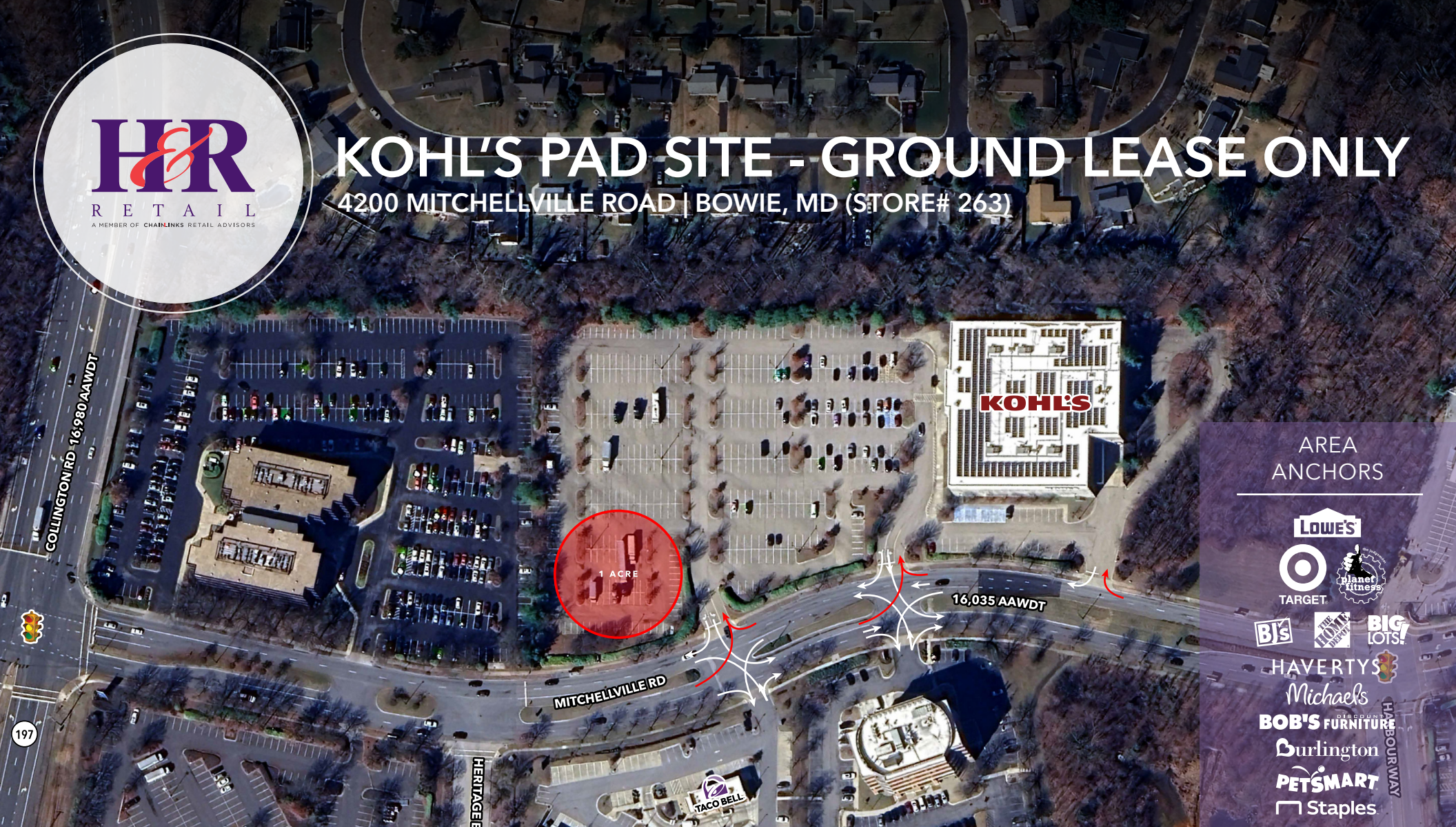




KOHL'S PAD SITE - GROUND LEASE ONLY

4200 MITCHELLVILLE ROAD | BOWIE, MD (STORE# 263)



AREA ANCHORS

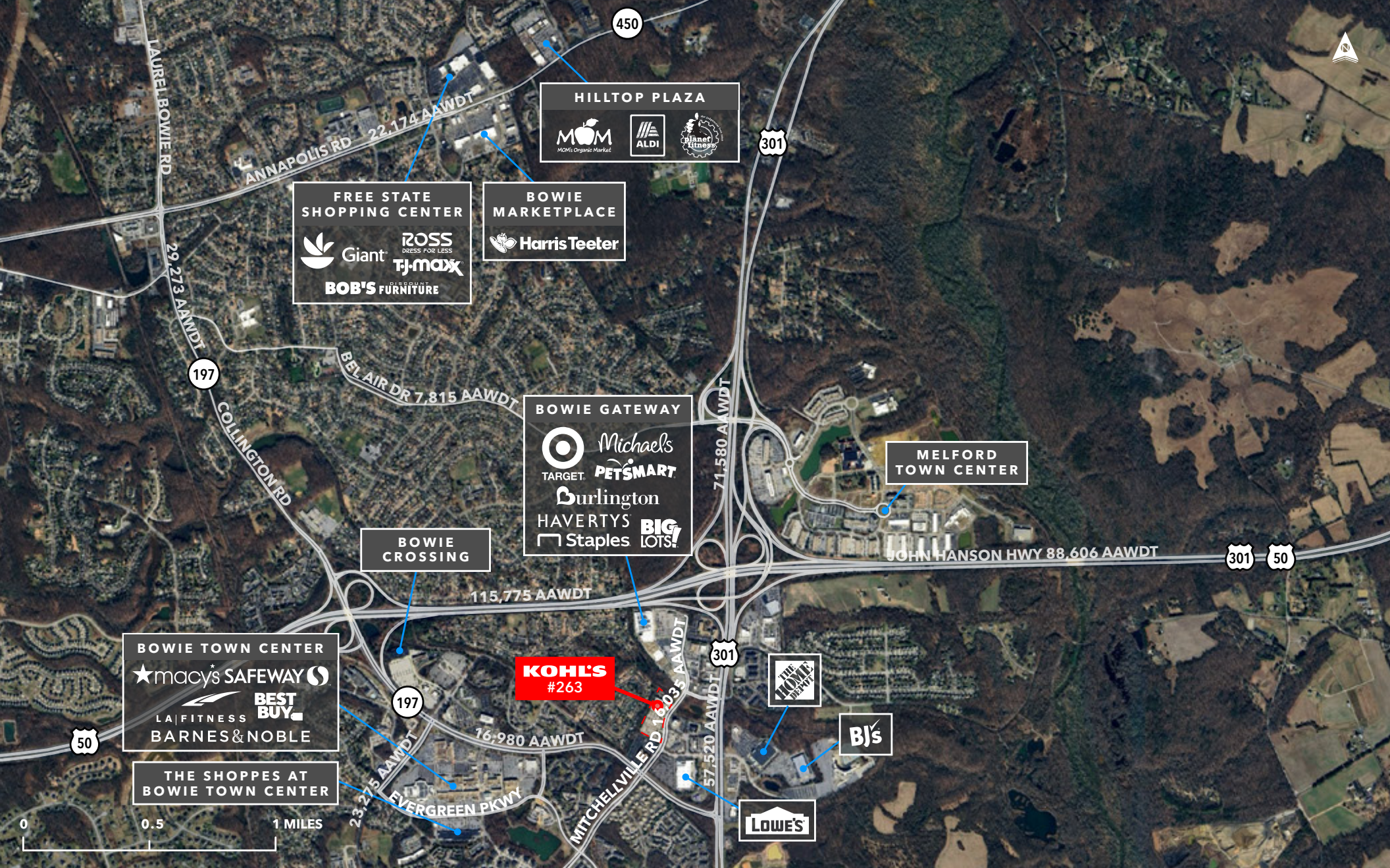
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

- Up to 1 acre pad (location is approximate)
- 16,035 AAWDT fronting the pad
- Co-tenants: N/A

DEMOGRAPHICS (2024)

	TOTAL POPULATION	AVERAGE HH INCOME	NUMBER OF HOUSEHOLDS	CONSUMER SPENDING
1 MILE	10,057	\$142,948	4,364	\$172.2M
3 MILE	48,419	\$174,454	17,672	\$853.2M
5 MILE	107,476	\$188,292	38,481	\$1.9B



Please contact

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