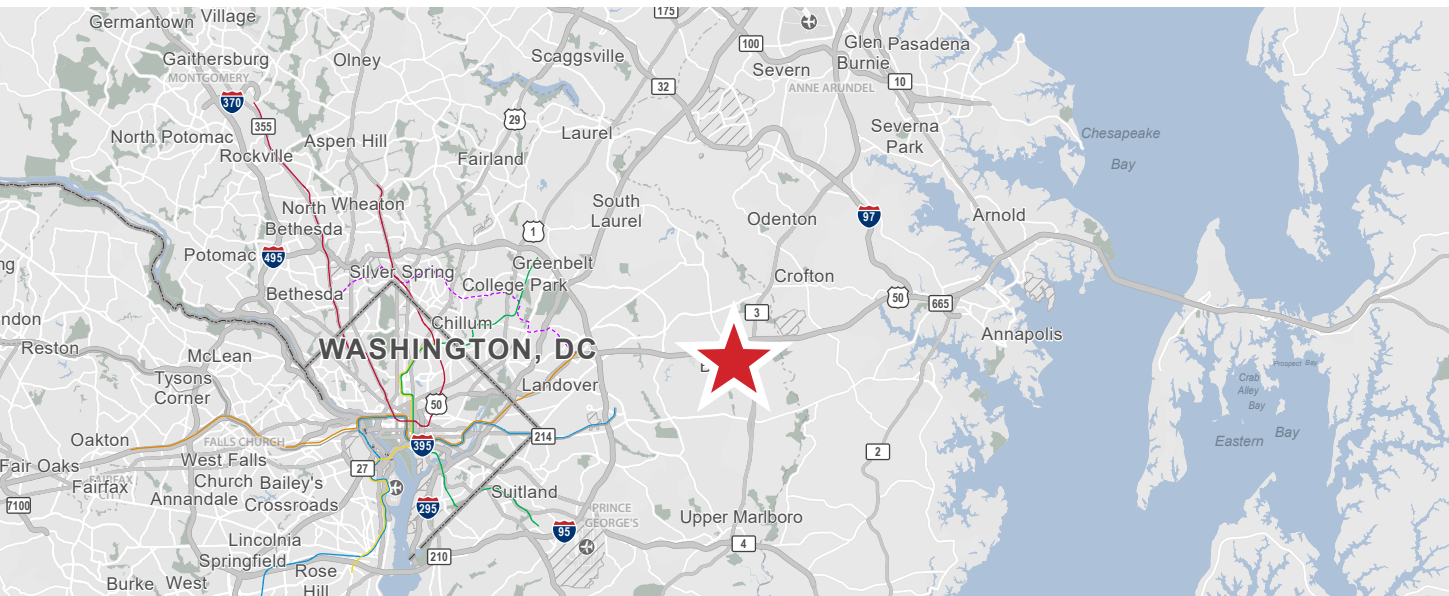


BOWIE TOWN CENTER STRIP

15606 EMERALD WAY, BOWIE, MD 20716



BOWIE TOWN CENTER STRIP

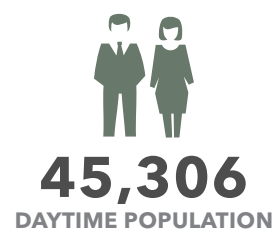


PROPERTY HIGHLIGHTS

- 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 (114,515 AAWDT) and Route 301 (56,412 AAWDT).

THE NEIGHBORHOOD

3 MILE (2025)



MARKET AERIAL



BOWIE TC STRIP

- SAFeway
- DOLLAR TREE
- FIRST WATCH
- Wunder (UNDER CONSTRUCTION)
- PANDA EXPRESS
- HUMMUS REPUBLIC (JUST SIGNED!)

- ### BOWIE TOWN CENTER
- macys
 - BARNES & NOBLE
 - LA FITNESS

THE SHOPPES AT BOWIE TOWN CENTER

- ### BOWIE GATEWAY
- TARGET
 - Michaels
 - PETSMART
 - Burlington
 - HAVERTYS
 - Staples

MELFORD TOWN CENTER

KOHL'S

THE HOME DEPOT

BJ's

LOWE'S

COLLINGTON PLAZA
Walmart

MILL BRANCH CROSSING

BEL AIR DR

70,212 AAWDT

JOHN HANSON HWY 91,524 AAWDT



114,515 AAWDT

197

50

16,662 AAWDT

22,845 AAWDT

EVERGREEN PKWY

MITCHELLVILLE RD 15,735 AAWDT

301

56,412 AAWDT

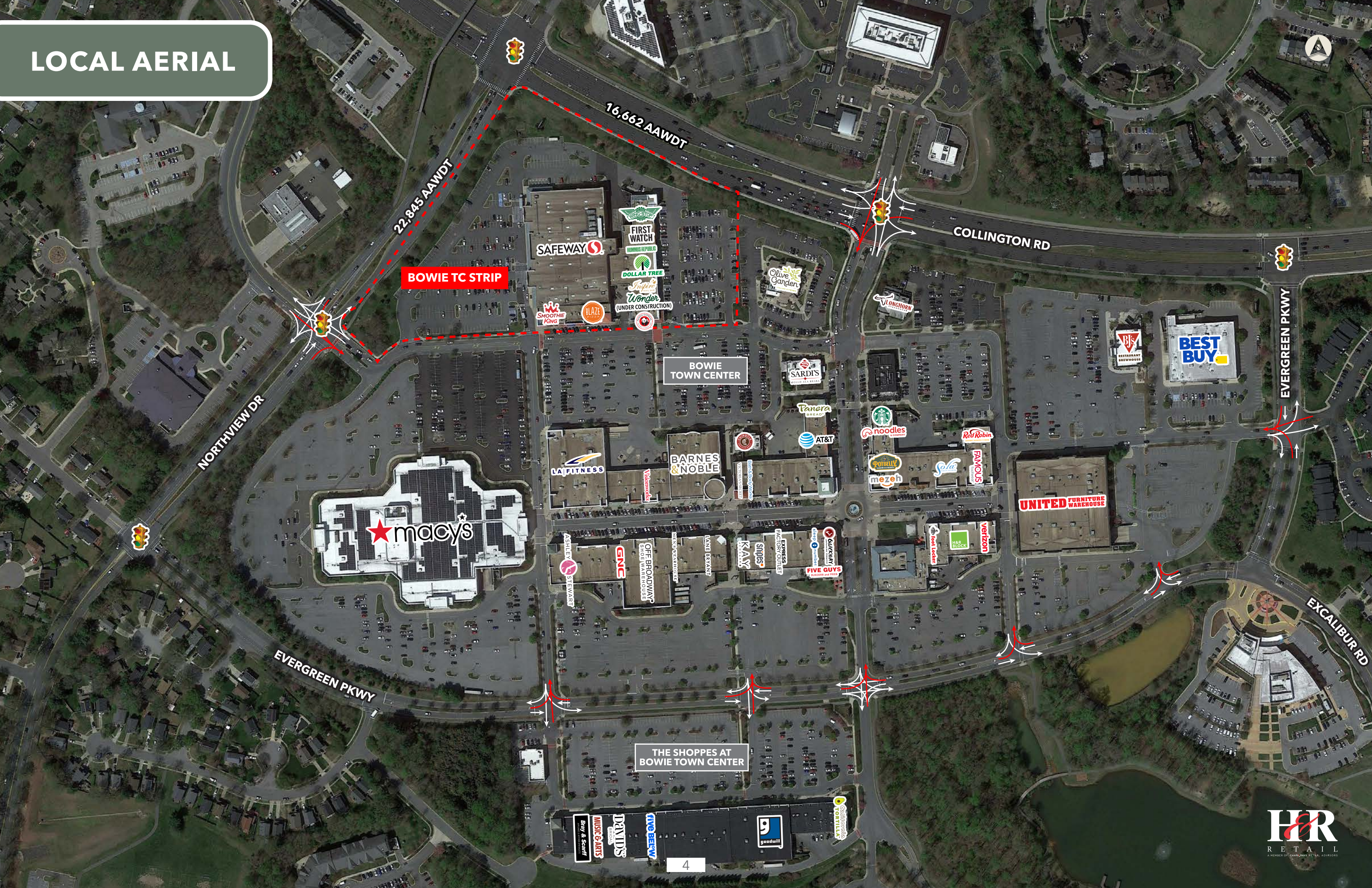
59,262 AAWDT

CRAIN HWY

MOUNT OAK RD

0 0.5 1 MILES

LOCAL AERIAL



BOWIE TC STRIP

BOWIE TOWN CENTER

THE SHOPPES AT BOWIE TOWN CENTER

macy's

SAFeway

FIRST WATCH

DOLLAR TREE

Wonders

(UNDER CONSTRUCTION)

SMOOTHIE KING

BLAZE

SARDIS

Panera

AT&T

noodles

Red Robin

mezeh

Sola

FAMOUS

UNITED FURNITURE WAREHOUSE

BEST BUY

BJS RESTAURANT BREWHOUSE

LA FITNESS

BARNES & NOBLE

ASHLEY STEWART

GNC

OFF BROADWAY SHOE WAREHOUSE

DANE BRYANT

KAY

SHOPS

EXPRESS FACTORY OUTLET

FIVE GUYS

Best Buy

HER BLOCK

verizon

DAVID'S

MUSIC & ARTS

5ive BEER

goodwill

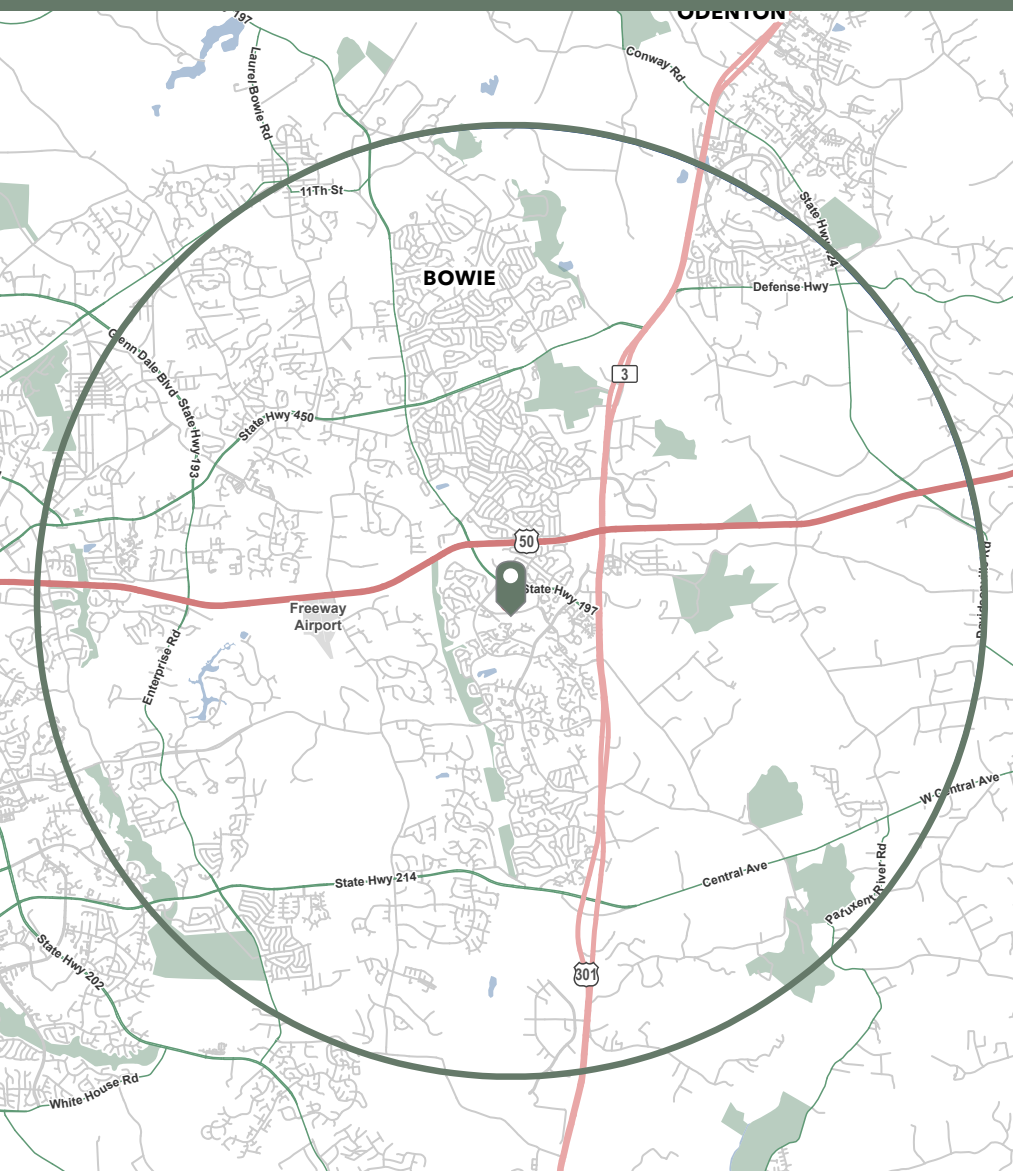
RETAIL SITE PLAN



LEGEND
 Available
 Leased

NEIGHBORHOOD PROFILE

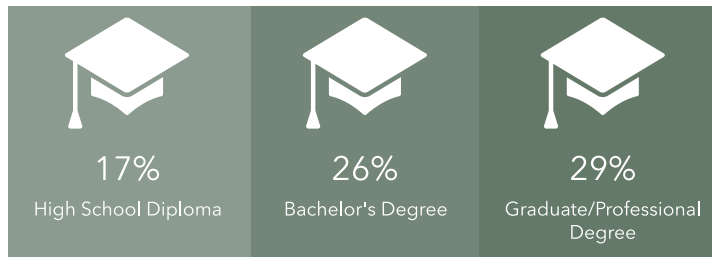
BOWIE, MD DEMOGRAPHIC PROFILE (2025) Bowie TC Strip 5 mile ring



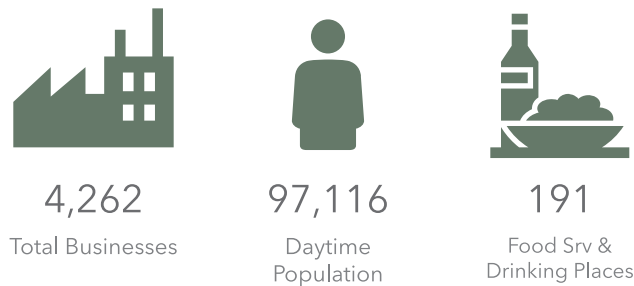
KEY FACTS



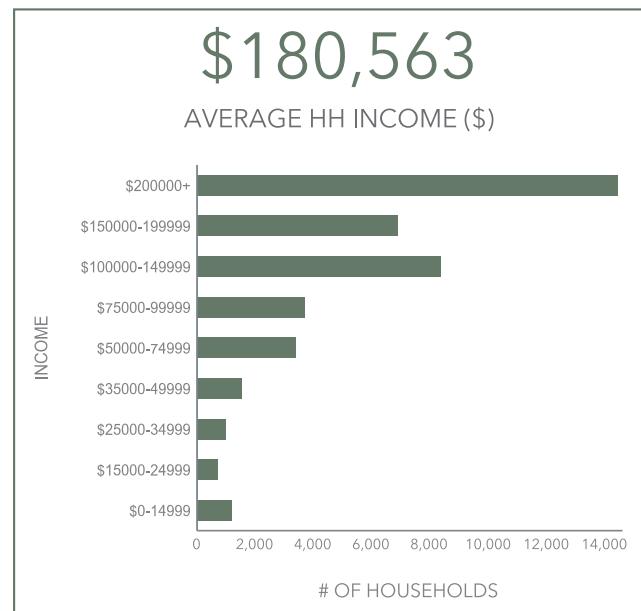
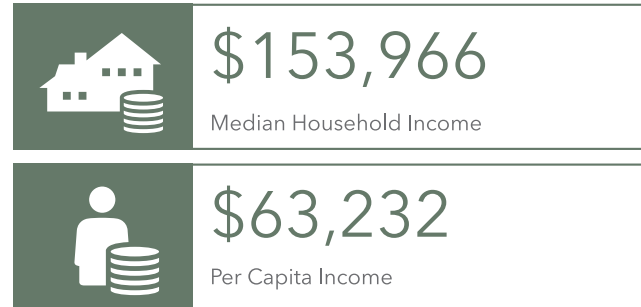
EDUCATION



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 |
| 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

15606 EMERALD WAY, BOWIE, MD 20716

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