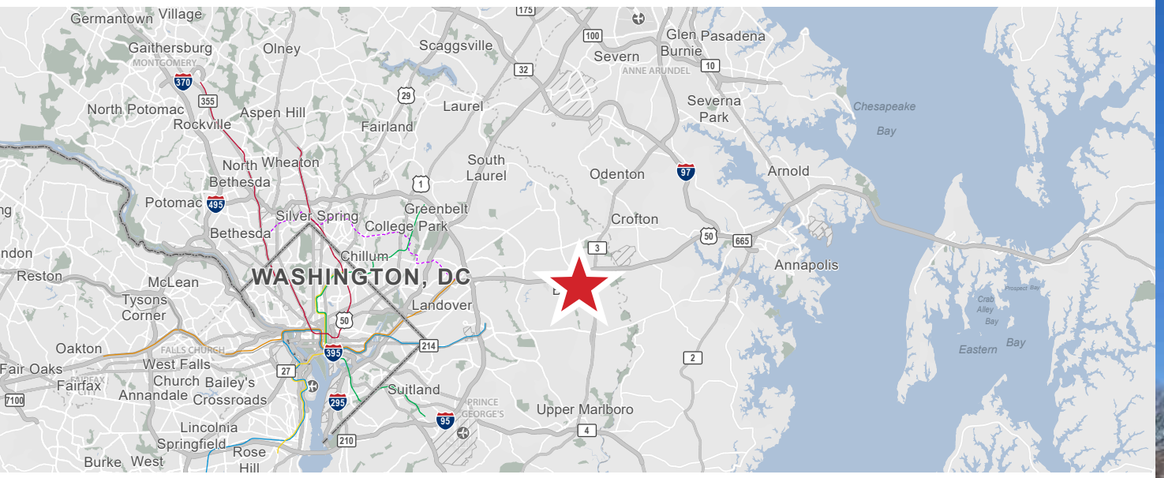
BOWIE TOWN CENTER STRIP

15606 EMERALD WAY, BOWIE, MD 20716

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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)

56,349
POPULATION

$176,317
AVERAGE HH INCOME

47,861
DAYTIME POPULATION

20,421
RESIDENTIAL UNITS

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MARKET AERIAL

BEL AIR DR

BOWIE GATEWAY

TARGET · Michaels · PETSMART · Burlington · HAVERTYS · Staples

70,212 AAWDT

MELFORD TOWN CENTER

JOHN HANSON HWY 91,524 AAWDT

301 50

BOWIE TC STRIP

SAFEWAY · DOLLAR TREE · FIRST WATCH · Wonder · PANDA EXPRESS · HUMMUS REPUBLIC UNDER CONSTRUCTION

114,515 AAWDT

197

301

KOHL'S

THE HOME DEPOT

BJ's

50

BOWIE TOWN CENTER

macy's · LA FITNESS · BARNES & NOBLE

16,662 AAWDT

22,845 AAWDT

EVERGREEN PKWY

MITCHELLVILLE RD 15,7[illegible] AAWDT

56,412 AAWDT

LOWE'S

59,262 AAWDT

THE SHOPPES AT BOWIE TOWN CENTER

COLLINGTON PLAZA

Walmart

MILL BRANCH CROSSING

CRAIN HWY

MOUNT OAK RD

0 0.5 1 MILES

H&R RETAIL

LOCAL AERIAL

16,662 AAWDT

22,845 AAWDT

BOWIE TC STRIP

COLLINGTON RD

NORTHVIEW DR

EVERGREEN PKWY

EVERGREEN PKWY

EXCALIBUR RD

BOWIE TOWN CENTER

THE SHOPPES AT BOWIE TOWN CENTER

SAFEWAY

FIRST WATCH

HUMMUS REPUBLIC

UNDER CONSTRUCTION

DOLLAR TREE

Inspire

Wonder

SMOOTHIE KING

BLAZE PIZZA

Olive Garden

LONGHORN

SARDI'S

Panera BREAD

noodles & COMPANY

Red Robin

Qdoba

mezeh

Sola

FAMOUS FOOTWEAR

BJ'S RESTAURANT BREWHOUSE

BEST BUY

UNITED FURNITURE WAREHOUSE

LA FITNESS

Yankeewalks

BARNES & NOBLE

Bath & Body Works

AT&T

macys

ASHLEY STEWART

GNC

OFF BROADWAY SHOE WAREHOUSE

MEN'S WEARHOUSE

LANE BRYANT

Shoppes K.A.Y.

EXPRESS FACTORY OUTLET

Sleep Number

QUIKWAY

FIVE GUYS BURGERS and FOOD

Foot Locker

H&R BLOCK

verizon

Berry & Scarff

MUSIC GARTS

DAVID'S BRIDAL

Bed Bath & Beyond

goodwill

CALIFORNIA TORTILLA

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RETAIL SITE PLAN



PANDA EXPRESS CHINESE KITCHEN
80' 2,447 SF
30'

Wonder
2,487 SF
33.2' 31'

INSPIRE NAIL BAR
3,200 SF
77' 40'

80' 33'

SERVICE COURT

SPKR H
ELEC H

DOLLAR TREE
12,667 SF
AVAILABLE 7/1/27
100' 63.67'
107' 28' 20'

HUMMUS REPUBLIC 1,400 SF
UNDER CONSTRUCTION
20' 21'

FIRST WATCH
4,113 SF
70' 40' 61.67' 32'

59' 26.7' 25'
1,598 SF

THREE BROTHERS
3,300 SF
60' 55'

SERVICE COURT

41' 31.3'
BLAZE PIZZA
1,817 SF
ELEC G
SPKR G
17.6'

25.6' 50'
LA CRÈME ROULEE
COMING SOON
1,281 SF

18.8'
DRY CLEANERS
940 SF

20.3'
BOWIE BARBER SHOP
1,017 SF

14.1' 2'
BOWIE TAILOR
799 SF

4.5' 29.6'
CHARLEYS PHILLY STEAKS
1,386 SF

23.4'
SMOOTHIE KING
1,100 SF
45.5'

29' 50'
CRUMBL COOKIES
1,523 SF

SAFEWAY ™

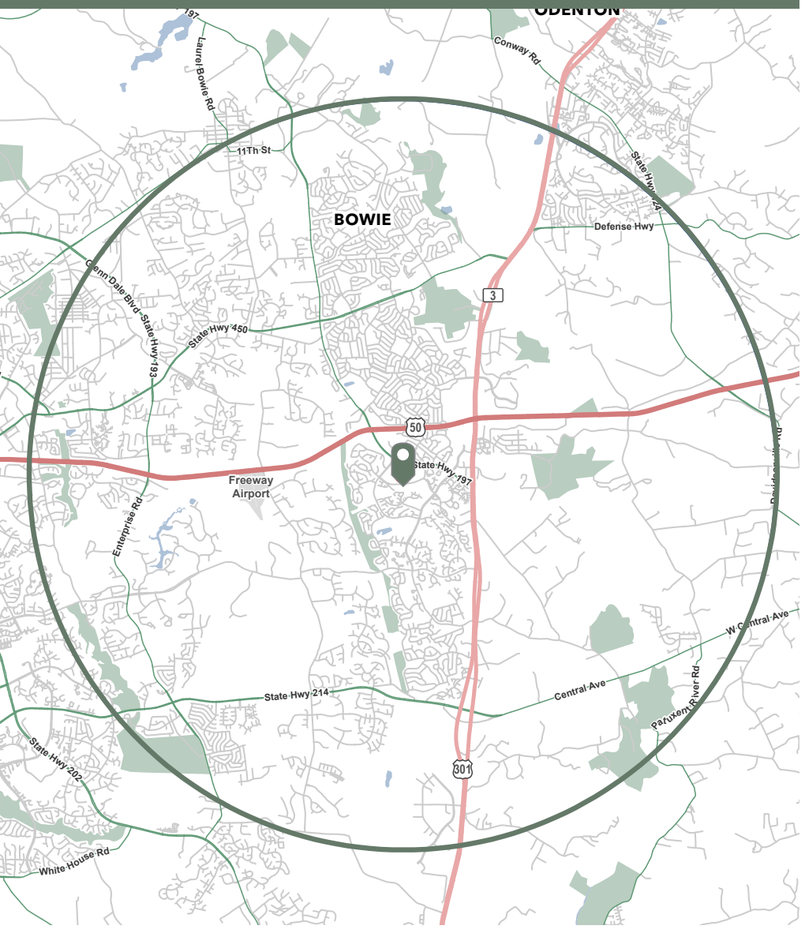
LEGEND
- Available
- Leased

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

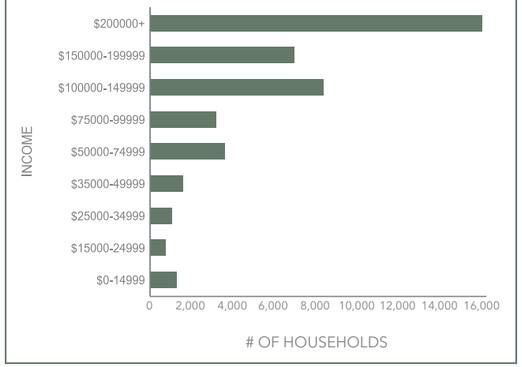
4,320	101,481	189
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$158,858
Median Household Income

$66,027
Per Capita Income

$186,918
AVERAGE HH INCOME ($)



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			
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			
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			
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			
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			
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			
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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