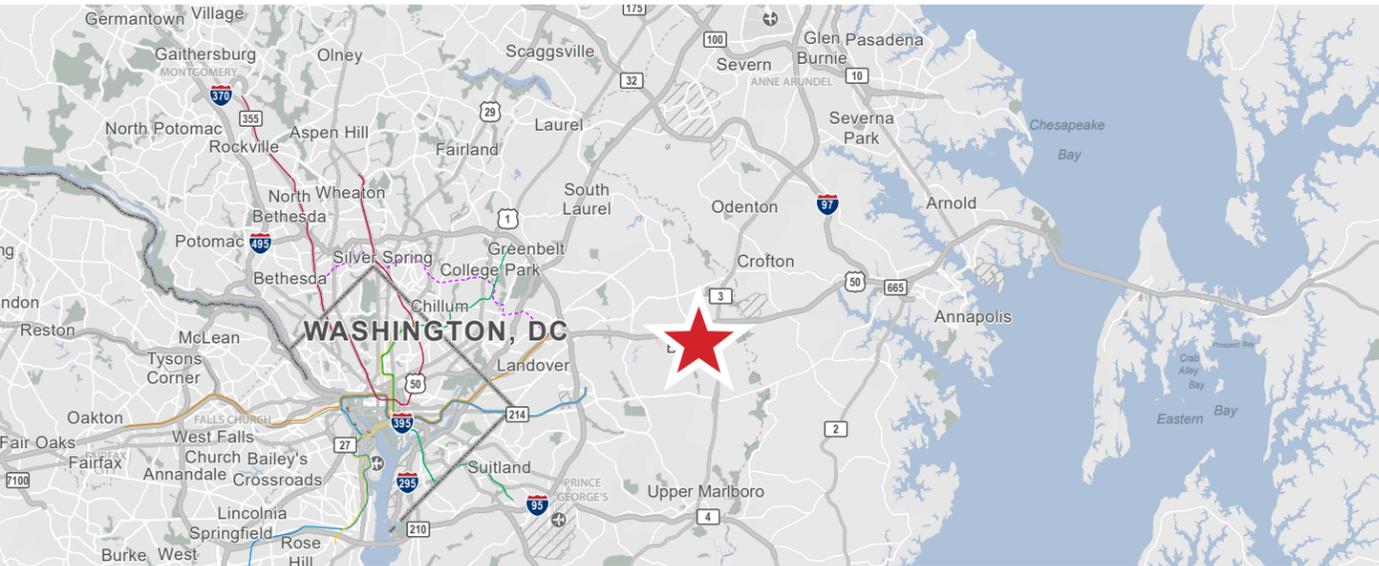


BOWIE TOWN CENTER STRIP

15606 EMERALD WAY, BOWIE, MD 20716



BOWIE TOWN CENTER STRIP



PROPERTY HIGHLIGHTS

- Anchored by Safeway and shadow-anchored by Bowie Town Center with anchors including Macy's, LA Fitness, Barnes & Noble, and Best Buy.
- Exceptional retailer mix such as First Watch Cafe, Panda Express, Wingstop, and Crumbl Cookies.
- Nearby retailers include Chipotle, Panera, Starbucks, Potbelly, Five Guys, and Foot Locker.
- Average household income of over \$170,000 within three miles.
- Located within close proximity to Route 50 (115,555 AAWDT) and Route 301 (59,262 AAWDT).

THE NEIGHBORHOOD

3 MILE (2025)



MARKET AERIAL



BOWIE TC STRIP

- SAFeway
- DOLLAR TREE
- FIRST WATCH
- PANDA EXPRESS
- Wonder (JUST SIGNED)

BOWIE GATEWAY

- Michael's
- TARGET
- PETSMART
- Burlington
- HAVERTYS
- Staples

MELFORD TOWN CENTER

BOWIE TOWN CENTER

- macys
- BARNES & NOBLE
- LA FITNESS

THE SHOPPES AT BOWIE TOWN CENTER

COLLINGTON PLAZA

- Walmart

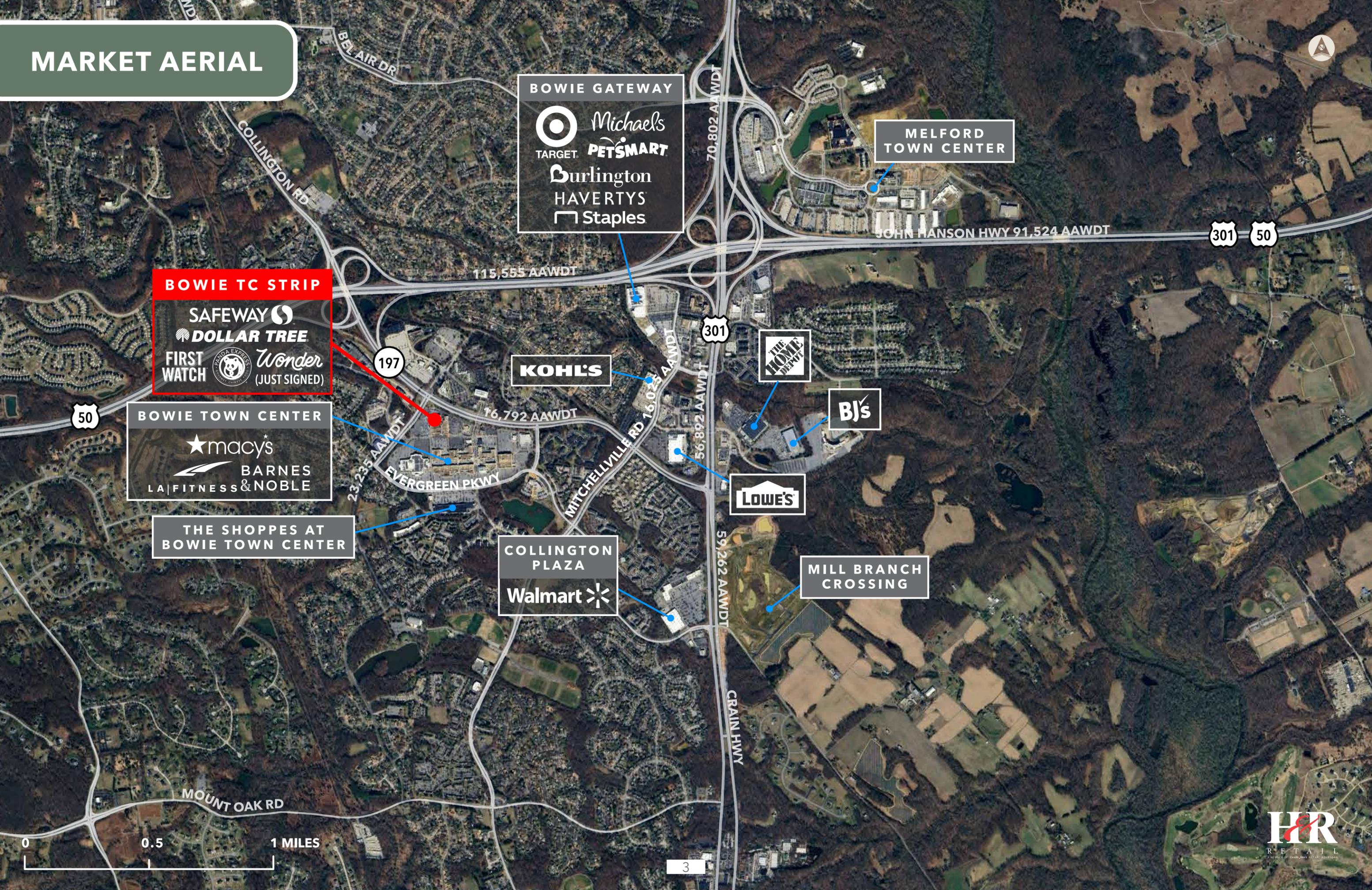
LOWE'S

MILL BRANCH CROSSING

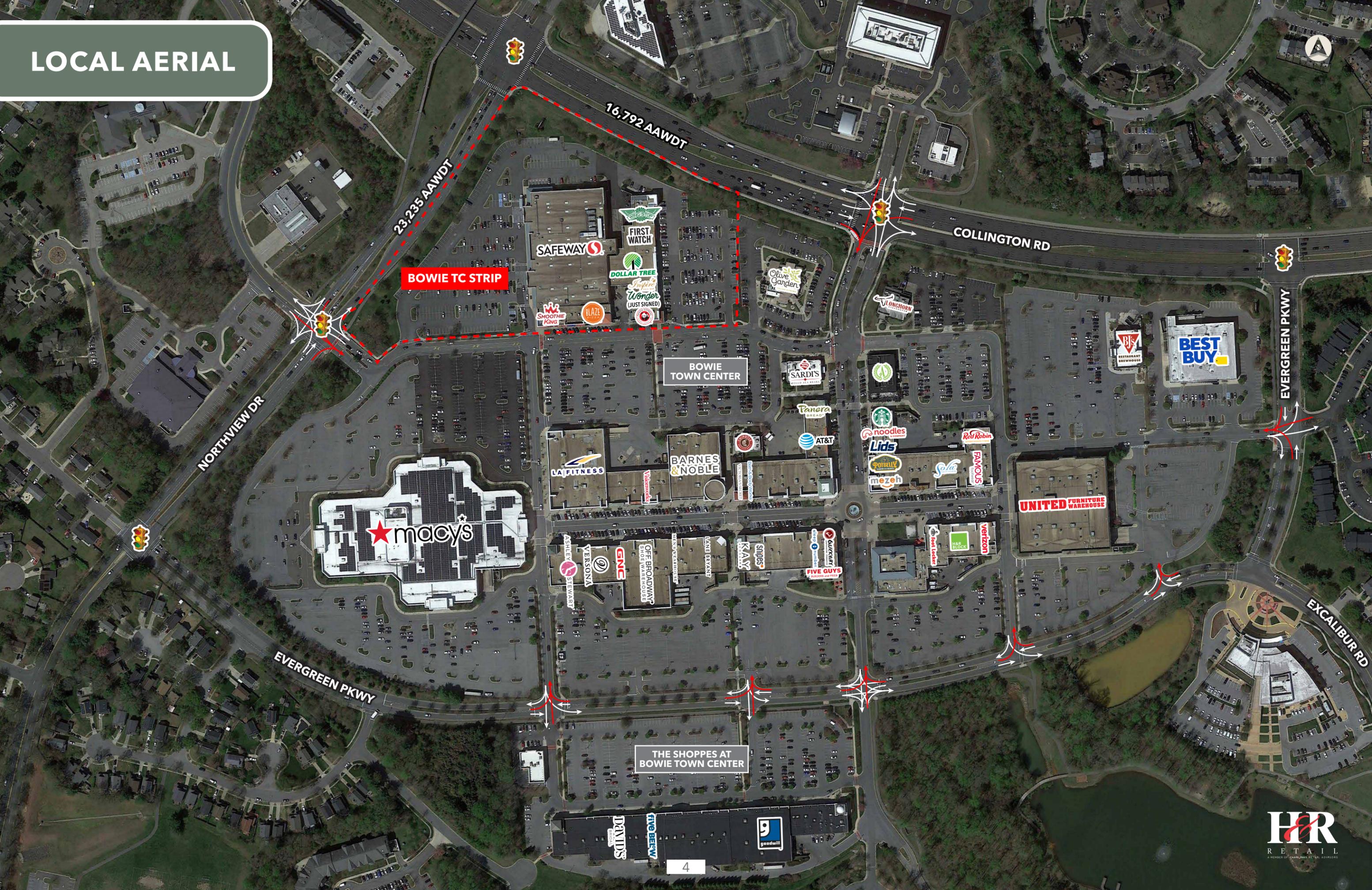
THE HOME DEPOT

BJ's

KOHL'S



LOCAL AERIAL



BOWIE TC STRIP

BOWIE TOWN CENTER

macy's

THE SHOPES AT BOWIE TOWN CENTER

RETAIL SITE PLAN



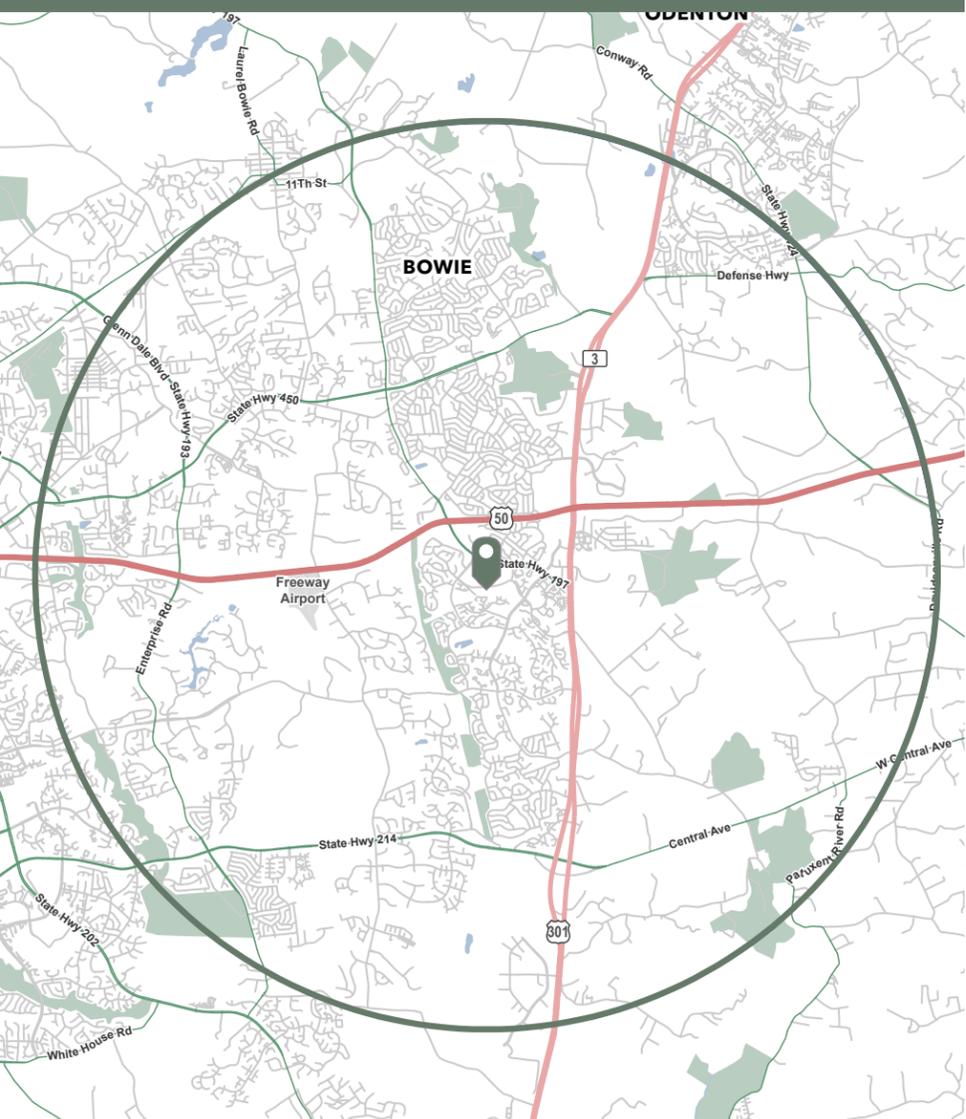
1,400 SF
SPACE H06

LEGEND

- Available
- Leased

NEIGHBORHOOD PROFILE

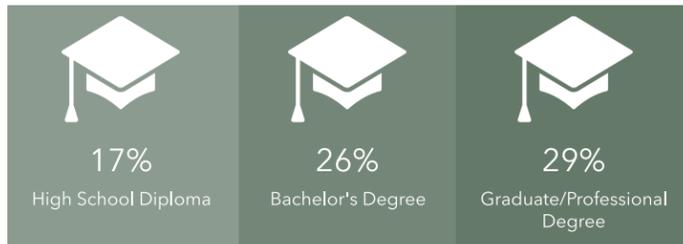
BOWIE, MD DEMOGRAPHIC PROFILE (2025) Bowie TC Strip 5 mile ring



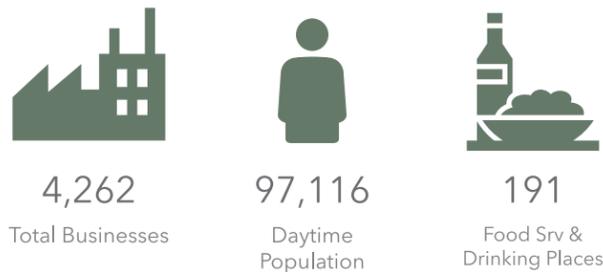
KEY FACTS



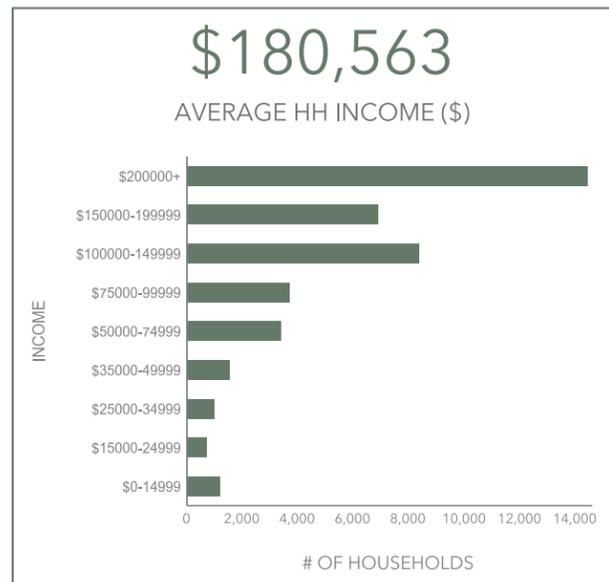
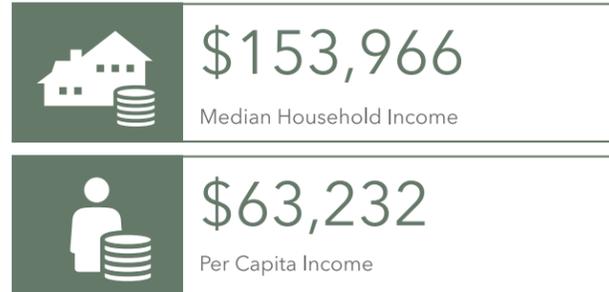
EDUCATION



BUSINESS



INCOME



TAPESTRY SEGMENTS

L1 Savvy Suburbanites
15,800 (38.4%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

L3 Top Tier
5,031 (12.2%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.

K5 Dreambelt
4,430 (10.8%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.

1 MILE 3 MILES 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2010 Total Population	10,145	46,963	102,871
2020 Total Population	11,243	53,667	115,349
2025 Total Population	10,777	53,032	117,079
2030 Total Population	10,586	53,093	118,901
2025-2030 Annual Rate	-0.36%	0.02%	0.31%
Median Age	42.4	42.0	42.9

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	4,229	17,080	36,624
2020 Households	4,663	19,293	40,156
2025 Households	4,526	19,289	41,152
2030 Households	4,526	19,289	41,152
2025 Average Household Size	2.31	2.72	2.81

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$134,147	\$171,235	\$180,563
Median Household Income	\$115,008	\$146,487	\$153,966
Per Capita Income	\$55,823	\$62,306	\$63,232

2025 POPULATION BY RACE/ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	24.0%	26.5%	25.4%
Black Alone	59.7%	56.5%	59.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.3%	4.7%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.1%	4.3%	4.0%
Two or More Races	4.1%	4.3%	4.0%
Hispanic Origin	8.3%	8.2%	7.7%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT	1 MILE	3 MILES	5 MILES
Total	7,926	38,142	84,202
Less than 9th Grade	2.3%	1.9%	1.8%
9th - 12th Grade, No Diploma	2.5%	2.8%	2.4%
High School Graduate	19.0%	17.7%	16.8%
GED/Alternative Credential	1.7%	2.1%	2.2%
Some College, No Degree	14.8%	14.0%	14.6%
Associate Degree	5.5%	7.8%	7.5%
Bachelor's Degree	28.6%	25.4%	25.8%
Graduate/Professional Degree	25.5%	28.4%	29.0%

BUSINESS	1 MILE	3 MILES	5 MILES
Total Business	556	2,135	4,262
Total Employees	6,422	20,000	38,200
Employment/Residential Population Ratio	1.06	0.85	0.83

2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 38.94588899808856/-76.73664472748877



BOWIE TOWN CENTER STRIP

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