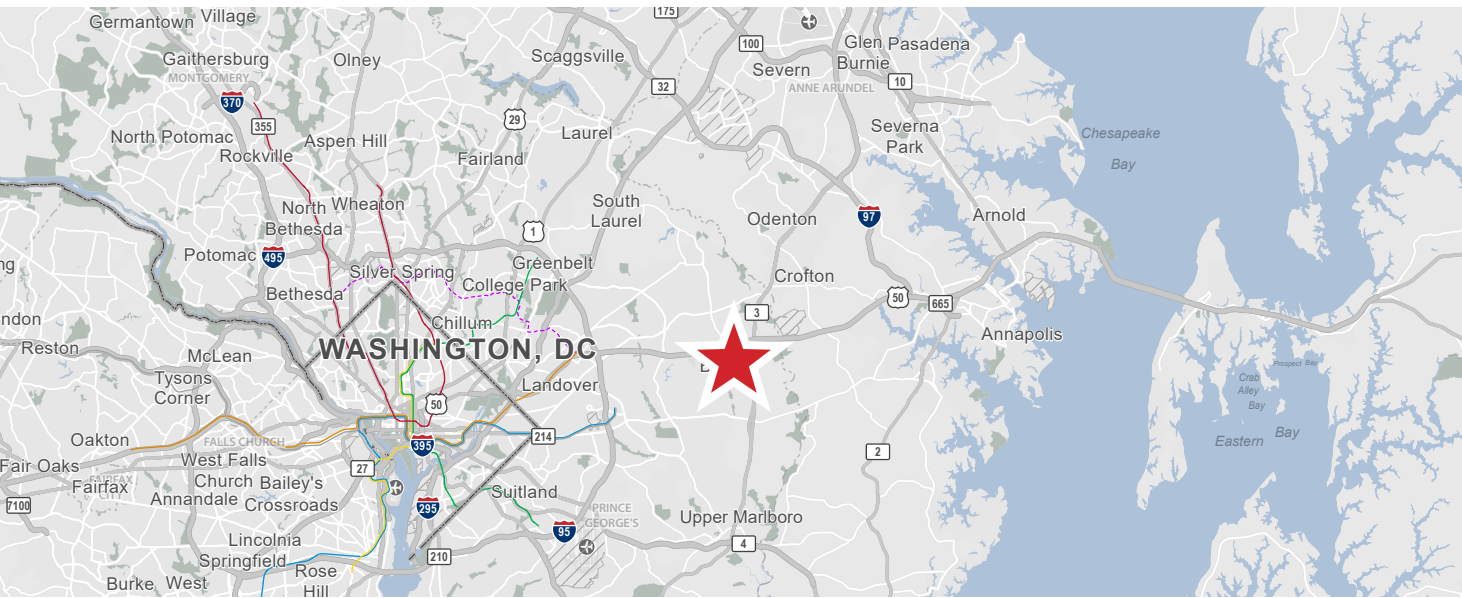


BOWIE TOWN CENTER STRIP

15606 EMERALD WAY, BOWIE, MD 20716



BOWIE TOWN CENTER STRIP

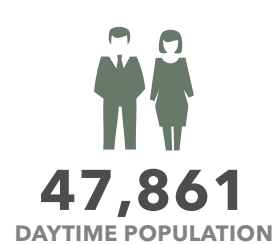


PROPERTY HIGHLIGHTS

- 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 \$175,000 within three miles.
- Located within close proximity to Route 50 (114,515 AAWDT) and Route 301 (56,412 AAWDT).

THE NEIGHBORHOOD

3 MILE (2026)



MARKET AERIAL

BOWIE TC STRIP

SAFeway
DOLLAR TREE
FIRST WATCH
Wonder
PANDA EXPRESS
HUMMUS REPUBLIC
UNDER CONSTRUCTION

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

JOHN HANSON HWY 91,524 AAWDT

KOHL'S

THE HOME DEPOT

BJ's

LOWE'S

COLLINGTON PLAZA

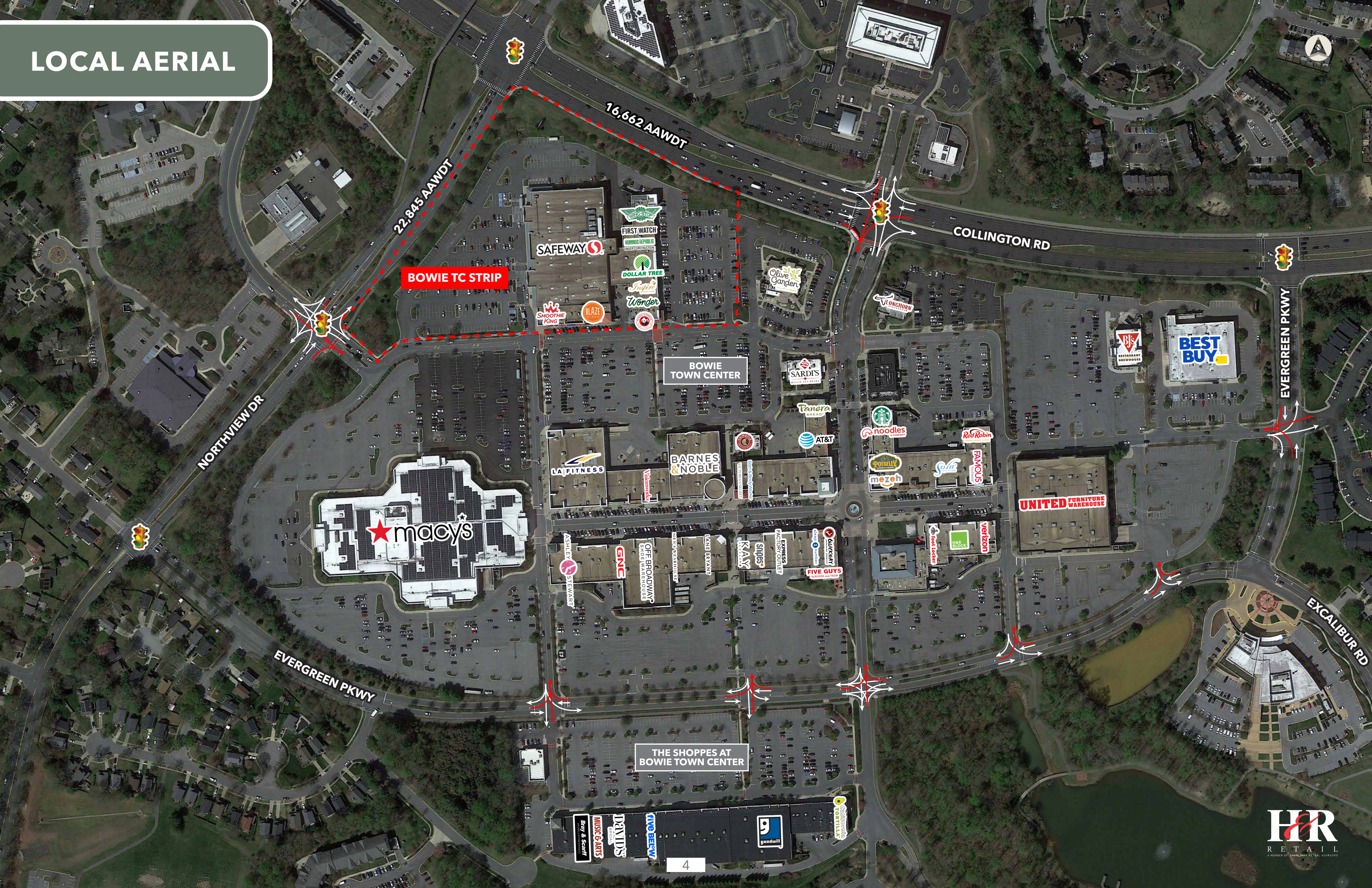
Walmart

MILL BRANCH CROSSING

MOUNT OAK RD

0 0.5 1 MILES

LOCAL AERIAL



BOWIE TC STRIP

16,662 AAWDT

22,845 AAWDT

COLLINGTON RD

EVERGREEN PKWY

NORTHVIEW DR

EXCALIBUR RD

macy's

EVERGREEN PKWY

THE SHoppes AT
BOWIE TOWN CENTER

RETAIL SITE PLAN

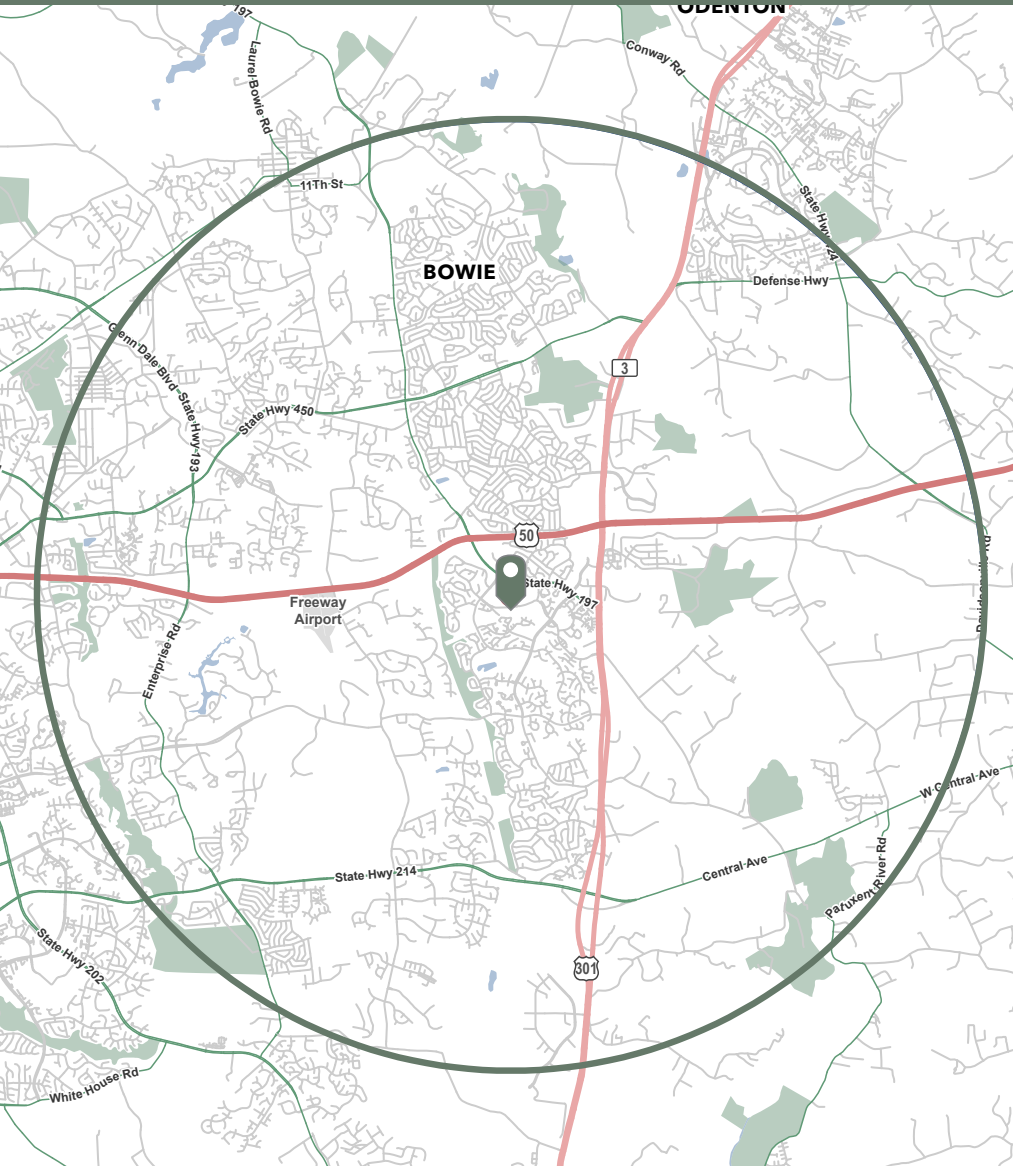


LEGEND
Available
Leased

NEIGHBORHOOD PROFILE



BOWIE, MD
DEMOGRAPHIC PROFILE (2026)
Bowie TC Strip
5 mile ring



2026 and 2031 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 38.94588899808856/-76.73664472748877

KEY FACTS

120,820	42.9	42,747
Population	Median Age	Households

EDUCATION

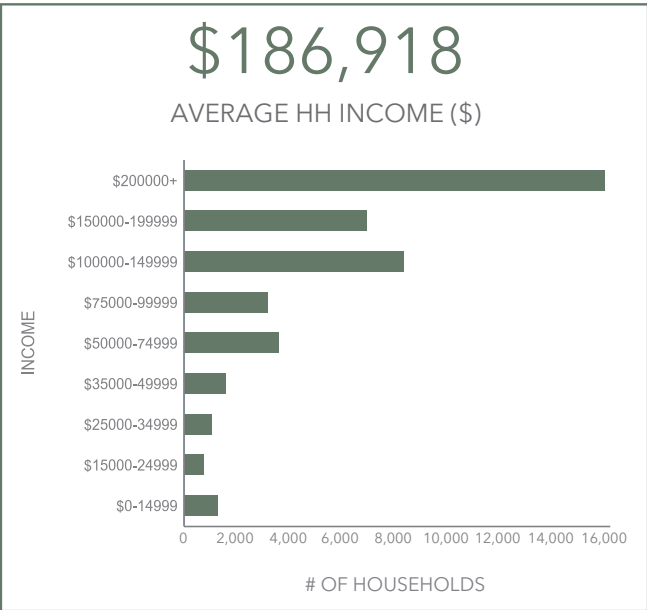
15%	27%	29%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

4,320	101,481	189
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

	\$158,858
	Median Household Income
	\$66,027
	Per Capita Income



TAPESTRY SEGMENTS

Savvy Suburbanites
15.9K (37.3%) 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.

Top Tier
5,495 (12.9%) 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.

Dreambelt
4,462 (10.2%) 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	10,943	48,337	102,702
2020 Total Population	12,259	55,243	115,700
2026 Total Population	11,820	56,349	120,820
2031 Total Population	11,586	56,228	121,638
2026-2031 Annual Rate	-0.40%	-0.04%	0.14%
Median Age	42.6	42.0	42.9

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	4,603	17,523	36,585
2020 Households	5,140	19,780	40,371
2026 Households	5,030	20,421	42,747
2026 Average Household Size	2.28	2.73	2.79

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$135,258	\$176,317	\$186,918
Median Household Income	\$115,606	\$150,353	\$158,858
Per Capita Income	\$57,521	\$64,050	\$66,027

2026 POPULATION BY RACE/ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	22.5%	25.8%	25.7%
Black Alone	61.8%	57.3%	58.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.2%	4.8%	4.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.0%	4.2%	4.0%
Two or More Races	4.0%	4.2%	4.0%
Hispanic Origin	8.0%	8.1%	7.6%

2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT	1 MILE	3 MILES	5 MILES
Total	8,712	40,745	87,439
Less than 9th Grade	1.9%	1.7%	1.4%
9th - 12th Grade, No Diploma	2.6%	2.9%	2.9%
High School Graduate	16.5%	15.7%	15.1%
GED/Alternative Credential	1.8%	1.9%	1.9%
Some College, No Degree	17.6%	16.1%	15.6%
Associate Degree	5.3%	6.9%	6.9%
Bachelor's Degree	30.0%	26.9%	27.3%
Graduate/Professional Degree	24.3%	27.8%	28.9%

BUSINESS	1 MILE	3 MILES	5 MILES
Total Business	612	2,148	4,320
Total Employees	7,345	32,724	68,944
Employment/Residential Population Ratio	0.62	0.58	0.57



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15606 EMERALD WAY, BOWIE, MD 20716

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