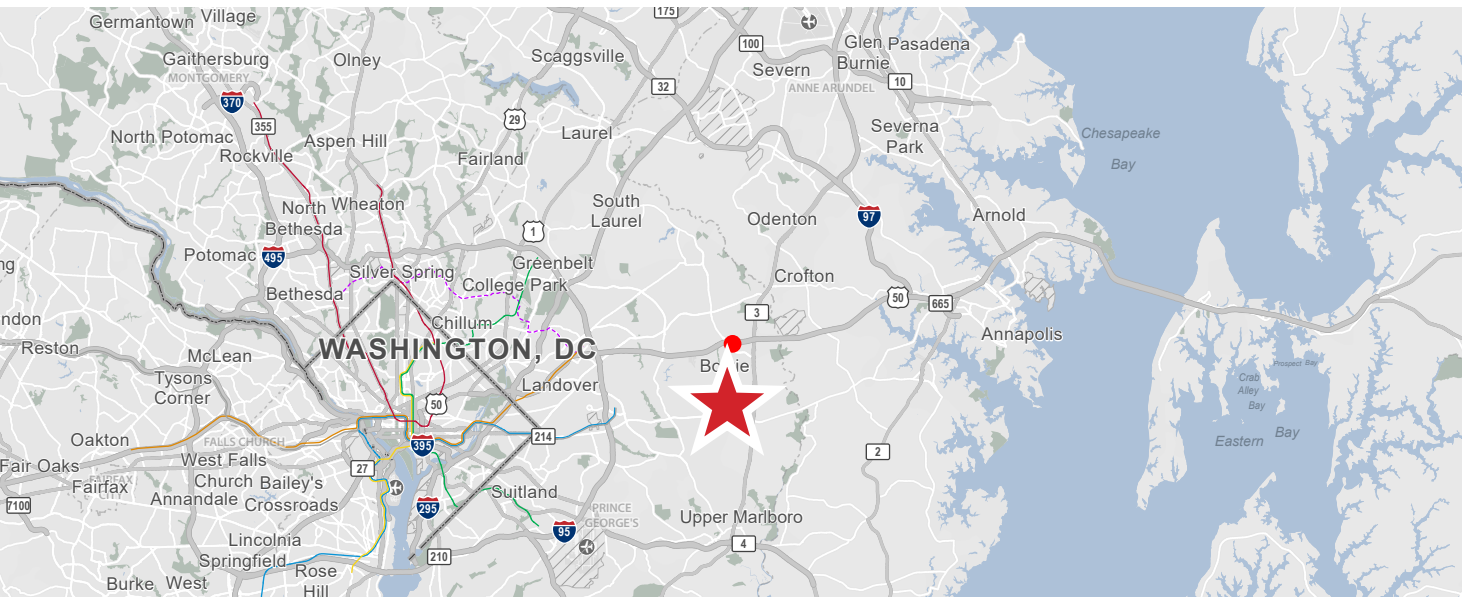


BOWIE TOWN CENTER STRIP

15606 EMERALD WAY, BOWIE, MD 20716



BOWIE TOWN CENTER STRIP

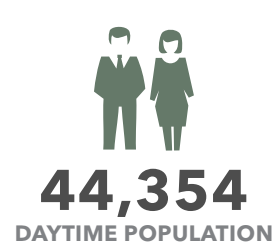


PROPERTY HIGHLIGHTS

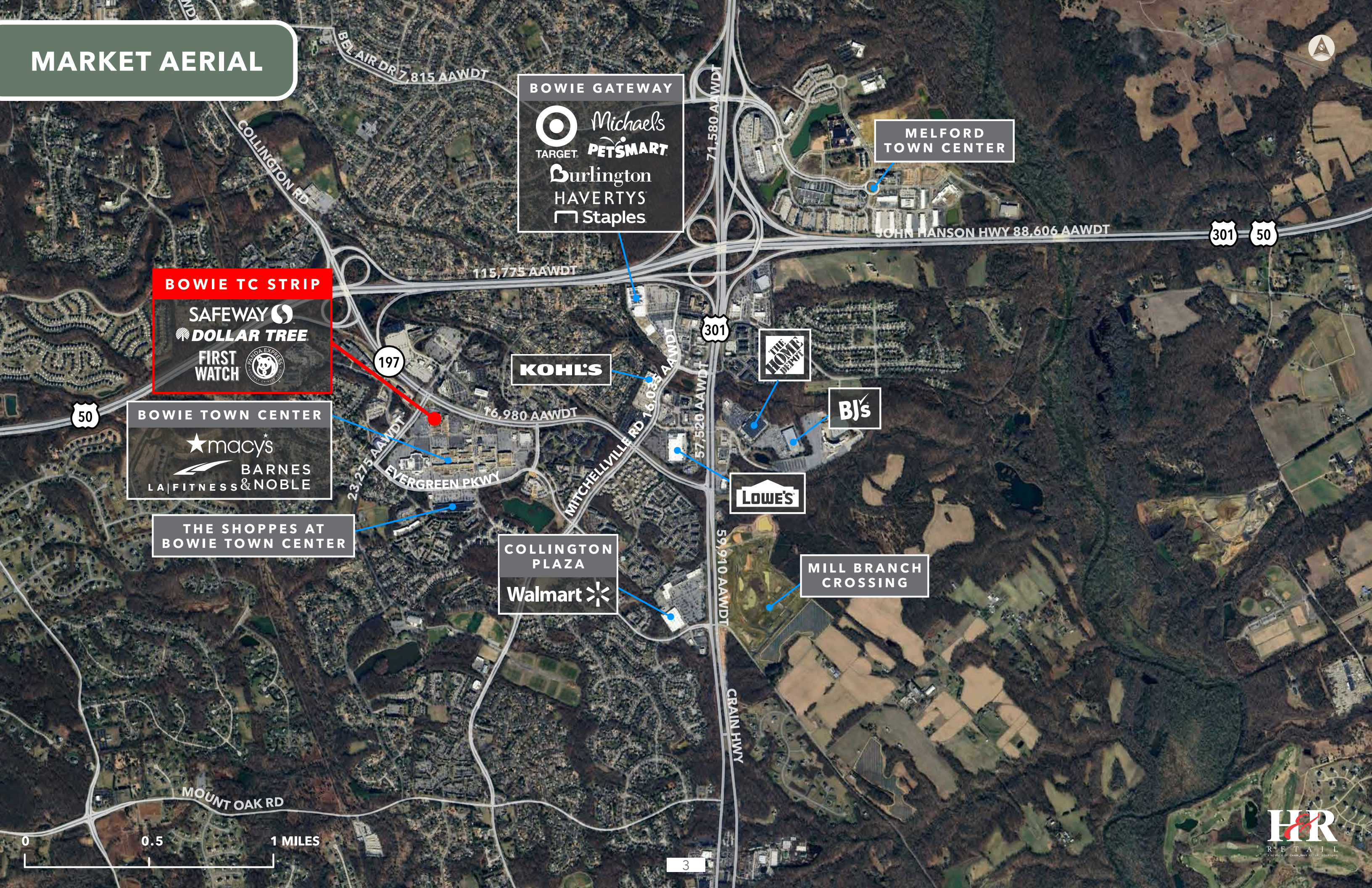
- Anchored by Safeway and shadow-anchored by Bowie Town Center with anchors including Macy's, LA Fitness, Barnes & Nobel, and Best Buy.
- Exceptional retailer mix such as First Watch Cafe, Panda Express, Wingstop, and Crumbl Cookies.
- Nearby retailers include Chipotle, Panera, Starbucks, Potbelly, Five Guys, and Foot Locker.
- Average household income of over \$170,000 within three miles.
- Located within close proximity to Route 50 (115,775 AAWDT) and Route 301 (59,910 AAWDT).

THE NEIGHBORHOOD

3 MILE (2024)



MARKET AERIAL



BOWIE GATEWAY

TARGET
MICHAEL'S
PETS MART
Burlington
HAVERTYS
Staples

MELFORD TOWN CENTER

BOWIE TC STRIP

SAFeway
DOLLAR TREE
FIRST WATCH
PANDA EXPRESS

BOWIE TOWN CENTER

MACY'S
BARNES & NOBLE
LA FITNESS

THE SHOPPES AT BOWIE TOWN CENTER

KOHL'S

COLLINGTON PLAZA

Walmart

301

THE HOME DEPOT

BJ'S

LOWE'S

MILL BRANCH CROSSING

197

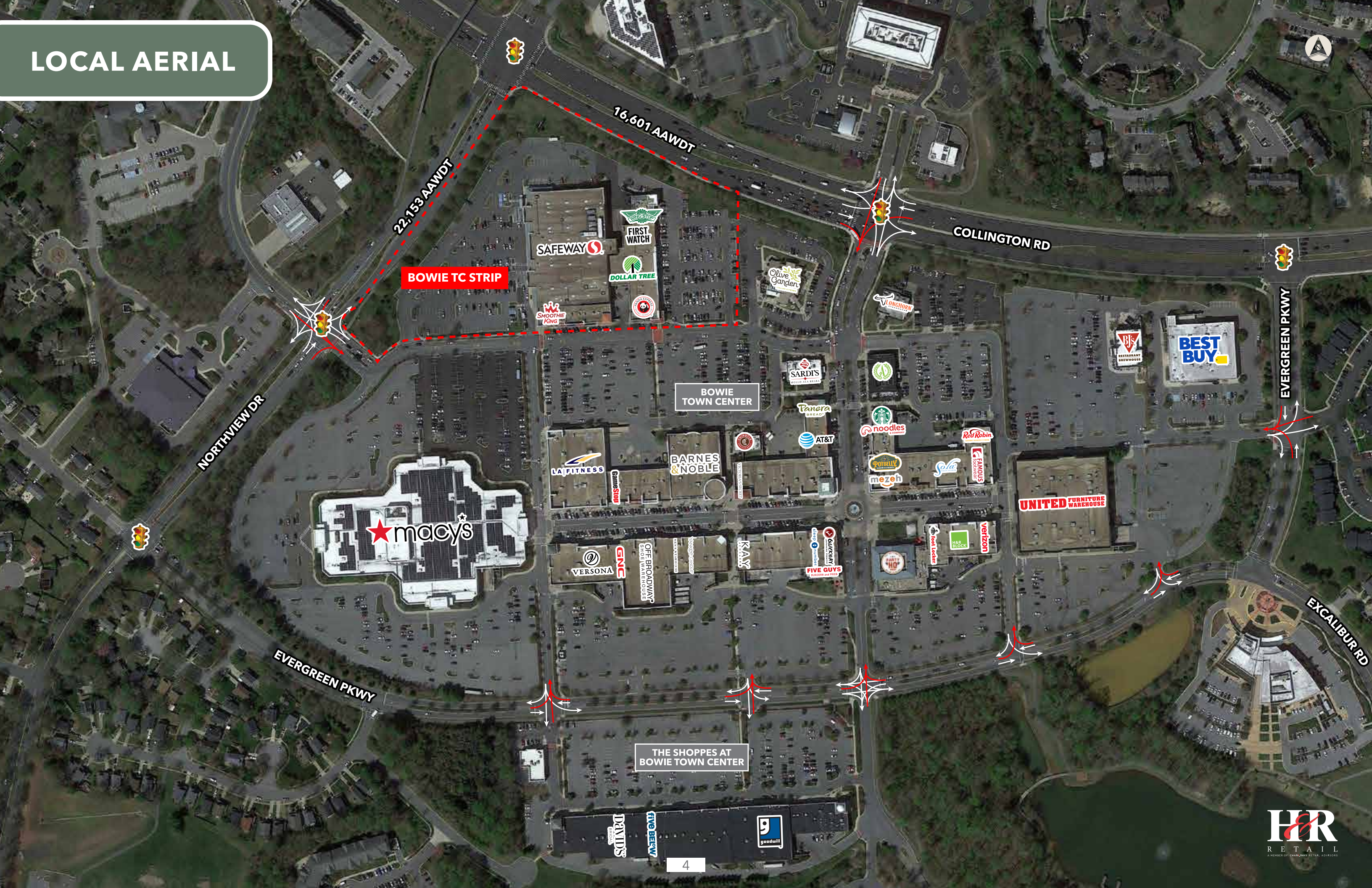
50

301

50

0 0.5 1 MILES

LOCAL AERIAL



RETAIL SITE PLAN



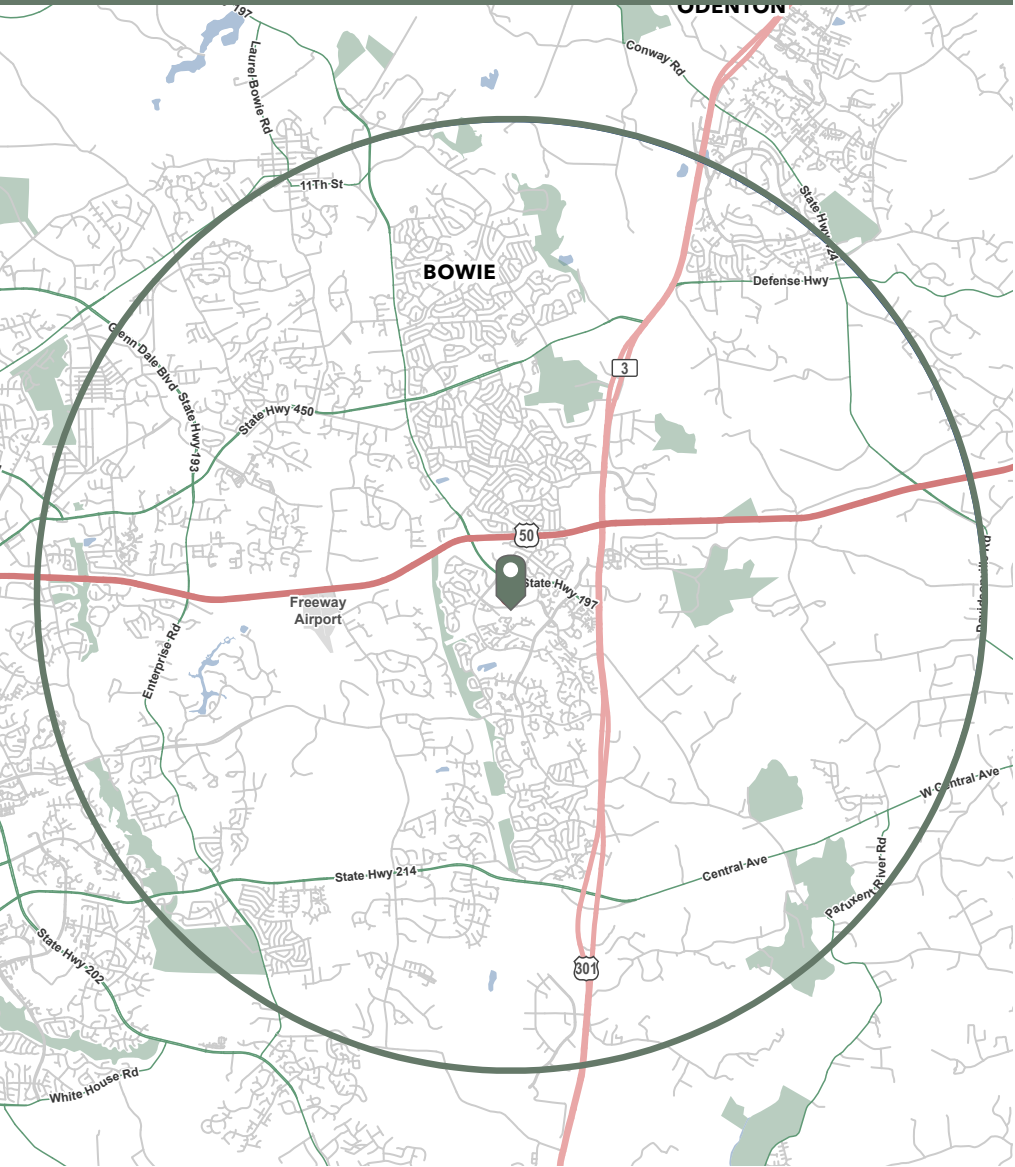
LEGEND

- Available
- Under Negotiation
- Leased

NEIGHBORHOOD PROFILE

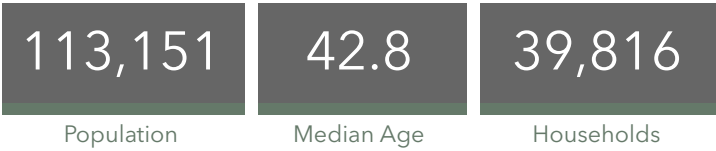


BOWIE, MD
DEMOGRAPHIC PROFILE (2024)
Bowie TC Strip
5 mile ring

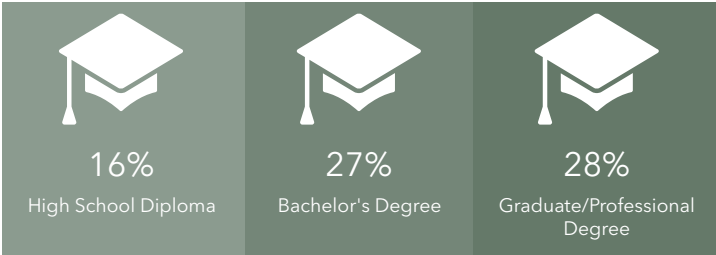


2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.94414/-76.73540

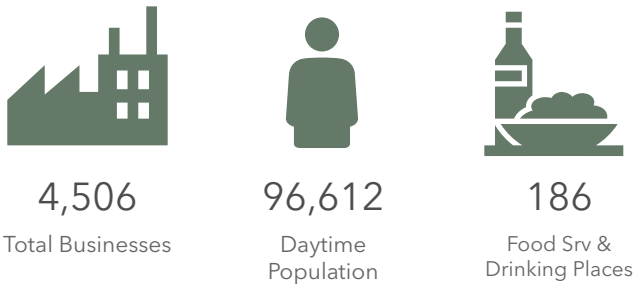
KEY FACTS



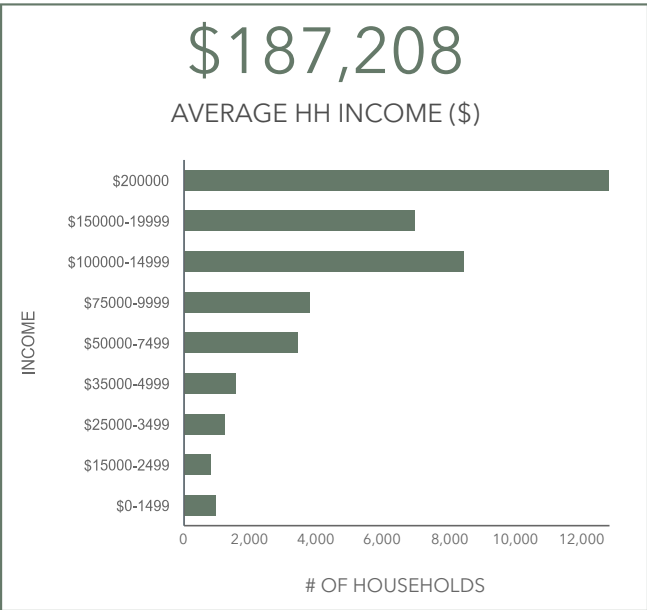
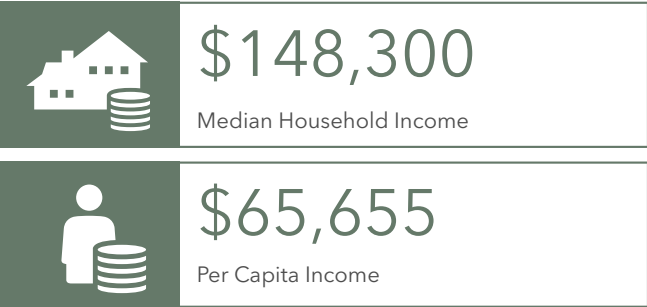
EDUCATION



BUSINESS



INCOME



1 MILE 3 MILES 5 MILES

POPULATION			
2000 Total Population	10,847	41,373	87,291
2010 Total Population	11,465	45,520	101,506
2024 Total Population	12,254	51,368	113,151
2029 Total Population	11,976	51,367	114,389
2024-2029 Annual Rate	-0.46%	0.00%	0.22%
Median Age	41.9	41.8	42.8

HOUSEHOLDS			
2000 Households	4,371	15,043	30,521
2010 Households	4,753	16,584	36,186
2024 Households	5,124	18,697	39,816
2024 Average Household Size	2.33	2.71	2.80

INCOME			
Average Household Income	\$134,735	\$177,271	\$187,208
Median Household Income	\$106,999	\$137,939	\$148,300
Per Capita Income	\$56,148	\$64,522	\$65,655

2024 POPULATION BY RACE/ETHNICITY			
White Alone	18.4%	24.7%	24.5%
Black Alone	65.3%	57.4%	58.9%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	4.7%	4.9%	4.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.9%	4.6%	4.4%
Two or More Races	7.4%	8.0%	7.4%
Hispanic Origin	8.0%	9.0%	8.4%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	9,054	36,650	80,677
Less than 9th Grade	2.4%	1.5%	1.4%
9th - 12th Grade, No Diploma	2.5%	2.6%	2.3%
High School Graduate	18.0%	17.8%	16.4%
GED/Alternative Credential	2.7%	2.3%	2.2%
Some College, No Degree	15.2%	14.3%	15.0%
Associate Degree	5.4%	7.6%	7.5%
Bachelor's Degree	29.6%	26.6%	27.3%
Graduate/Professional Degree	24.2%	27.2%	27.9%

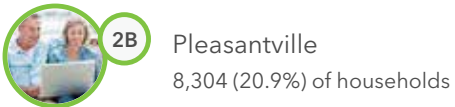
BUSINESS			
Total Business	605	2,128	4,506
Total Employees	6,783	19,150	38,874
Employment/Residential Population Ratio	0.550:1	0.370:1	0.340:1

Tapestry segments



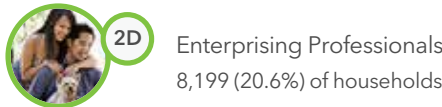
Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus 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.



Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.



Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



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