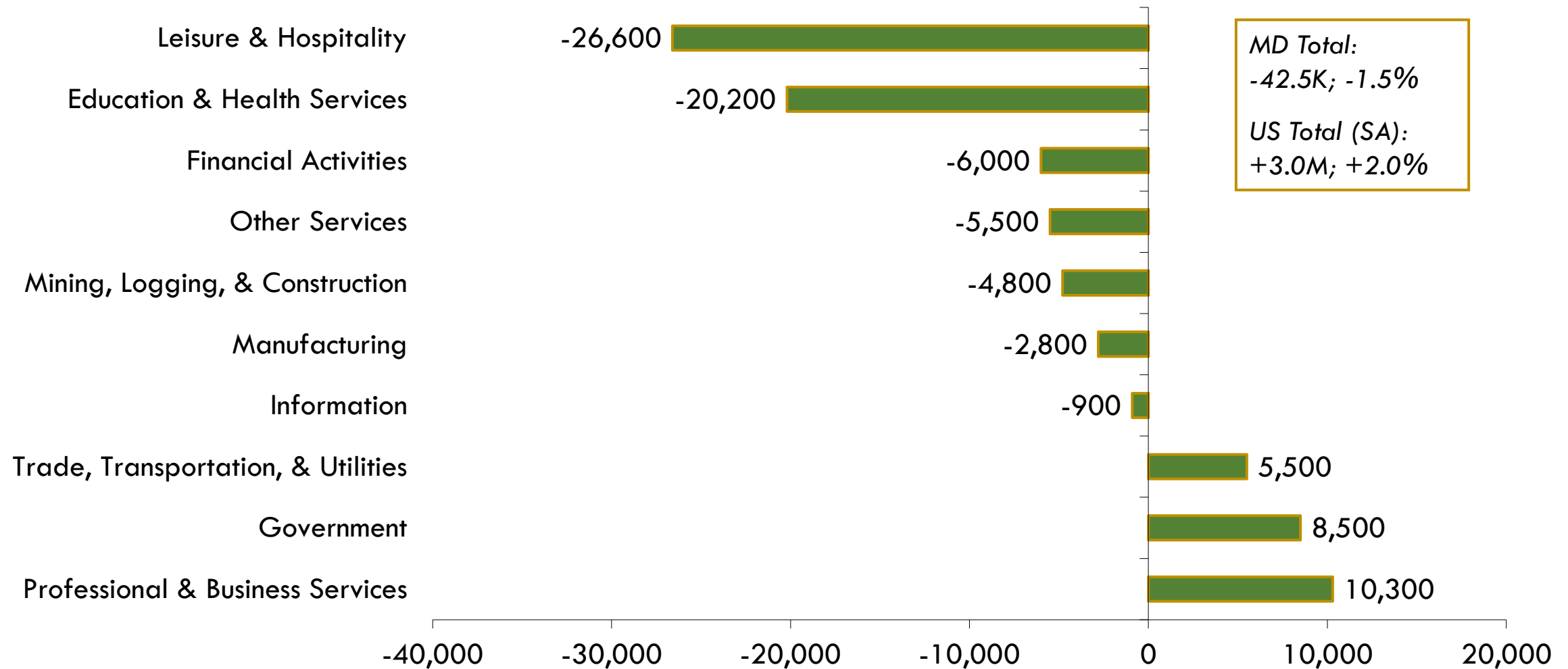


Nonfarm Employment by Industry Sector, February 2020 v. April 2023



Maryland Nonfarm Employment

February 2020 v. March 2023 Absolute Change

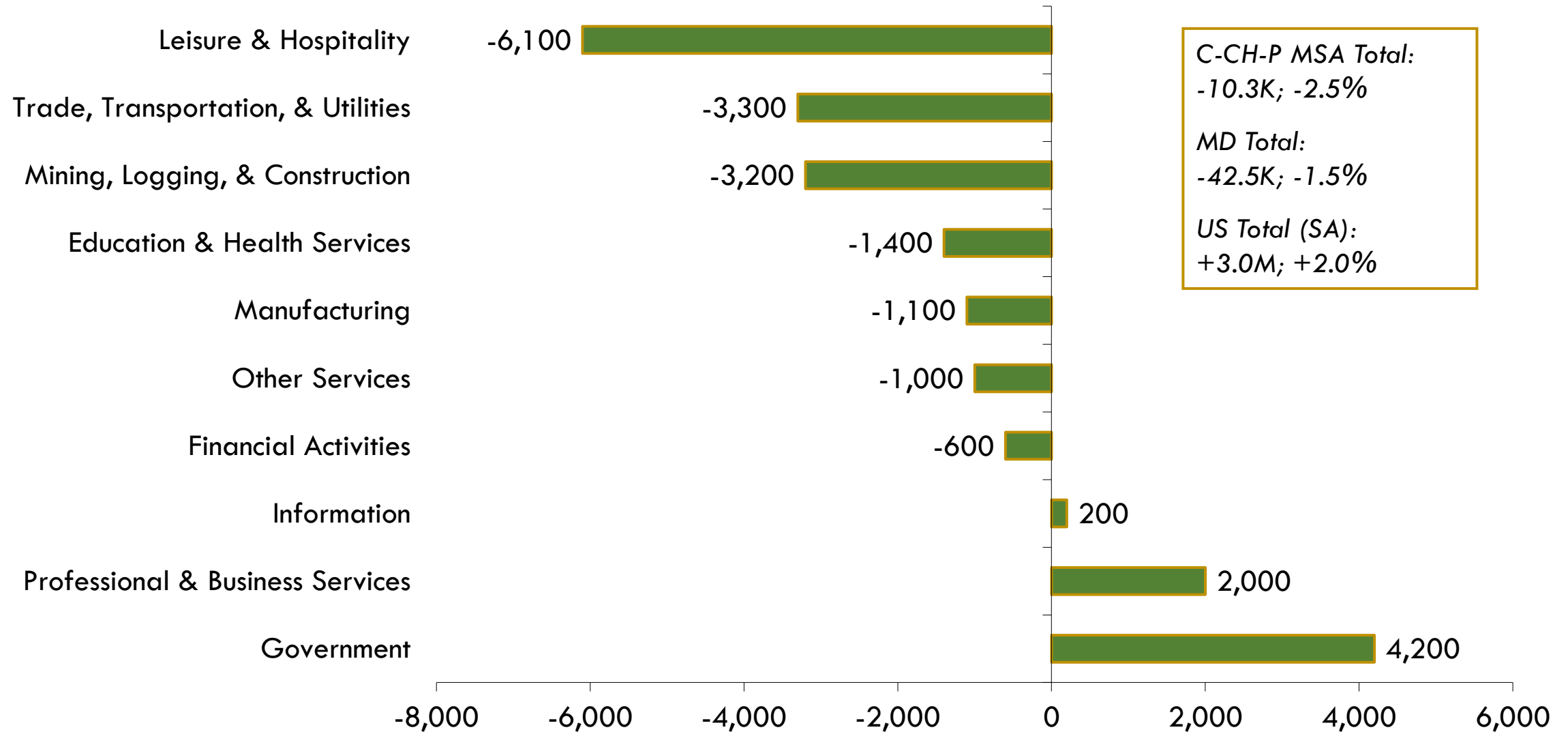


*According to the Local Area Unemployment Statistics (LAUS) program
MD lost 155,908 jobs between February 2020 and March 2023.

Source: U.S. Bureau of Labor Statistics
*Data are seasonally adjusted (SA)

Calvert-Charles-Prince George's MSA Nonfarm Employment

February 2020 v. March 2023 Absolute Change



Source: U.S. Bureau of Labor Statistics

*Data are not seasonally adjusted (NSA)

Employment Growth, 25 Largest Metros

February 2020 v. March 2023 Percent Change

Rank	MSA	%	Rank	MSA	%
1	Dallas-Fort Worth-Arlington, TX	9.6%	14	Seattle-Tacoma-Bellevue, WA	2.0%
2	Tampa-St. Petersburg-Clearwater, FL	8.7%	15	Portland-Vancouver-Hillsboro, OR-WA	1.1%
3	Charlotte-Concord-Gastonia, NC-SC	6.5%	16	St. Louis, MO-IL	1.0%
4	Orlando-Kissimmee-Sanford, FL	6.4%	17	New York-Newark-Jersey City, NY-NJ-PA	0.2%
4	San Antonio-New Braunfels, TX	6.4%	18	Los Angeles-Long Beach-Anaheim, CA	0.0%
6	Phoenix-Mesa-Scottsdale, AZ	5.8%	19	Boston-Cambridge-Nashua, MA-NH	-0.1%
7	Atlanta-Sandy Springs-Roswell, GA	5.5%	20	Chicago-Naperville-Elgin, IL-IN-WI	-0.2%
8	Riverside-San Bernardino-Ontario, CA	4.8%	21	Washington-Arlington-Alexandria, DC-VA-MD-WV	-0.3%
9	Houston-The Woodlands-Sugar Land, TX	4.4%	22	San Francisco-Oakland-Hayward, CA	-0.6%
10	Miami-Fort Lauderdale-West Palm Beach, FL	3.8%	23	Detroit-Warren-Dearborn, MI	-1.0%
11	San Diego-Carlsbad, CA	3.4%	24	Baltimore-Columbia-Towson, MD	-1.2%
12	Philadelphia-Camden-Wilm., PA-NJ-DE-MD	2.8%	25	Minneapolis-St. Paul-Bloomington, MN-WI	-2.0%
13	Denver-Aurora-Lakewood, CO	2.3%			

Source: Bureau of Labor Statistics

Current Employment Statistics (CES) Survey. Note: data are not seasonally adjusted.

U.S. % Change 2/2020 v. 3/2023: +2.0%

Unemployment Rates, 25 Largest Metros

March 2023

Rank	MSA	%	Rank	MSA	%
1	Miami-Fort Lauderdale-West Palm Beach, FL	2.2	13	Boston-Cambridge-Nashua, MA-NH	3.4
2	Baltimore-Columbia-Towson, MD	2.3	13	Charlotte-Concord-Gastonia, NC-SC	3.4
3	Orlando-Kissimmee-Sanford, FL	2.6	13	San Francisco-Oakland-Hayward, CA	3.4
3	Tampa-St. Petersburg-Clearwater, FL	2.6	16	Philadelphia-Camden-Wilm., PA-NJ-DE-MD	3.6
5	Denver-Aurora-Lakewood, CO	2.7	16	Portland-Vancouver-Hillsboro, OR-WA	3.6
5	Washington-Arlington-Alexandria, DC-VA-MD-WV	2.7	18	San Diego-Carlsbad, CA	3.7
7	Detroit-Warren-Dearborn, MI	2.8	19	Dallas-Fort Worth-Arlington, TX	3.9
7	Minneapolis-St. Paul-Bloomington, MN-WI	2.8	19	San Antonio-New Braunfels, TX	3.9
7	St. Louis, MO-IL	2.8	21	New York-Newark-Jersey City, NY-NJ-PA	4.1
10	Phoenix-Mesa-Scottsdale, AZ	2.9	22	Chicago-Naperville-Elgin, IL-IN-WI	4.3
11	Atlanta-Sandy Springs-Roswell, GA	3.2	23	Houston-The Woodlands-Sugar Land, TX	4.4
11	Seattle-Tacoma-Bellevue, WA	3.2	24	Riverside-San Bernardino-Ontario, CA	4.5
			25	Los Angeles-Long Beach-Anaheim, CA	4.6

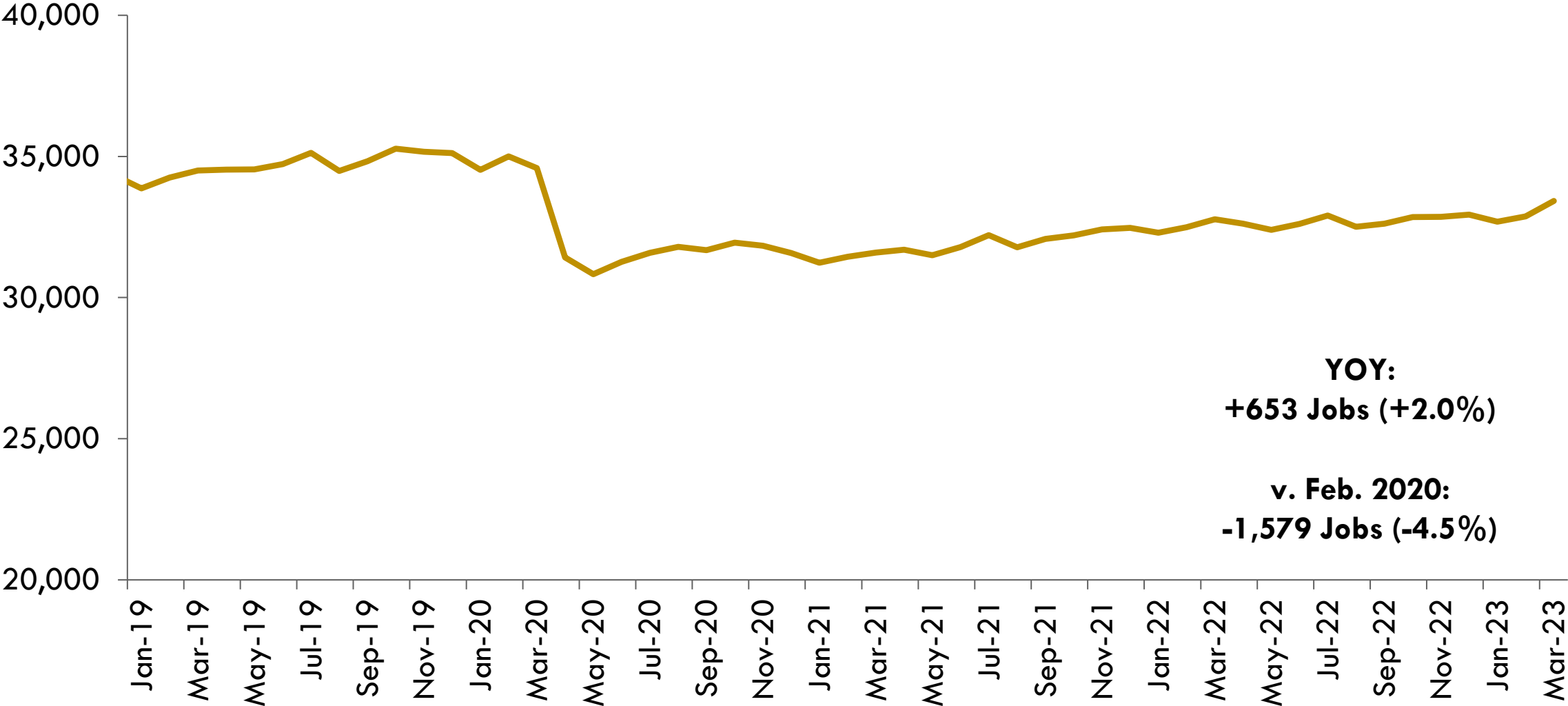
Source: Bureau of Labor Statistics

Local Area Unemployment Statistics (LAUS) program. Note: data are not seasonally adjusted

U.S. Unemployment Rate—Mar: 3.5% | Apr: 3.4%

Bowie City Employment (Place of Residence)

2019 – March 2023



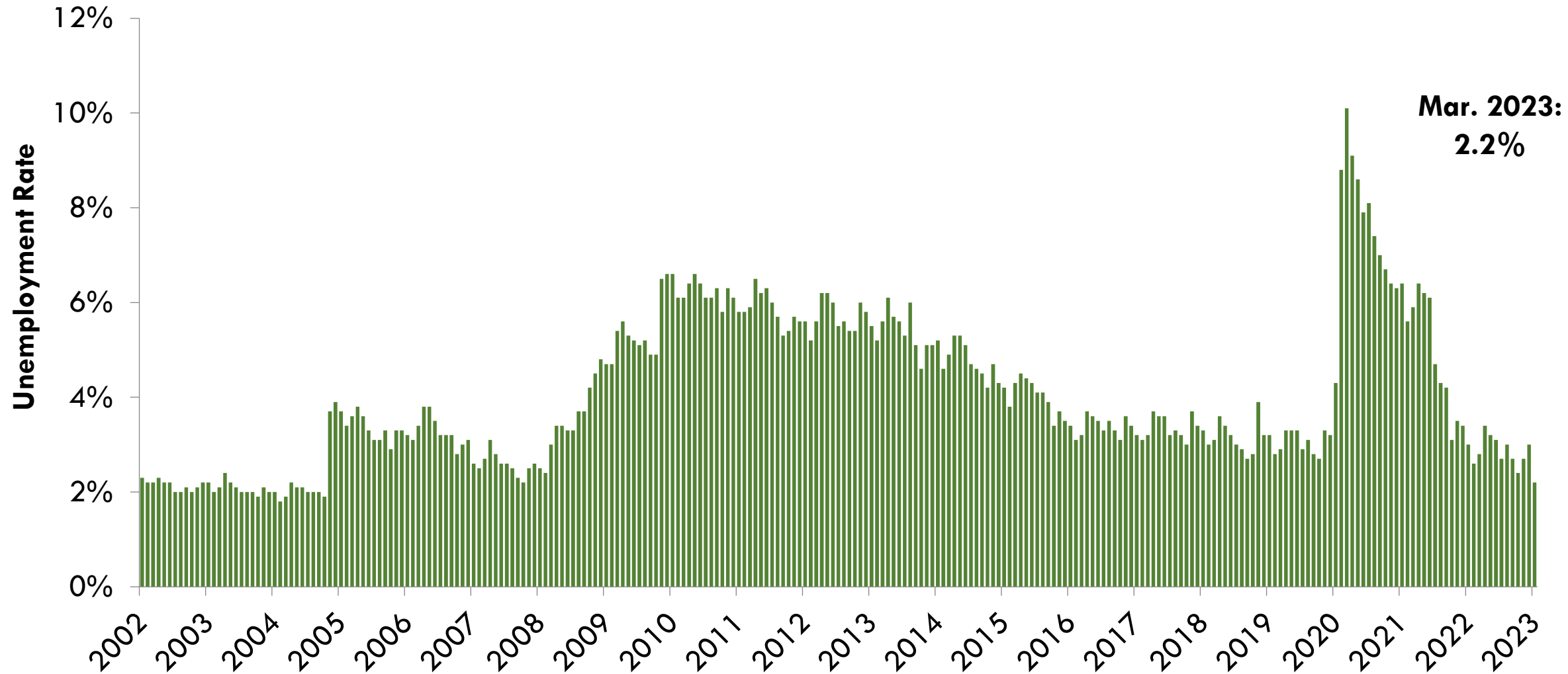
YOY:
+653 Jobs (+2.0%)

v. Feb. 2020:
-1,579 Jobs (-4.5%)

Source: U.S. Bureau of Labor Statistics

Bowie City Unemployment Rate

2002 – March 2023



You Had Me at Recession

(Jerry Maguire, 1996)

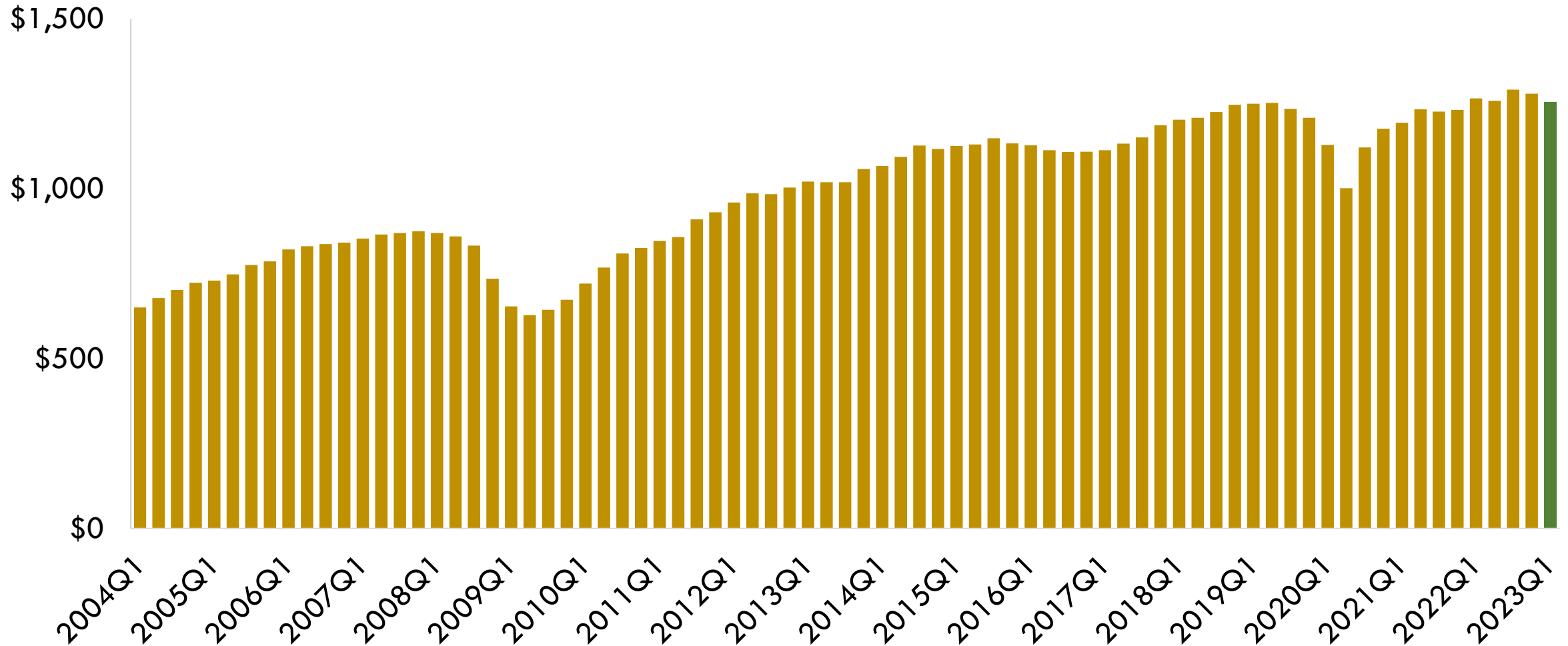


Defining Recession: Eyes Wide Shut

- The National Bureau of Economic Research (NBER)'s Business Cycle Dating Committee is the official recession scorekeeper – it maintains a chronology of U.S. business cycles.
- NBER's traditional definition of recession is “a significant decline in economic activity that is spread across the economy and that lasts more than a few months.”
- There is no fixed rule about which indicators contribute information to the process or how they are weighted in the determination of recession.
- Because the government statistics NBER relies on are published at various lags, the NBER Committee cannot officially designate a recession until after it starts (and often not until it's over).

U.S. GDP: Nonresidential Fixed Investment in Equipment, 2003 – 2023Q1

\$ Billions of chained 2012 dollars, seasonally adjusted annual rate



The Firm

- According to a November 2022 PwC survey of U.S. executives, 26% of firms are planning to reduce the number of full-time employees over the next 12-18 months.
 - In August 2022, 50% of firms said they already had, or had a plan in place to, reduce overall headcount.
- Four out of five executives surveyed by PwC in November 2022 said a recession is coming within the next six months.

Noteworthy Layoffs in 2022-2023

Ranked by Number Laid Off

Company	Estimated Layoffs	Workforce Before Layoffs	Percent Laid Off
Amazon	27,000	1,544,000	1.7%
Meta	21,000	87,314	24.1%
Accenture	19,000	760,000	2.5%
Alphabet	12,000	187,000	6.4%
Microsoft	10,000	221,000	4.5%
3M	8,500	90,000	9.4%
Salesforce	8,000	79,000	10.1%
Disney	7,000	222,000	3.2%
Dell	6,650	133,000	5.0%
Twitter	3,700	7,500	49.3%
Goldman Sachs	3,200	49,000	6.5%
Indeed	2,200	14,600	15.1%
PayPal	2,000	29,000	6.9%
Dow	2,000	38,000	5.3%
Boeing	2,000	156,000	1.3%

Source: Company announcements & government filings; news reports



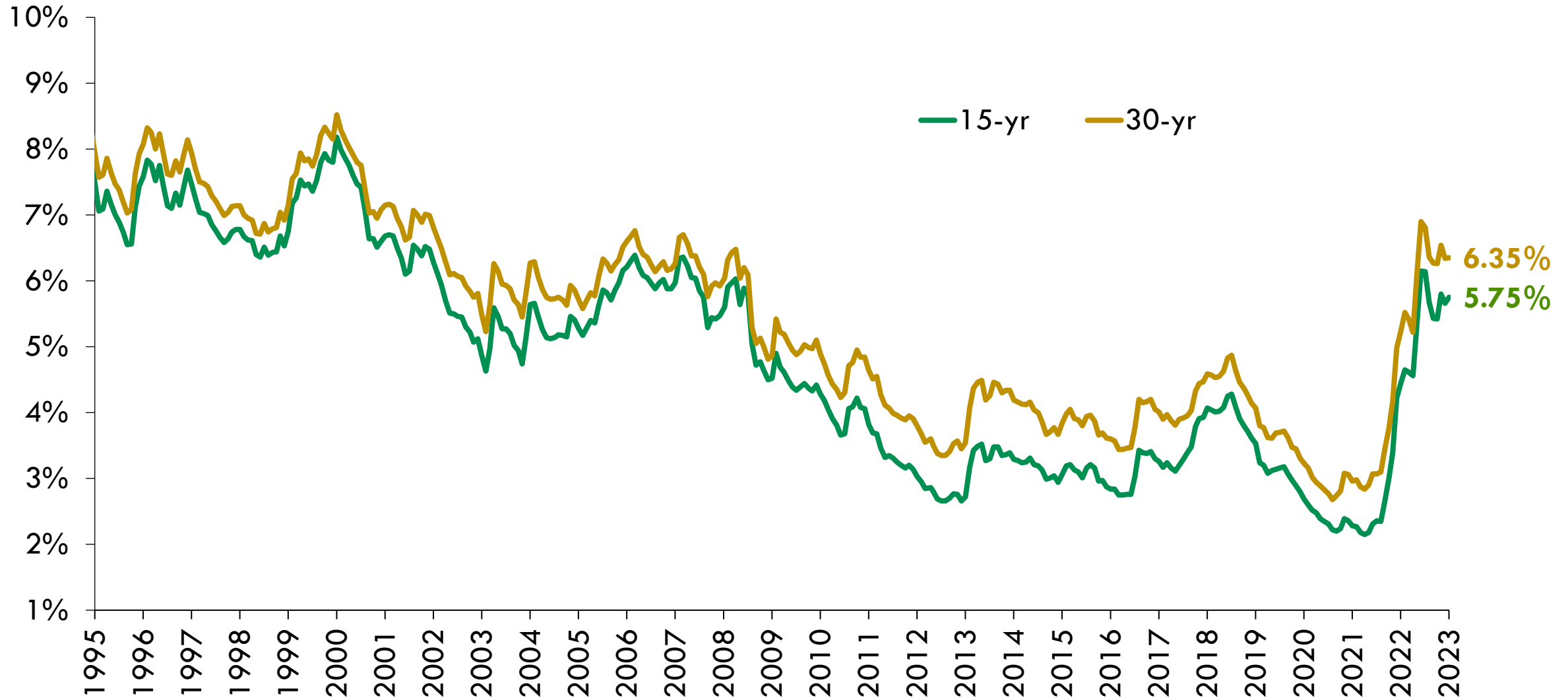


A Few Good Properties

(A Few Good Men, 1992)

U.S. 15-Year & 30-Year Fixed Mortgage Rates

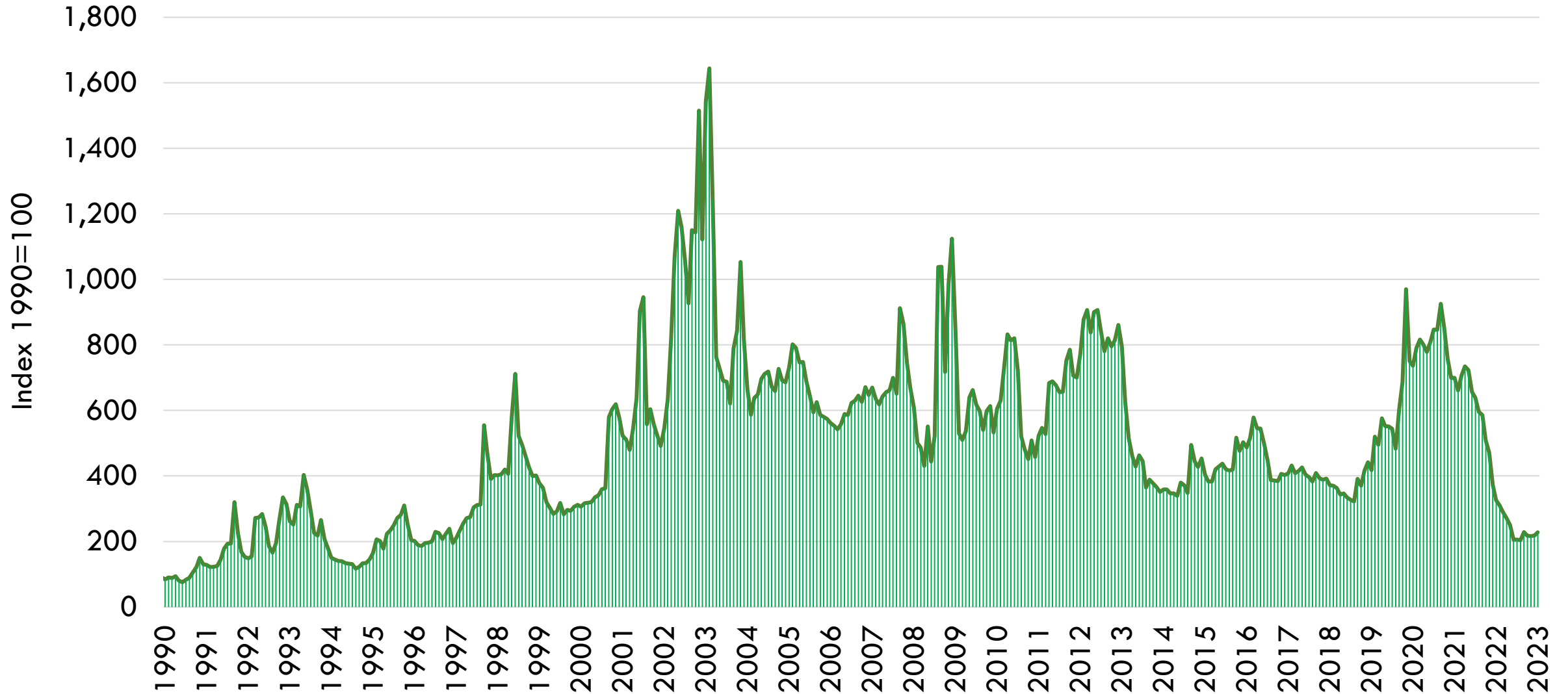
1995 – May 2023*



Source: Freddie Mac *Week ending 5/11/2023

U.S. Mortgage Loan Applications Composite Index

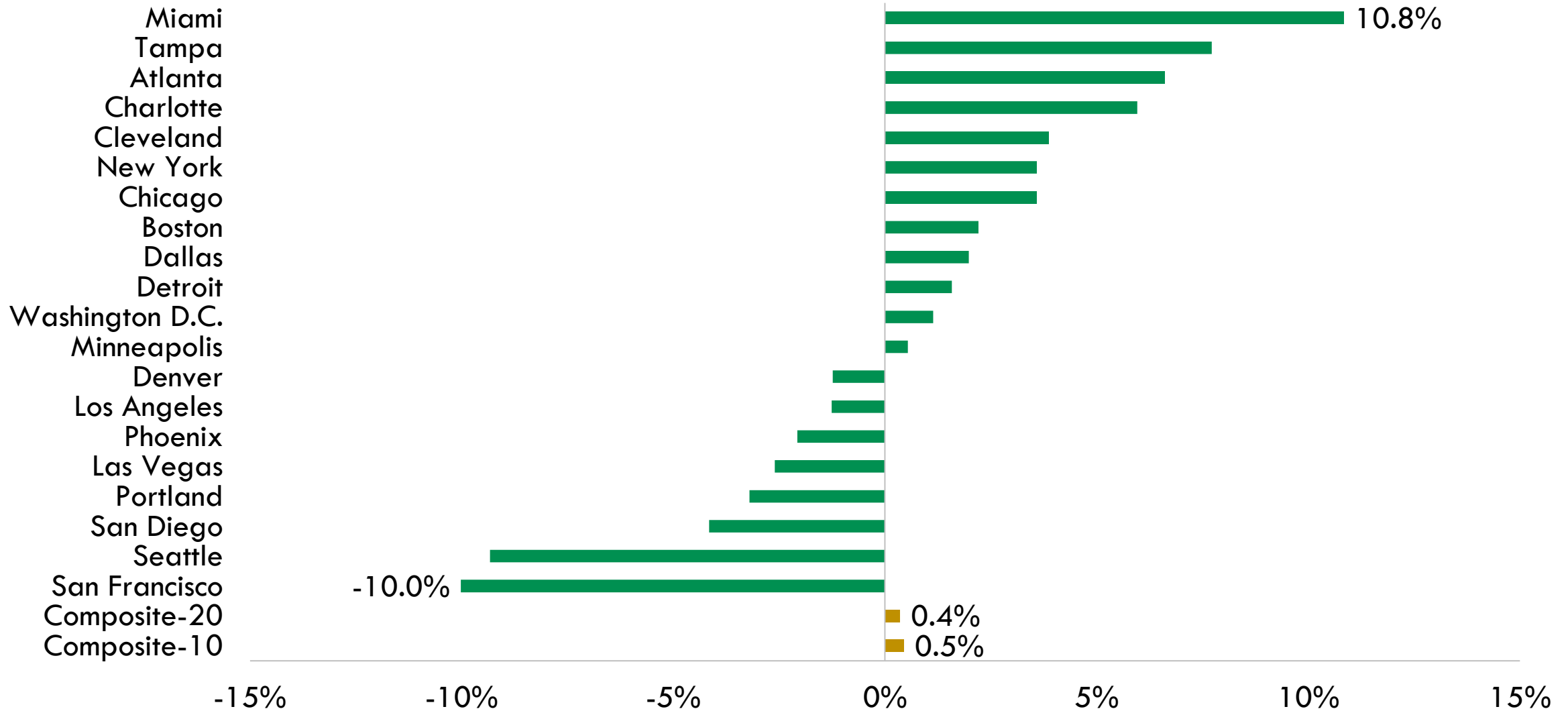
1990 – May 2023



Source: Mortgage Bankers Association (MBA)

S&P Case-Shiller Home Price Index by Metro Area

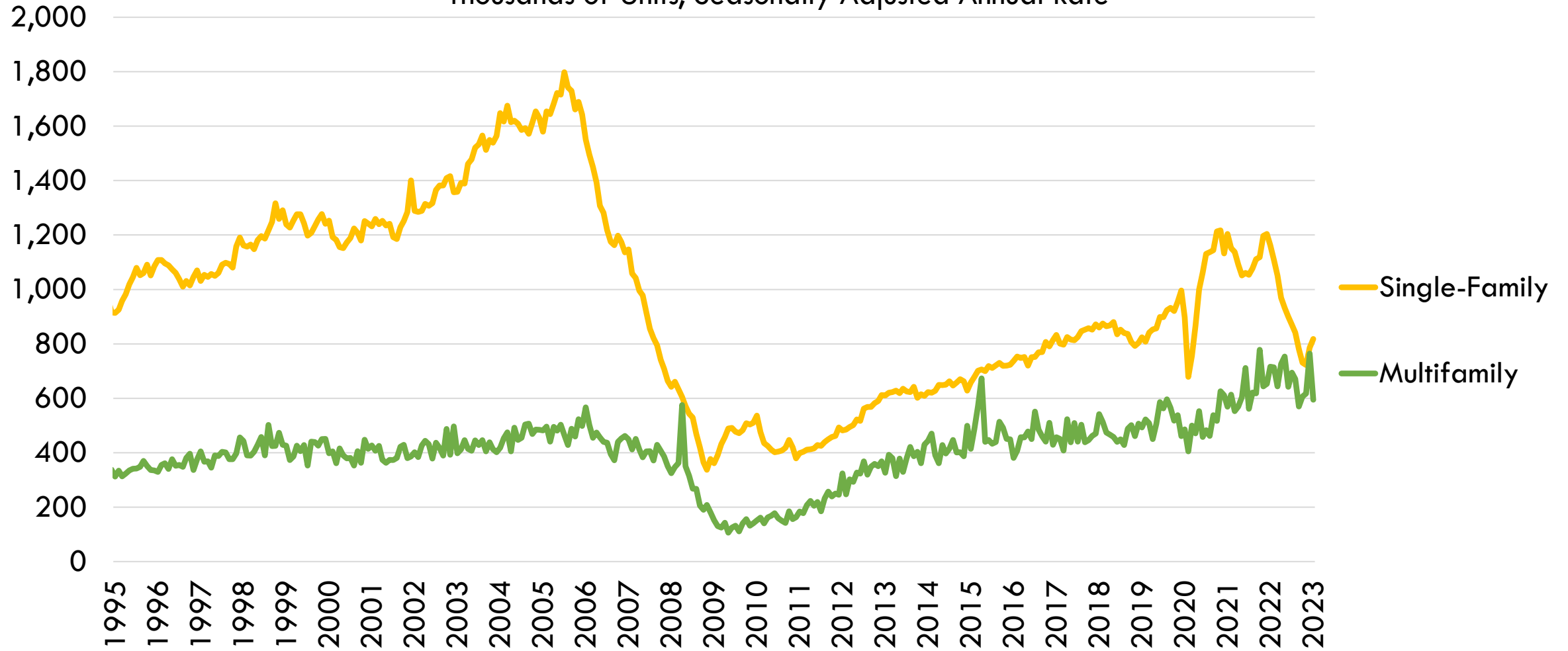
12-Month % Change, February 2023



U.S. Residential Building Permits

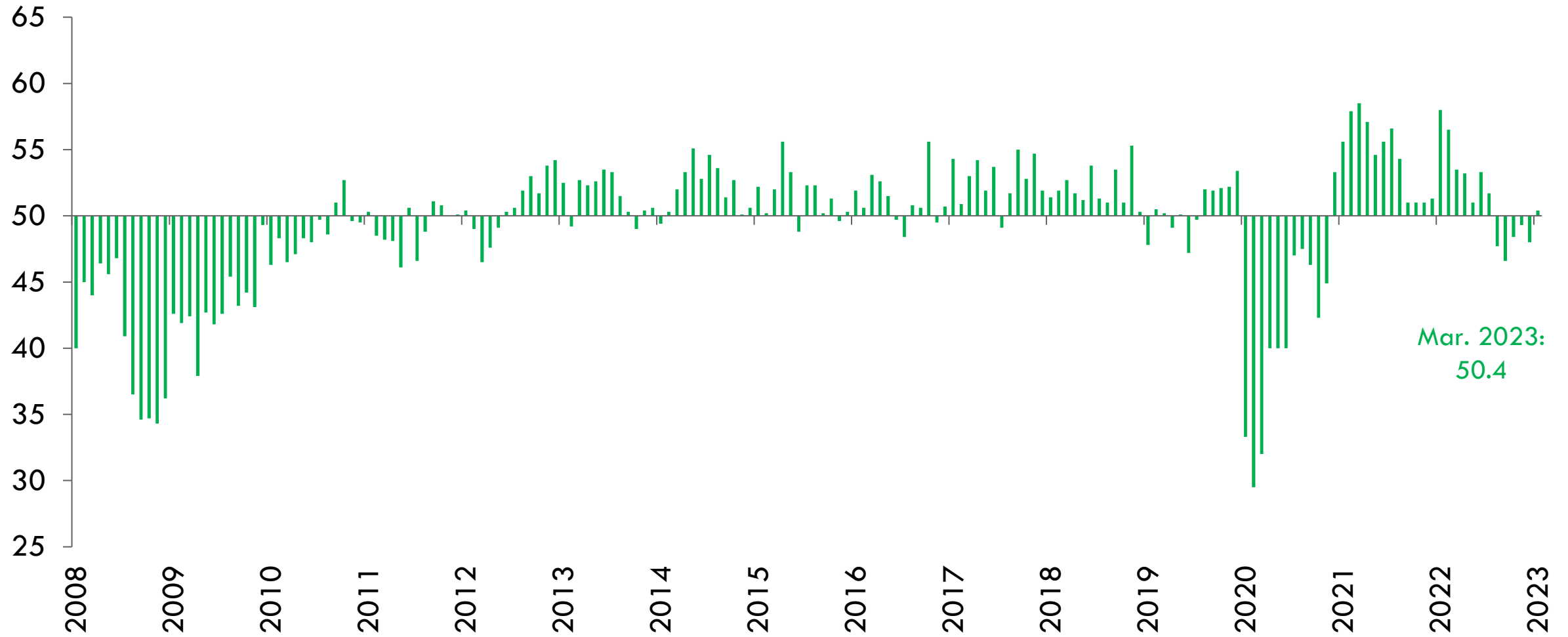
1995 – March 2023

Thousands of Units, Seasonally Adjusted Annual Rate



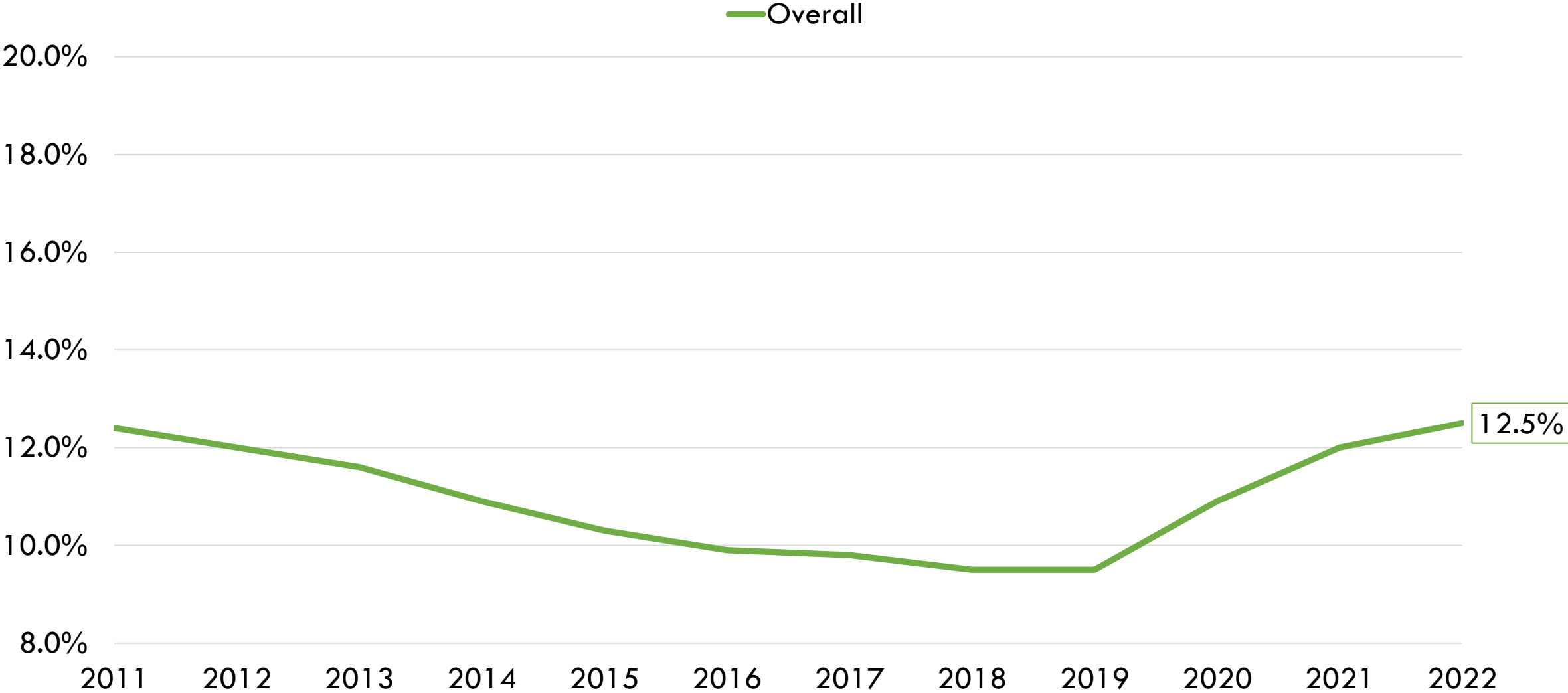
Architecture Billings Index

2008 – March 2023



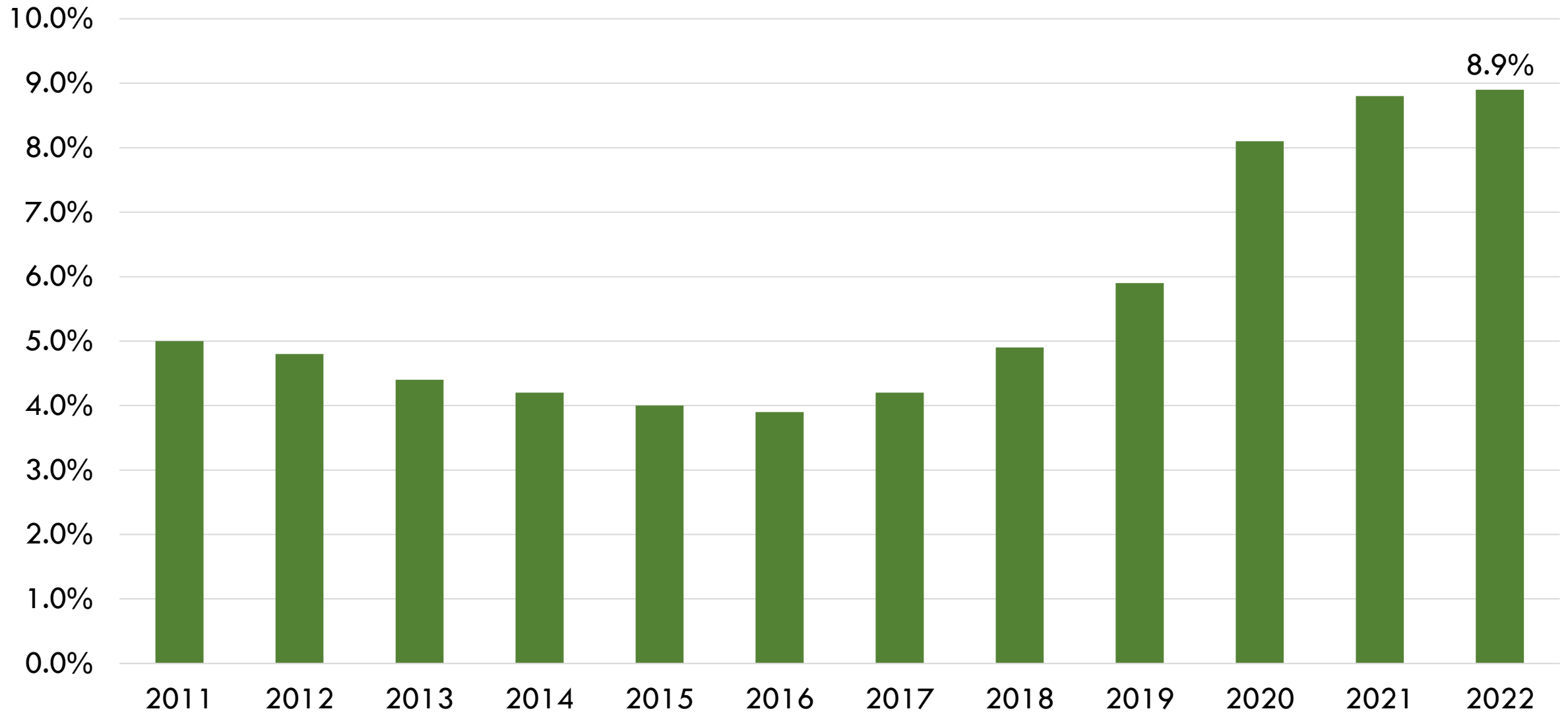
Source: The American Institute of Architects

U.S. Office Vacancy, 2011 – 2022



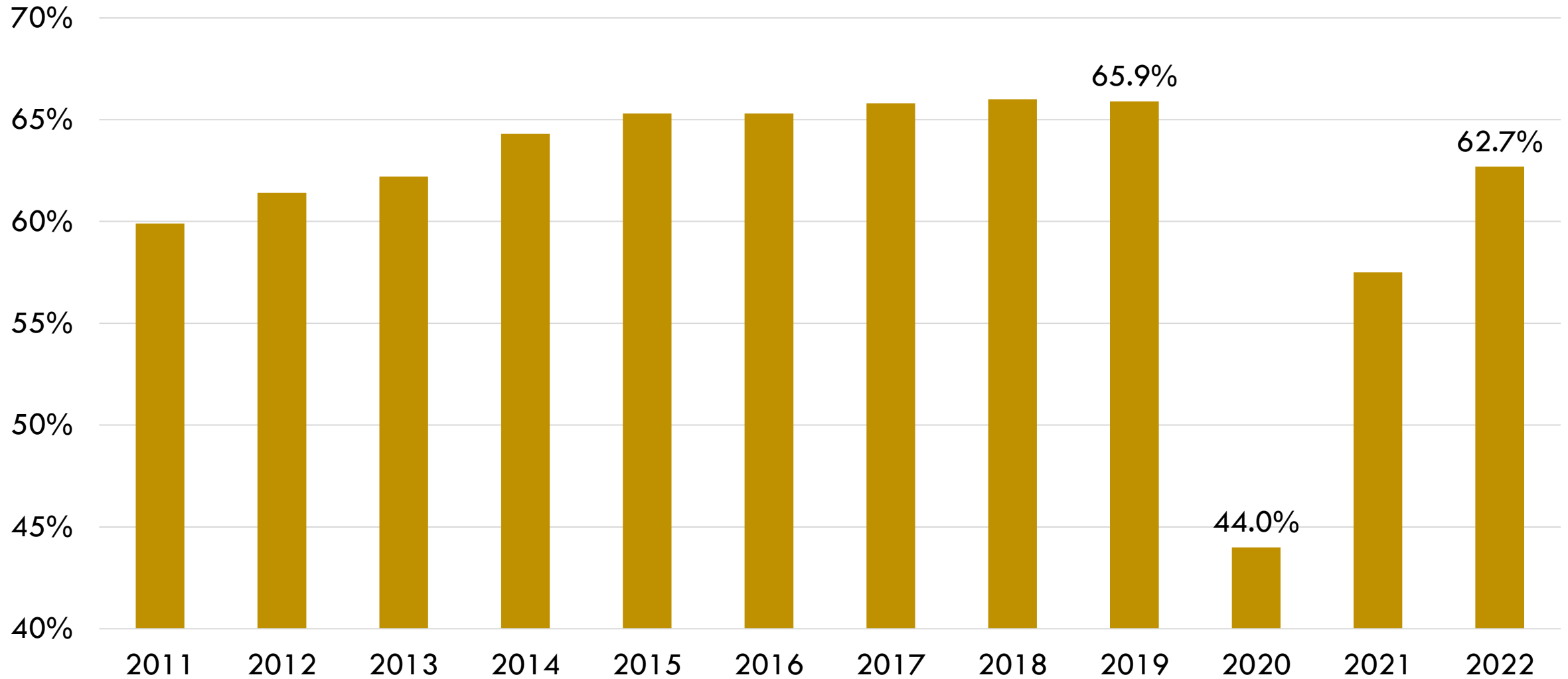
Source: Costar

U.S. Retail Space Vacancy: Malls, 2011 – 2022



Source: Costar

U.S. Hotel Occupancy, 2011 – 2022



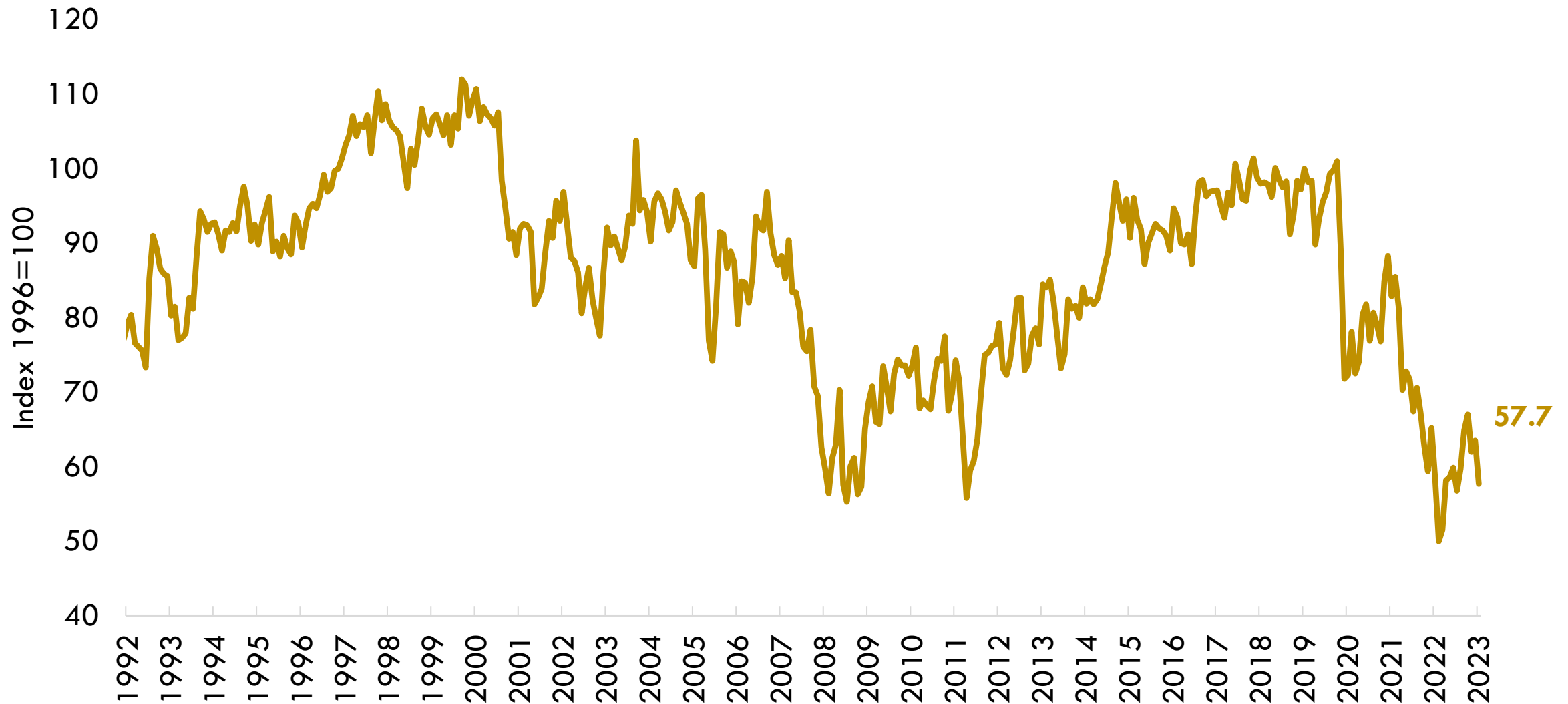
Source: Costar

Edge of Tomorrow



University of Michigan Index of Consumer Sentiment

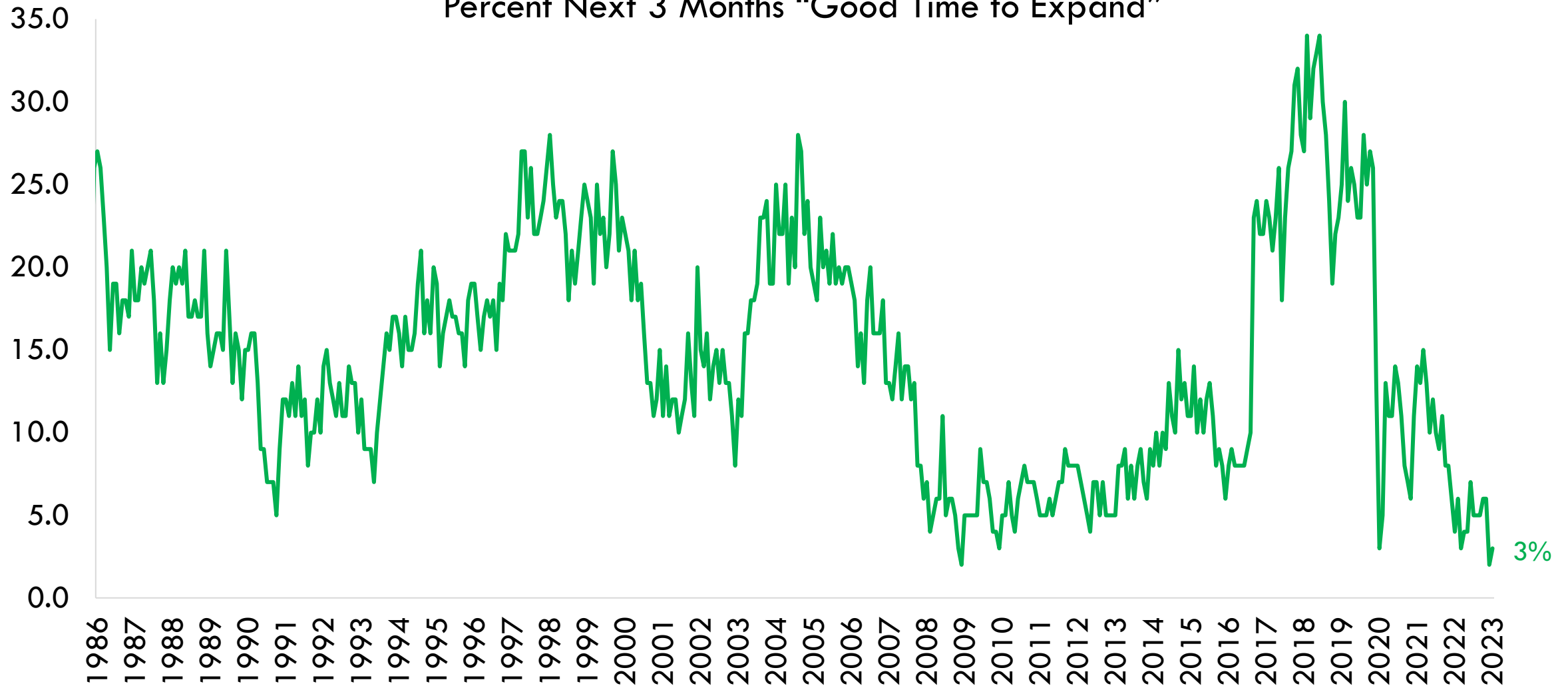
1992 – May 2023



NFIB Index of Small Business Optimism: Good Time to Expand

1986 – April 2023

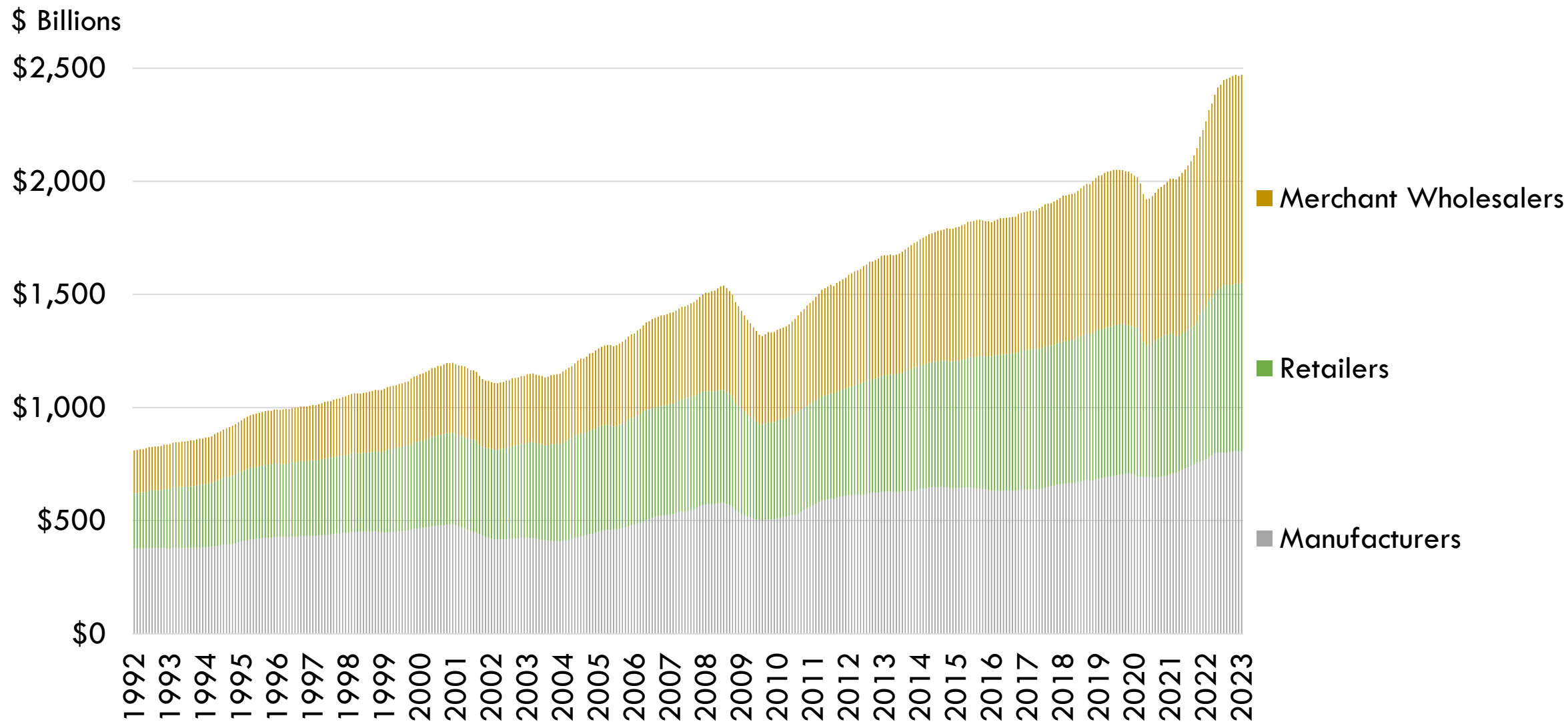
Percent Next 3 Months “Good Time to Expand”



Source: National Federation of Independent Business (NFIB)

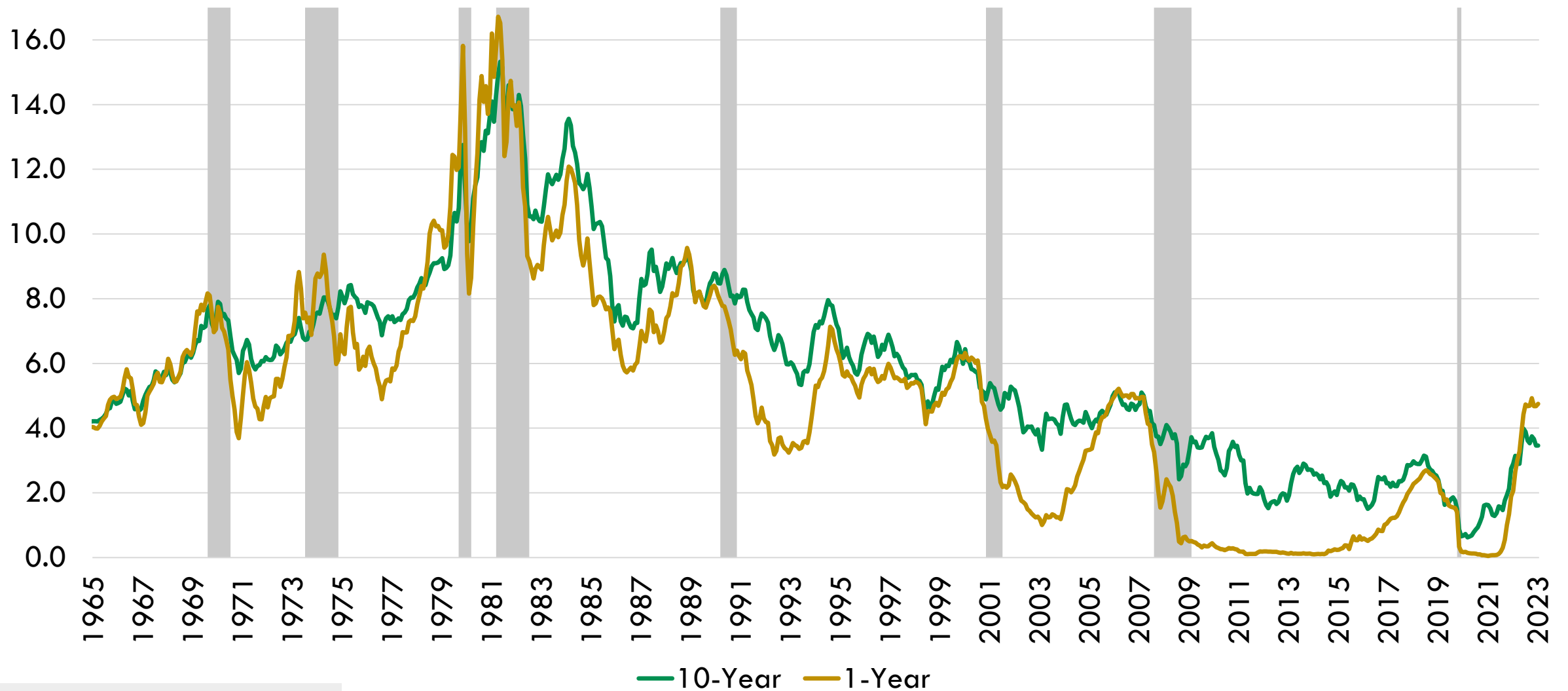
Business Inventories

1965 – February 2023



U.S. Treasury Yields : 10-Year v. 1-Year

1965 – May 2023



Shaded areas indicate U.S. recessions

Source: Federal Reserve Bank of St. Louis

You Can't Handle the Truth!

- It's going to get worse before it gets better.
- The global economy is weakening, the national economy is weakening, borrowing costs are higher, and excess inflation persists.
- Some segments stand to hold up better than others, including public construction, grocery stores, and multifamily housing.
- At some point, the Federal Reserve will stop raising rates – that will represent a key inflection point for the economy.
- Recessionary conditions will prevail at some point over the next 12 months.

Thank You

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Q&A

