



Retail Opportunities and Demographics

February 2016



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

March 18, 2016

Welcome to Bowie!

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

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

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

Whatever your demographic needs, 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
G. Frederick Robinson
Mayor

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Henri Gardner

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Table of Contents

Welcome to Bowie from Mayor Fred Robinson

Discover The Bowie Retail Advantage

Bowie Demographic Summary

Traffic Volume Map

2014

Existing Retail Centers (Table I)

Bowie Crossing
Bowie Gateway
Bowie Marketplace
Bowie Plaza
Bowie Town Center
Collington Plaza
Free State Shopping Center
Hall Station
Hilltop Plaza
Mount Oak Plaza
Old Town Bowie (Huntington)
Pointer Ridge Plaza
Shoppes at Bowie Town Center
Shoppes at Highbridge
West Bowie Village
Whitehall Shopping Center

Proposed Retail Centers (Table II)

Amber Ridge
Karington
Mill Branch Crossing
Oak Creek Club Local Activity Center
Shops at Melford Plaza

Locator Map

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Discover the Bowie Retail Advantage

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

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

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

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

While the City is proud of its heritage, it is also focused on the future. It has grown from a small agricultural and railroad town to one of the largest and fastest growing cities in Maryland. Bowie is a city of 18.8 square miles and approximately 55,000 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. Over the last several years, the City has been averaging 500 new housing units, raising its current inventory to over 20,000 homes.

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: Verizon and Comcast
- 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 two years on a nonpartisan basis.

As anyone in our business community 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 Demographic Summary February 2016

Mill Branch US 301 & Mill Branch, 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						
2020 Projection	39,303		89,698		410,052	
2015 Estimate	37,549		85,743		392,182	
2010 Census	35,468		81,347		373,809	
Growth 2015 - 2020	4.67%		4.61%		4.56%	
Growth 2010 - 2015	5.87%		5.40%		4.92%	
2015 Population by Hispanic Origin	2,327		4,716		33,165	
2015 Population	37,549		85,743		392,182	
White	14,678	39.09%	37,433	43.66%	149,694	38.17%
Black	19,827	52.80%	41,699	48.63%	215,744	55.01%
Am. Indian & Alaskan	166	0.44%	332	0.39%	2,114	0.54%
Asian	1,654	4.40%	3,657	4.27%	14,588	3.72%
Hawaiian & Pacific Island	57	0.15%	84	0.10%	393	0.10%
Other	1,166	3.11%	2,537	2.96%	9,647	2.46%
U.S. Armed Forces	277		655		2,581	
Households						
2020 Projection	14,559		32,299		149,020	
2015 Estimate	13,900		30,869		142,442	
2010 Census	13,116		29,327		135,736	
Growth 2015 - 2020	4.74%		4.63%		4.62%	
Growth 2010 - 2015	5.98%		5.26%		4.94%	
Owner Occupied	11,138	80.13%	26,641	86.30%	109,655	76.98%
Renter Occupied	2,762	19.87%	4,228	13.70%	32,787	23.02%
2015 Households by HH Income	13,899		30,868		142,441	
Income: <\$25,000	895	6.44%	1,729	5.60%	12,750	8.95%
Income: \$25,000 - \$50,000	1,523	10.96%	2,792	9.04%	19,623	13.78%
Income: \$50,000 - \$75,000	2,072	14.91%	3,840	12.44%	23,312	16.37%
Income: \$75,000 - \$100,000	2,470	17.77%	4,805	15.57%	22,538	15.82%
Income: \$100,000 - \$125,000	2,015	14.50%	4,616	14.95%	18,729	13.15%
Income: \$125,000 - \$150,000	1,644	11.83%	3,735	12.10%	14,202	9.97%
Income: \$150,000 - \$200,000	1,753	12.61%	4,201	13.61%	15,789	11.08%
Income: \$200,000+	1,527	10.99%	5,150	16.68%	15,498	10.88%
2015 Avg Household Income	\$118,580		\$134,605		\$112,225	
2015 Med Household Income	\$99,893		\$112,283		\$92,232	



Bowie Demographic Summary February 2016

Bowie Gateway Center

4410-4600 Mitchellville Rd, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **311,692 SF**
 Year Built: **1997**

Total Available: **10,236 SF**
 % Leased: **96.72%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
Population			
2020 Projection	47,260	103,736	447,735
2015 Estimate	45,176	99,303	428,128
2010 Census	42,762	94,866	407,504
Growth 2015 - 2020	4.61%	4.46%	4.58%
Growth 2010 - 2015	5.65%	4.68%	5.06%
2015 Population by Hispanic Origin	3,097	5,614	39,941
2015 Population	45,176	99,303	428,128
White	20,398 45.15%	44,161 44.47%	163,260 38.13%
Black	20,937 46.35%	47,186 47.52%	234,318 54.73%
Am. Indian & Alaskan	207 0.46%	369 0.37%	2,532 0.59%
Asian	2,102 4.65%	4,539 4.57%	16,836 3.93%
Hawaiian & Pacific Island	72 0.16%	99 0.10%	445 0.10%
Other	1,460 3.23%	2,948 2.97%	10,737 2.51%
U.S. Armed Forces	397	728	3,027
Households			
2020 Projection	17,395	37,216	162,626
2015 Estimate	16,619	35,613	155,408
2010 Census	15,728	34,050	147,875
Growth 2015 - 2020	4.67%	4.50%	4.64%
Growth 2010 - 2015	5.67%	4.59%	5.09%
Owner Occupied	13,621 81.96%	30,373 85.29%	116,729 75.11%
Renter Occupied	2,998 18.04%	5,240 14.71%	38,678 24.89%
2015 Households by HH Income	16,617	35,612	155,408
Income: <\$25,000	980 5.90%	1,825 5.12%	14,620 9.41%
Income: \$25,000 - \$50,000	1,734 10.44%	3,123 8.77%	22,308 14.35%
Income: \$50,000 - \$75,000	2,330 14.02%	4,676 13.13%	26,017 16.74%
Income: \$75,000 - \$100,000	2,916 17.55%	5,508 15.47%	24,581 15.82%
Income: \$100,000 - \$125,000	2,582 15.54%	5,534 15.54%	20,083 12.92%
Income: \$125,000 - \$150,000	2,115 12.73%	4,457 12.52%	15,066 9.69%
Income: \$150,000 - \$200,000	2,109 12.69%	4,936 13.86%	16,844 10.84%
Income: \$200,000+	1,851 11.14%	5,553 15.59%	15,889 10.22%
2015 Avg Household Income	\$120,613	\$133,088	\$109,651
2015 Med Household Income	\$103,374	\$112,079	\$90,010



Bowie Demographic Summary February 2016

Bowie Marketplace 3200 Superior Ln, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **75,220 SF**
 Year Built: **2016**

Total Available: **26,464 SF**
 % Leased: **64.82%**
 Rent/SF/Yr: **\$40.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	53,205		119,328		503,281	
2015 Estimate	50,888		114,334		480,709	
2010 Census	48,354		109,844		455,473	
Growth 2015 - 2020	4.55%		4.37%		4.70%	
Growth 2010 - 2015	5.24%		4.09%		5.54%	
2015 Population by Hispanic Origin	3,348		7,210		54,086	
2015 Population	50,888		114,334		480,709	
White	25,711	50.52%	55,792	48.80%	188,645	39.24%
Black	20,780	40.83%	48,443	42.37%	253,620	52.76%
Am. Indian & Alaskan	205	0.40%	441	0.39%	3,145	0.65%
Asian	2,566	5.04%	6,057	5.30%	21,374	4.45%
Hawaiian & Pacific Island	26	0.05%	125	0.11%	617	0.13%
Other	1,601	3.15%	3,475	3.04%	13,307	2.77%
U.S. Armed Forces	457		899		5,510	
Households						
2020 Projection	19,444		42,218		182,004	
2015 Estimate	18,586		40,425		173,725	
2010 Census	17,659		38,828		164,541	
Growth 2015 - 2020	4.62%		4.44%		4.77%	
Growth 2010 - 2015	5.25%		4.11%		5.58%	
Owner Occupied	15,498	83.39%	33,782	83.57%	120,867	69.57%
Renter Occupied	3,089	16.62%	6,643	16.43%	52,858	30.43%
2015 Households by HH Income	18,585		40,425		173,724	
Income: <\$25,000	932	5.01%	2,043	5.05%	16,589	9.55%
Income: \$25,000 - \$50,000	1,832	9.86%	3,715	9.19%	27,003	15.54%
Income: \$50,000 - \$75,000	2,374	12.77%	5,679	14.05%	30,034	17.29%
Income: \$75,000 - \$100,000	3,153	16.97%	6,302	15.59%	27,230	15.67%
Income: \$100,000 - \$125,000	2,822	15.18%	5,964	14.75%	22,105	12.72%
Income: \$125,000 - \$150,000	2,554	13.74%	5,192	12.84%	16,069	9.25%
Income: \$150,000 - \$200,000	2,522	13.57%	5,657	13.99%	17,994	10.36%
Income: \$200,000+	2,396	12.89%	5,873	14.53%	16,700	9.61%
2015 Avg Household Income	\$126,975		\$130,446		\$106,813	
2015 Med Household Income	\$108,872		\$110,368		\$87,152	



Bowie Demographic Summary February 2016

Bowie Plaza

6806-6948 Laurel Bowie Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: -
 GLA: **93,036 SF**
 Year Built: **1966**

Total Available: **6,400 SF**
 % Leased: **93.12%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
Population			
2020 Projection	53,179	119,880	595,620
2015 Estimate	50,983	114,811	568,976
2010 Census	48,902	109,879	538,987
Growth 2015 - 2020	4.31%	4.42%	4.68%
Growth 2010 - 2015	4.26%	4.49%	5.56%
2015 Population by Hispanic Origin	3,665	8,509	78,191
2015 Population	50,983	114,811	568,976
White	23,557 46.21%	48,201 41.98%	221,731 38.97%
Black	22,548 44.23%	56,651 49.34%	296,853 52.17%
Am. Indian & Alaskan	240 0.47%	506 0.44%	4,303 0.76%
Asian	3,006 5.90%	6,015 5.24%	29,315 5.15%
Hawaiian & Pacific Island	30 0.06%	115 0.10%	791 0.14%
Other	1,602 3.14%	3,324 2.90%	15,984 2.81%
U.S. Armed Forces	364	761	6,099
Households			
2020 Projection	17,730	41,808	211,557
2015 Estimate	16,995	40,009	201,954
2010 Census	16,327	38,261	191,197
Growth 2015 - 2020	4.32%	4.50%	4.76%
Growth 2010 - 2015	4.09%	4.57%	5.63%
Owner Occupied	15,417 90.71%	32,861 82.13%	133,663 66.18%
Renter Occupied	1,579 9.29%	7,148 17.87%	68,291 33.82%
2015 Households by HH Income	16,997	40,008	201,952
Income: <\$25,000	811 4.77%	2,303 5.76%	22,823 11.30%
Income: \$25,000 - \$50,000	1,526 8.98%	4,074 10.18%	32,408 16.05%
Income: \$50,000 - \$75,000	1,940 11.41%	5,579 13.94%	36,482 18.06%
Income: \$75,000 - \$100,000	2,635 15.50%	6,478 16.19%	31,390 15.54%
Income: \$100,000 - \$125,000	2,549 15.00%	5,783 14.45%	24,569 12.17%
Income: \$125,000 - \$150,000	2,435 14.33%	5,031 12.57%	17,955 8.89%
Income: \$150,000 - \$200,000	2,468 14.52%	5,402 13.50%	19,351 9.58%
Income: \$200,000+	2,633 15.49%	5,358 13.39%	16,974 8.40%
2015 Avg Household Income	\$134,831	\$126,243	\$101,347
2015 Med Household Income	\$115,559	\$106,787	\$82,377



Bowie Demographic Summary February 2016

Bowie Town Center 15401-15455 Emerald Way, Bowie, MD 20716

Building Type: **General Retail** Total Available: **4,113 SF**
 Secondary: **Freestanding** % Leased: **98.55%**
 GLA: **283,176 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2001**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	52,271		111,016		486,239	
2015 Estimate	49,888		106,396		465,123	
2010 Census	46,880		102,029		443,131	
Growth 2015 - 2020	4.78%		4.34%		4.54%	
Growth 2010 - 2015	6.42%		4.28%		4.96%	
2015 Population by Hispanic Origin	3,211		5,904		49,325	
2015 Population	49,888		106,396		465,123	
White	19,406	38.90%	38,787	36.46%	163,869	35.23%
Black	26,181	52.48%	59,374	55.80%	268,833	57.80%
Am. Indian & Alaskan	226	0.45%	385	0.36%	3,020	0.65%
Asian	2,397	4.80%	4,692	4.41%	17,419	3.75%
Hawaiian & Pacific Island	74	0.15%	105	0.10%	497	0.11%
Other	1,604	3.22%	3,053	2.87%	11,484	2.47%
U.S. Armed Forces	381		699		2,586	
Households						
2020 Projection	18,966		39,444		175,303	
2015 Estimate	18,097		37,789		167,612	
2010 Census	17,023		36,258		159,733	
Growth 2015 - 2020	4.80%		4.38%		4.59%	
Growth 2010 - 2015	6.31%		4.22%		4.93%	
Owner Occupied	14,970	82.72%	33,049	87.46%	122,656	73.18%
Renter Occupied	3,127	17.28%	4,740	12.54%	44,957	26.82%
2015 Households by HH Income	18,098		37,787		167,609	
Income: <\$25,000	999	5.52%	1,938	5.13%	17,380	10.37%
Income: \$25,000 - \$50,000	1,732	9.57%	3,378	8.94%	25,165	15.01%
Income: \$50,000 - \$75,000	2,552	14.10%	4,843	12.82%	29,123	17.38%
Income: \$75,000 - \$100,000	2,956	16.33%	5,938	15.71%	26,214	15.64%
Income: \$100,000 - \$125,000	2,749	15.19%	5,674	15.02%	21,142	12.61%
Income: \$125,000 - \$150,000	2,214	12.23%	4,731	12.52%	15,953	9.52%
Income: \$150,000 - \$200,000	2,324	12.84%	5,329	14.10%	17,035	10.16%
Income: \$200,000+	2,572	14.21%	5,956	15.76%	15,597	9.31%
2015 Avg Household Income	\$127,890		\$133,576		\$105,654	
2015 Med Household Income	\$107,366		\$112,321		\$86,574	



Bowie Demographic Summary February 2016

Collington Plaza 3500 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **121,955 SF** Rent/SF/Yr: **-**
 Year Built: **1993**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	42,636		95,128		429,487	
2015 Estimate	40,727		91,017		410,878	
2010 Census	38,436		86,673		391,937	
Growth 2015 - 2020	4.69%		4.52%		4.53%	
Growth 2010 - 2015	5.96%		5.01%		4.83%	
2015 Population by Hispanic Origin	2,572		4,991		36,043	
2015 Population	40,727		91,017		410,878	
White	15,864	38.95%	36,992	40.64%	151,833	36.95%
Black	21,552	52.92%	47,009	51.65%	231,069	56.24%
Am. Indian & Alaskan	179	0.44%	347	0.38%	2,323	0.57%
Asian	1,792	4.40%	3,911	4.30%	15,170	3.69%
Hawaiian & Pacific Island	59	0.14%	91	0.10%	413	0.10%
Other	1,282	3.15%	2,667	2.93%	10,070	2.45%
U.S. Armed Forces	305		669		2,579	
Households						
2020 Projection	15,635		34,150		155,932	
2015 Estimate	14,926		32,666		149,104	
2010 Census	14,079		31,143		142,257	
Growth 2015 - 2020	4.75%		4.54%		4.58%	
Growth 2010 - 2015	6.02%		4.89%		4.81%	
Owner Occupied	12,093	81.02%	28,353	86.80%	113,768	76.30%
Renter Occupied	2,833	18.98%	4,314	13.21%	35,336	23.70%
2015 Households by HH Income	14,926		32,667		149,104	
Income: <\$25,000	937	6.28%	1,796	5.50%	13,866	9.30%
Income: \$25,000 - \$50,000	1,563	10.47%	2,933	8.98%	21,269	14.26%
Income: \$50,000 - \$75,000	2,229	14.93%	4,133	12.65%	24,591	16.49%
Income: \$75,000 - \$100,000	2,586	17.33%	5,080	15.55%	23,709	15.90%
Income: \$100,000 - \$125,000	2,198	14.73%	4,923	15.07%	19,461	13.05%
Income: \$125,000 - \$150,000	1,770	11.86%	3,949	12.09%	14,677	9.84%
Income: \$150,000 - \$200,000	1,920	12.86%	4,546	13.92%	16,063	10.77%
Income: \$200,000+	1,723	11.54%	5,307	16.25%	15,468	10.37%
2015 Avg Household Income	\$120,474		\$133,992		\$110,199	
2015 Med Household Income	\$101,683		\$112,144		\$90,633	



Bowie Demographic Summary February 2016

Free State Shopping Center 15500-15520 Annapolis Rd, Bowie, MD 20715

Building Type: **General Retail** Total Available: **38,104 SF**
 Secondary: **Storefront** % Leased: **95.27%**
 GLA: **133,431 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1971**



Radius	3 Mile	5 Mile	10 Mile
Population			
2020 Projection	52,788	118,979	515,159
2015 Estimate	50,501	113,992	491,882
2010 Census	48,043	109,502	465,370
Growth 2015 - 2020	4.53%	4.37%	4.73%
Growth 2010 - 2015	5.12%	4.10%	5.70%
2015 Population by Hispanic Origin	3,343	7,258	56,710
2015 Population	50,501	113,992	491,882
White	25,889 51.26%	56,216 49.32%	194,539 39.55%
Black	20,257 40.11%	47,616 41.77%	257,261 52.30%
Am. Indian & Alaskan	203 0.40%	442 0.39%	3,262 0.66%
Asian	2,538 5.03%	6,125 5.37%	22,390 4.55%
Hawaiian & Pacific Island	26 0.05%	126 0.11%	654 0.13%
Other	1,588 3.14%	3,468 3.04%	13,775 2.80%
U.S. Armed Forces	450	922	5,996
Households			
2020 Projection	19,205	42,139	186,205
2015 Estimate	18,363	40,344	177,676
2010 Census	17,469	38,741	168,045
Growth 2015 - 2020	4.59%	4.45%	4.80%
Growth 2010 - 2015	5.12%	4.14%	5.73%
Owner Occupied	15,397 83.85%	33,629 83.36%	122,433 68.91%
Renter Occupied	2,966 16.15%	6,716 16.65%	55,242 31.09%
2015 Households by HH Income	18,363	40,344	177,676
Income: <\$25,000	906 4.93%	2,038 5.05%	17,017 9.58%
Income: \$25,000 - \$50,000	1,802 9.81%	3,754 9.30%	27,872 15.69%
Income: \$50,000 - \$75,000	2,339 12.74%	5,672 14.06%	30,758 17.31%
Income: \$75,000 - \$100,000	3,112 16.95%	6,298 15.61%	27,779 15.63%
Income: \$100,000 - \$125,000	2,824 15.38%	5,929 14.70%	22,631 12.74%
Income: \$125,000 - \$150,000	2,490 13.56%	5,217 12.93%	16,371 9.21%
Income: \$150,000 - \$200,000	2,510 13.67%	5,652 14.01%	18,404 10.36%
Income: \$200,000+	2,380 12.96%	5,784 14.34%	16,844 9.48%
2015 Avg Household Income	\$127,277	\$130,009	\$106,411
2015 Med Household Income	\$109,052	\$110,162	\$86,871



Bowie Demographic Summary February 2016

Pointer Ridge Plaza 1316-1346 Crain Hwy, Bowie, MD 20716

Building Type: **General Retail** Total Available: **40,036 SF**
 Secondary: **Storefront** % Leased: **42.16%**
 GLA: **69,214 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1966**



Radius	3 Mile	5 Mile	10 Mile
Population			
2020 Projection	33,470	83,098	411,019
2015 Estimate	31,907	79,376	393,337
2010 Census	29,830	74,959	375,371
Growth 2015 - 2020	4.90%	4.69%	4.50%
Growth 2010 - 2015	6.96%	5.89%	4.79%
2015 Population by Hispanic Origin	1,586	3,772	32,637
2015 Population	31,907	79,376	393,337
White	7,940 24.88%	22,816 28.74%	125,833 31.99%
Black	21,579 67.63%	51,277 64.60%	242,862 61.74%
Am. Indian & Alaskan	128 0.40%	295 0.37%	2,208 0.56%
Asian	1,293 4.05%	2,711 3.42%	12,779 3.25%
Hawaiian & Pacific Island	55 0.17%	84 0.11%	378 0.10%
Other	911 2.86%	2,193 2.76%	9,277 2.36%
U.S. Armed Forces	228	513	1,979
Households			
2020 Projection	12,291	29,734	147,738
2015 Estimate	11,709	28,394	141,311
2010 Census	10,931	26,832	134,857
Growth 2015 - 2020	4.97%	4.72%	4.55%
Growth 2010 - 2015	7.12%	5.82%	4.79%
Owner Occupied	9,332 79.70%	24,432 86.05%	108,303 76.64%
Renter Occupied	2,377 20.30%	3,963 13.96%	33,008 23.36%
2015 Households by HH Income	11,709	28,394	141,312
Income: <\$25,000	789 6.74%	1,702 5.99%	13,546 9.59%
Income: \$25,000 - \$50,000	1,242 10.61%	2,496 8.79%	20,296 14.36%
Income: \$50,000 - \$75,000	1,650 14.09%	3,725 13.12%	24,152 17.09%
Income: \$75,000 - \$100,000	1,875 16.01%	4,488 15.81%	22,058 15.61%
Income: \$100,000 - \$125,000	1,666 14.23%	4,091 14.41%	18,201 12.88%
Income: \$125,000 - \$150,000	1,350 11.53%	3,403 11.98%	13,970 9.89%
Income: \$150,000 - \$200,000	1,466 12.52%	4,161 14.65%	14,922 10.56%
Income: \$200,000+	1,671 14.27%	4,328 15.24%	14,167 10.03%
2015 Avg Household Income	\$125,726	\$131,824	\$108,796
2015 Med Household Income	\$104,479	\$110,914	\$89,350



Bowie Demographic Summary February 2016

The Hilltop Plaza 6700-6880 Race Track Rd, Bowie, MD 20715

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **180,000 SF**
 Year Built: **1960**

Total Available: **1,197 SF**
 % Leased: **99.34%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	51,212		117,232		502,361	
2015 Estimate	49,017		112,278		479,669	
2010 Census	46,777		107,725		453,972	
Growth 2015 - 2020	4.48%		4.41%		4.73%	
Growth 2010 - 2015	4.79%		4.23%		5.66%	
2015 Population by Hispanic Origin	3,199		7,076		52,957	
2015 Population	49,017		112,278		479,669	
White	27,322	55.74%	57,245	50.99%	194,106	40.47%
Black	17,606	35.92%	44,970	40.05%	246,698	51.43%
Am. Indian & Alaskan	188	0.38%	434	0.39%	3,093	0.64%
Asian	2,340	4.77%	6,071	5.41%	21,716	4.53%
Hawaiian & Pacific Island	25	0.05%	122	0.11%	634	0.13%
Other	1,536	3.13%	3,436	3.06%	13,421	2.80%
U.S. Armed Forces	449		951		5,976	
Households						
2020 Projection	18,959		41,535		181,651	
2015 Estimate	18,136		39,751		173,332	
2010 Census	17,304		38,124		163,988	
Growth 2015 - 2020	4.54%		4.49%		4.80%	
Growth 2010 - 2015	4.81%		4.27%		5.70%	
Owner Occupied	14,931	82.33%	33,252	83.65%	120,422	69.47%
Renter Occupied	3,205	17.67%	6,500	16.35%	52,910	30.53%
2015 Households by HH Income	18,135		39,749		173,330	
Income: <\$25,000	896	4.94%	1,937	4.87%	15,997	9.23%
Income: \$25,000 - \$50,000	1,796	9.90%	3,684	9.27%	26,867	15.50%
Income: \$50,000 - \$75,000	2,442	13.47%	5,505	13.85%	29,776	17.18%
Income: \$75,000 - \$100,000	3,088	17.03%	6,158	15.49%	27,078	15.62%
Income: \$100,000 - \$125,000	2,872	15.84%	5,870	14.77%	22,246	12.83%
Income: \$125,000 - \$150,000	2,414	13.31%	5,119	12.88%	16,086	9.28%
Income: \$150,000 - \$200,000	2,460	13.56%	5,630	14.16%	18,262	10.54%
Income: \$200,000+	2,167	11.95%	5,846	14.71%	17,018	9.82%
2015 Avg Household Income	\$124,687		\$131,157		\$107,752	
2015 Med Household Income	\$107,360		\$111,032		\$87,948	



Bowie Demographic Summary February 2016

The Shoppes at Bowie Town Center

3800-3900 Evergreen Pky, Bowie, MD 20716

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **92,286 SF**
 Year Built: **2004**

Total Available: **25,000 SF**
 % Leased: **72.91%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	50,996		109,200		483,192	
2015 Estimate	48,660		104,652		462,259	
2010 Census	45,682		100,333		440,627	
Growth 2015 - 2020	4.80%		4.35%		4.53%	
Growth 2010 - 2015	6.52%		4.30%		4.91%	
2015 Population by Hispanic Origin	3,080		5,760		48,118	
2015 Population	48,660		104,652		462,259	
White	18,291	37.59%	37,786	36.11%	162,176	35.08%
Black	26,214	53.87%	58,793	56.18%	268,066	57.99%
Am. Indian & Alaskan	218	0.45%	378	0.36%	2,984	0.65%
Asian	2,307	4.74%	4,587	4.38%	17,169	3.71%
Hawaiian & Pacific Island	70	0.14%	105	0.10%	480	0.10%
Other	1,559	3.20%	3,003	2.87%	11,384	2.46%
U.S. Armed Forces	364		692		2,562	
Households						
2020 Projection	18,484		38,916		174,307	
2015 Estimate	17,633		37,283		166,681	
2010 Census	16,569		35,767		158,936	
Growth 2015 - 2020	4.83%		4.38%		4.58%	
Growth 2010 - 2015	6.42%		4.24%		4.87%	
Owner Occupied	14,559	82.57%	32,590	87.41%	122,665	73.59%
Renter Occupied	3,074	17.43%	4,693	12.59%	44,016	26.41%
2015 Households by HH Income	17,631		37,283		166,682	
Income: <\$25,000	985	5.59%	1,914	5.13%	17,420	10.45%
Income: \$25,000 - \$50,000	1,685	9.56%	3,314	8.89%	24,982	14.99%
Income: \$50,000 - \$75,000	2,504	14.20%	4,801	12.88%	28,811	17.29%
Income: \$75,000 - \$100,000	2,867	16.26%	5,877	15.76%	26,063	15.64%
Income: \$100,000 - \$125,000	2,665	15.12%	5,626	15.09%	21,017	12.61%
Income: \$125,000 - \$150,000	2,139	12.13%	4,650	12.47%	15,851	9.51%
Income: \$150,000 - \$200,000	2,275	12.90%	5,231	14.03%	16,954	10.17%
Income: \$200,000+	2,511	14.24%	5,870	15.74%	15,584	9.35%
2015 Avg Household Income	\$127,876		\$133,469		\$105,729	
2015 Med Household Income	\$107,265		\$112,155		\$86,633	



Bowie Demographic Summary February 2016

The Shoppes at Highbridge 6101-6141 High Bridge Rd, Bowie, MD 20720

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **60,000 SF**
 Year Built: **2007**

Total Available: **4,000 SF**
 % Leased: **93.33%**
 Rent/SF/Yr: **Negotiable**



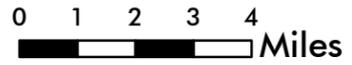
Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	63,204		138,334		635,495	
2015 Estimate	60,616		132,650		606,645	
2010 Census	58,235		127,429		574,219	
Growth 2015 - 2020	4.27%		4.28%		4.76%	
Growth 2010 - 2015	4.09%		4.10%		5.65%	
2015 Population by Hispanic Origin	4,265		11,759		83,199	
2015 Population	60,616		132,650		606,645	
White	24,957	41.17%	44,161	33.29%	223,173	36.79%
Black	30,040	49.56%	77,446	58.38%	330,968	54.56%
Am. Indian & Alaskan	269	0.44%	658	0.50%	4,653	0.77%
Asian	3,473	5.73%	6,638	5.00%	30,515	5.03%
Hawaiian & Pacific Island	41	0.07%	146	0.11%	800	0.13%
Other	1,837	3.03%	3,601	2.71%	16,536	2.73%
U.S. Armed Forces	386		636		4,931	
Households						
2020 Projection	21,299		47,265		223,965	
2015 Estimate	20,420		45,291		213,527	
2010 Census	19,636		43,483		201,860	
Growth 2015 - 2020	4.30%		4.36%		4.89%	
Growth 2010 - 2015	3.99%		4.16%		5.78%	
Owner Occupied	18,340	89.81%	37,106	81.93%	140,525	65.81%
Renter Occupied	2,080	10.19%	8,186	18.07%	73,003	34.19%
2015 Households by HH Income	20,420		45,293		213,528	
Income: <\$25,000	1,002	4.91%	2,680	5.92%	26,802	12.55%
Income: \$25,000 - \$50,000	1,857	9.09%	5,352	11.82%	34,514	16.16%
Income: \$50,000 - \$75,000	2,497	12.23%	6,401	14.13%	38,369	17.97%
Income: \$75,000 - \$100,000	3,082	15.09%	7,106	15.69%	32,829	15.37%
Income: \$100,000 - \$125,000	3,040	14.89%	6,425	14.19%	25,257	11.83%
Income: \$125,000 - \$150,000	2,927	14.33%	5,623	12.41%	18,651	8.73%
Income: \$150,000 - \$200,000	2,934	14.37%	5,779	12.76%	20,070	9.40%
Income: \$200,000+	3,081	15.09%	5,927	13.09%	17,036	7.98%
2015 Avg Household Income	\$133,429		\$123,806		\$99,074	
2015 Med Household Income	\$114,572		\$104,309		\$80,391	



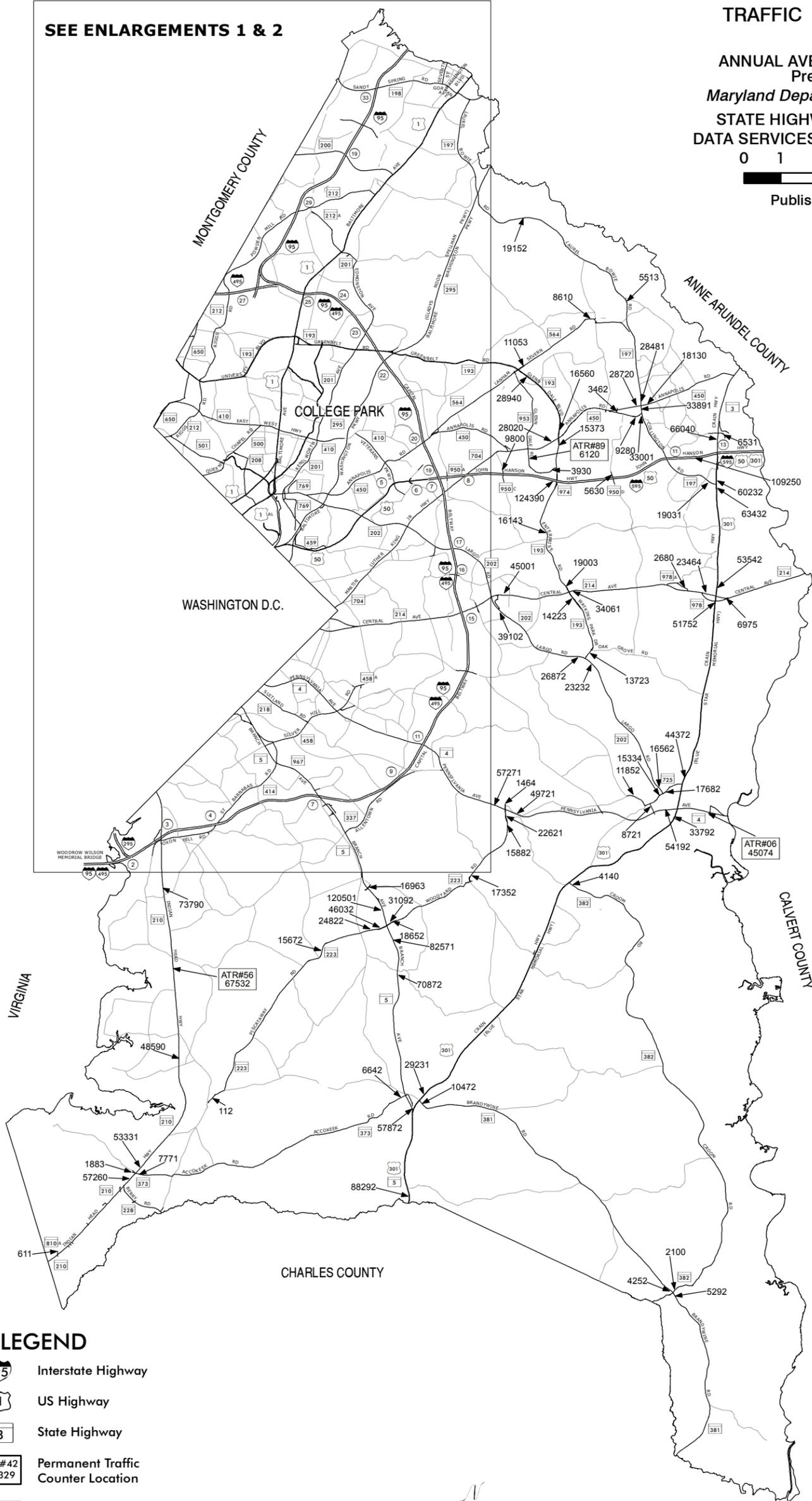
SEE ENLARGEMENTS 1 & 2

PRINCE GEORGE'S COUNTY
TRAFFIC VOLUME MAP
2015

ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION



Published Date: 3-15-16



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 State Highway Administration (MSHA).

NOTICE

Traffic count figures are estimates. The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations. Restriction of Liability: 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.



LEGEND

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

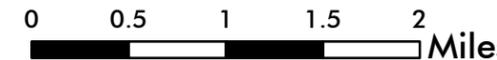
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PRINCE GEORGE'S COUNTY
ENLARGEMENT 2
TRAFFIC VOLUME MAP
2015
 ANNUAL AVERAGE DAILY TRAFFIC
 Prepared by the
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION



Published Date: 3-15-16 16B

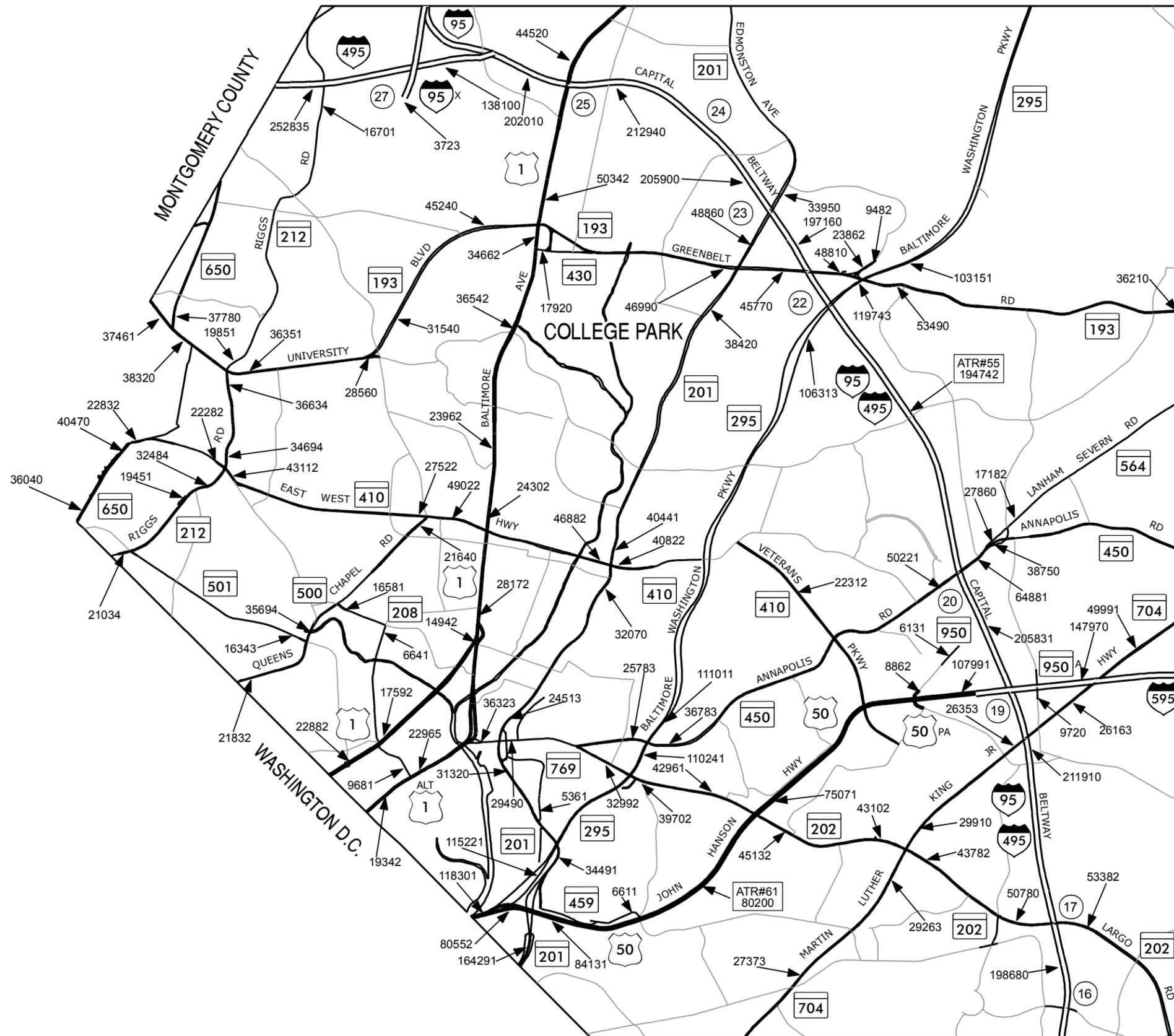


TABLE I
EXISTING RETAIL CENTERS
As of February 1, 2016

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)	10,453	1.74%	n/a	1996	202-585-5732	CBRE Ms. Valerie Dow 750 9 th Street NW, Suite 900 Washington, DC 20001 Email valerie.dow@cbre.com
Bowie Marketplace	Superior Lane & MD Rte 450	134,000	24,000	17.9%	n/a	2016	301-816-1555	Berman Enterprises Mr. Brian Berman 5410 Edson Lane, Ste 220 Rockville, MD 20852 Email bberman@bermanenterprises.com
Bowie Plaza	6794 Laurel-Bowie Road	102,903	4,000	3.9%	n/a	1966	703-905-0331	CBRE Mr. Lance Marine 1861 International Dr, Suite 300 McLean, VA 22102 Email jackdevilliers@regencycenters.com
Bowie Town Center	15606 Emerald Way	755,000	6,000	>1.00%	n/a	2001	317-685-7295	WP Glimcher Email melodye.grim@wpglimcher.com
Collington Plaza	3400 Crain Highway	121,790	0	0.00%	n/a	1996	410-693-3248	Phillips Edison & Co Mr. Scott W. Faloni Email sfaloni@phillipsedison.com
Free State Shopping Center	15528 Annapolis Road	279,000	35,270	12.6%	n/a	1976	301-998-8188	Federal Realty Investment Trust Mr. Rich Abruscato 1626 East Jefferson Street Rockville, MD 20852-4041 Email rabuscato@federalrealty.com
Hall Station *	15231 Hall Road	13,987	4,173	29.8%	n/a	2013	571-382-1225	Rappaport Companies Mr. Will Collins 8045 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com

Table I Existing Retail Centers as of February 1, 2016

Hilltop Plaza	6700 Race Track Road	182,000	7,800	5.2%	n/a	1969	410-486-0800	M. Leo Storch Management Company Mr. Bruce Levine 25 Hooks Lane Suite 312 Baltimore, MD 21208 Email bruce@mleostorch.com
Mount Oak Plaza	15700 Mount Oak Road	8,200	0	0.00%	n/a	1986	301-855-3828	The Charles Corporation Mr. Rick Bailey 995 N. Prince Frederick Blvd, Suite 201 Prince Frederick, MD 20678 Email rbailey@marrickinc.com
Old Town Bowie		53,000	8,287	15.6%	n/a	1870		Multiple Buildings Multiple Owners
Pointer Ridge Plaza	1300 Crain Highway	71,582	40,488	56.6%	n/a	1969	571-382-1229	Rappaport Companies Mr. Jim Farrell Email jfarrell@rappaportco.com
Shoppes at Bowie Town Center	3851 Evergreen Parkway	106,930	25,000	23.4%	n/a	2004	410-771-1700	MLS Commercial Real Estate Mr. Sean Weisbord 1777 Reisterstown Road Ste 275 Baltimore, MD 21208 Email sweisbord@mlsdevelopment.com
Shoppes at Highbridge	Northeast corner of Rte 450 & High Bridge Road	60,000	3,088	5.1%	n/a	2006	410-771-1700	MLS Commercial Real Estate Mr. Sean Weisbord 1777 Reisterstown Road, Ste 275 Baltimore, MD 21208 Email sweisbord@mlsdevelopment.com
West Bowie Village	Annapolis Road	84,000	5,400	6.4%	n/a	1975	301-262-1313	Multiple Buildings Multiple Owners
Whitehall Shopping Center *	7408 Laurel-Bowie Road	5,150	0	0.00%	n/a	1960	202-898-1880	Borger Management Mr. Joe Borger 1111 14th Street Suite 200 Washington, DC 20005 Email jborker@borgermanagement.com
TOTALS		2,701,680	173,959	6.4%				

* Denotes outside City

NOTES: Information is as provided by the property owner or manager. Not all properties provided updates. Prepared by the Department of Planning and Economic Development.

TABLE II
PROPOSED RETAIL CENTERS
As of February 1, 2016

Retail	Location	Total Gross Space Proposed	Approved	Existing	Phone	Company / Contact
Amber Ridge *	West side of US 301, north of Pointer Ridge Drive	22,000	22,000	0	571-382-1225	Rappaport Companies Mr. Will Collins 8405 Greensboro Drive Suite 830 McLean, VA 22102-5121 Email wcollins@rappaportco.com
Karington *	Southwest quadrant of US 301 & Central Avenue	500,000	0	0	301-459-4400	NAI The Michael Companies, Inc. Mr. Kevin Kennedy 10100 Business Parkway Lanham, MD 20706 Email kkennedy@naimichael.com
Mill Branch Crossing	Northeast quadrant of US 301 & Mill Branch Road	586,500	0	0	301-261-6700	W. F. Chesley Company Mr. Bill Chesley 1641 State Route 3 North, Suite 202 Crofton, MD 21114 wfchesley519@aol.com
					914-631-6200	Gibraltar Management Company Mr. Scott Zelekowitz 2200 150 White Plains Road Suite 400 Tarrytown, NY 10591 Email scott.zelekowitz@gibraltarmgt.com
Oak Creek Club *	Church Road south of Central Avenue	26,000	0	0	301-390-1525	Montgomery Land Development Ms. Evelyn Scalia P.O. Box 6750 Upper Marlboro, MD 20792 Email evelyn.scalia@montgomerylanddev.com
Shops at Melford Plaza (approval in process)		84,129	24,000	0	410-369-1240	St John Properties Mr. Bill Holzman 2560 Lord Baltimore Drive Baltimore, MD 21244 Email bholzman@sjpi.com
TOTAL		1,218,629	46,000			

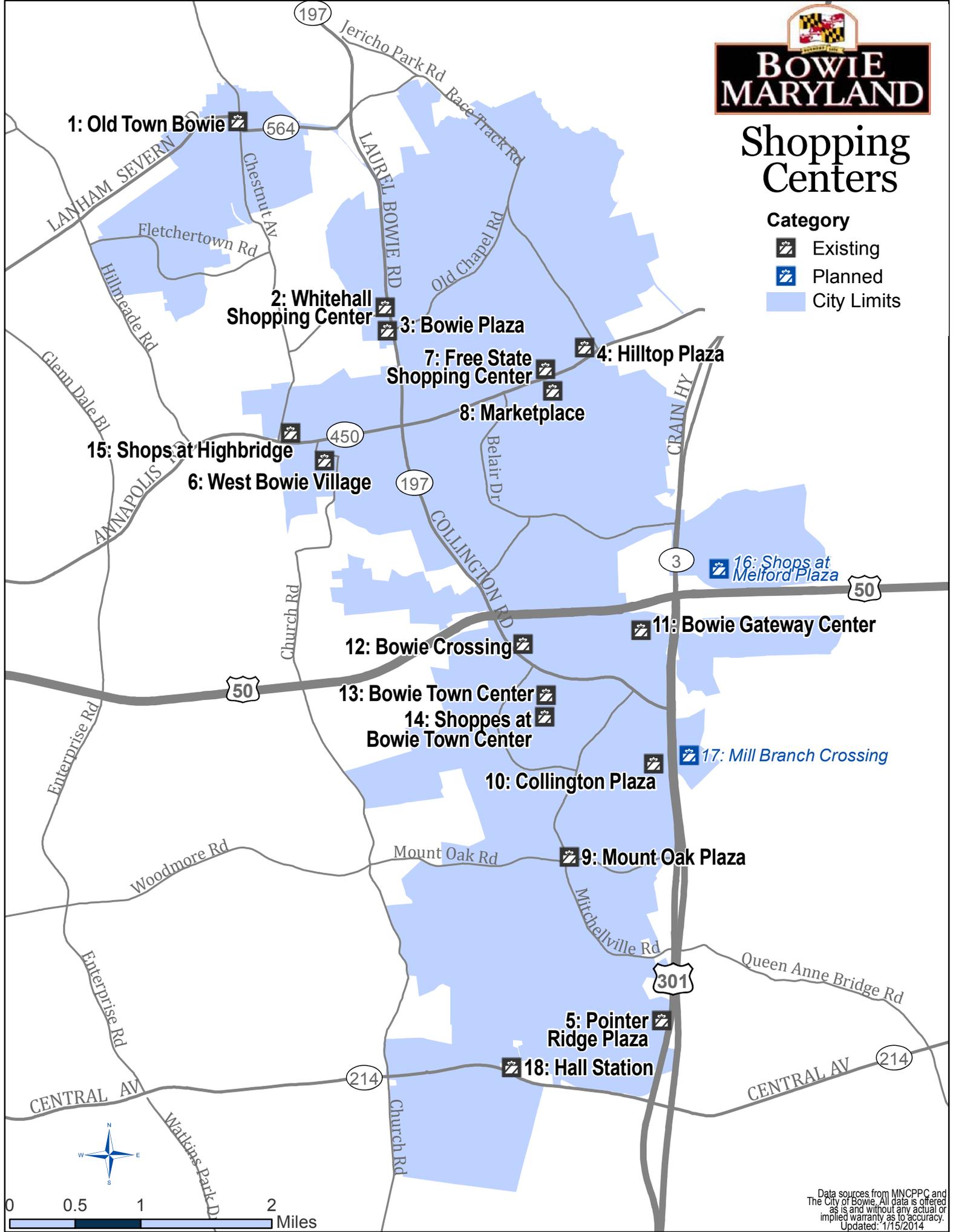
* Denotes outside City



Shopping Centers

Category

- Existing
- Planned
- City Limits



1: Old Town Bowie

2: Whitehall Shopping Center

3: Bowie Plaza

7: Free State Shopping Center

4: Hilltop Plaza

8: Marketplace

15: Shops at Highbridge

6: West Bowie Village

16: Shops at Melford Plaza

11: Bowie Gateway Center

12: Bowie Crossing

13: Bowie Town Center

14: Shoppes at Bowie Town Center

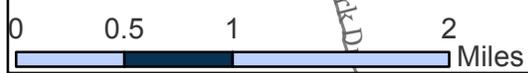
17: Mill Branch Crossing

10: Collington Plaza

9: Mount Oak Plaza

5: Pointer Ridge Plaza

18: Hall Station



Data sources from MNCPPC and The City of Bowie. All data is offered as is and without any actual or implied warranty as to accuracy. Updated: 1/15/2014

**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	182,000	Open
5	Pointer Ridge Plaza	1969	72,189	Open
6	Colonial Village/West Bowie Village	1975	est. 84,000	Strip
7	Free State Shopping Center	1976/2004	278,533	Open
8	Marketplace	1980/2016	134,000	Open
9	Mount Oak Plaza	1986	8,200	Strip
10	Collington Plaza	1996	121,790	Open
11	Bowie Gateway Center	1996	602,394	Open
12	Bowie Crossing	1997	121,744	Open
13	Bowie Town Center	2001	755,000	Open
14	Shoppes at Bowie Town Center	2004	106,930	Open
15	Shoppes at Highbridge	2006	60,000	Open
16	<i>Shops at Melford Plaza</i>	<i>T.B.D.</i>	<i>84,129</i>	<i>T.B.D.</i>
17	<i>Mill Branch Crossing</i>	<i>T.B.D.</i>	<i>586,500</i>	<i>Open</i>
18	Hall Station	2014	14,214	Strip