



Conceptual rendering only

AREA RETAILERS:



RETAIL OPPORTUNITIES:

- Retail A - ±25,000 SF (Size flexible) - 2.7 Acres
- Retail B - ±6,500 SF (Size flexible) - 1.3 Acres
- Retail C - ±14,600 SF (Size flexible) - 2.4 Acres
- Retail D - ±5,600 SF (Size flexible) - 2.2 Acres
- New Mixed-use project anchored by Grocery, Pharmacy, Gas and Convenience coming 2022
- Delivering Q4 2022

PROPERTY HIGHLIGHTS:

- Two Signalized Access Points on Central Ave (MD Rt. 214)
- 302 Residential Units on site
- Six Flags Theme Park (32 Million Visitors per year)
- Subject serves **top 3 highest median income** neighborhoods in Prince George's County: Fairwood, Brockhall and Woodmore
- Maximum flexibility in building and site acreage

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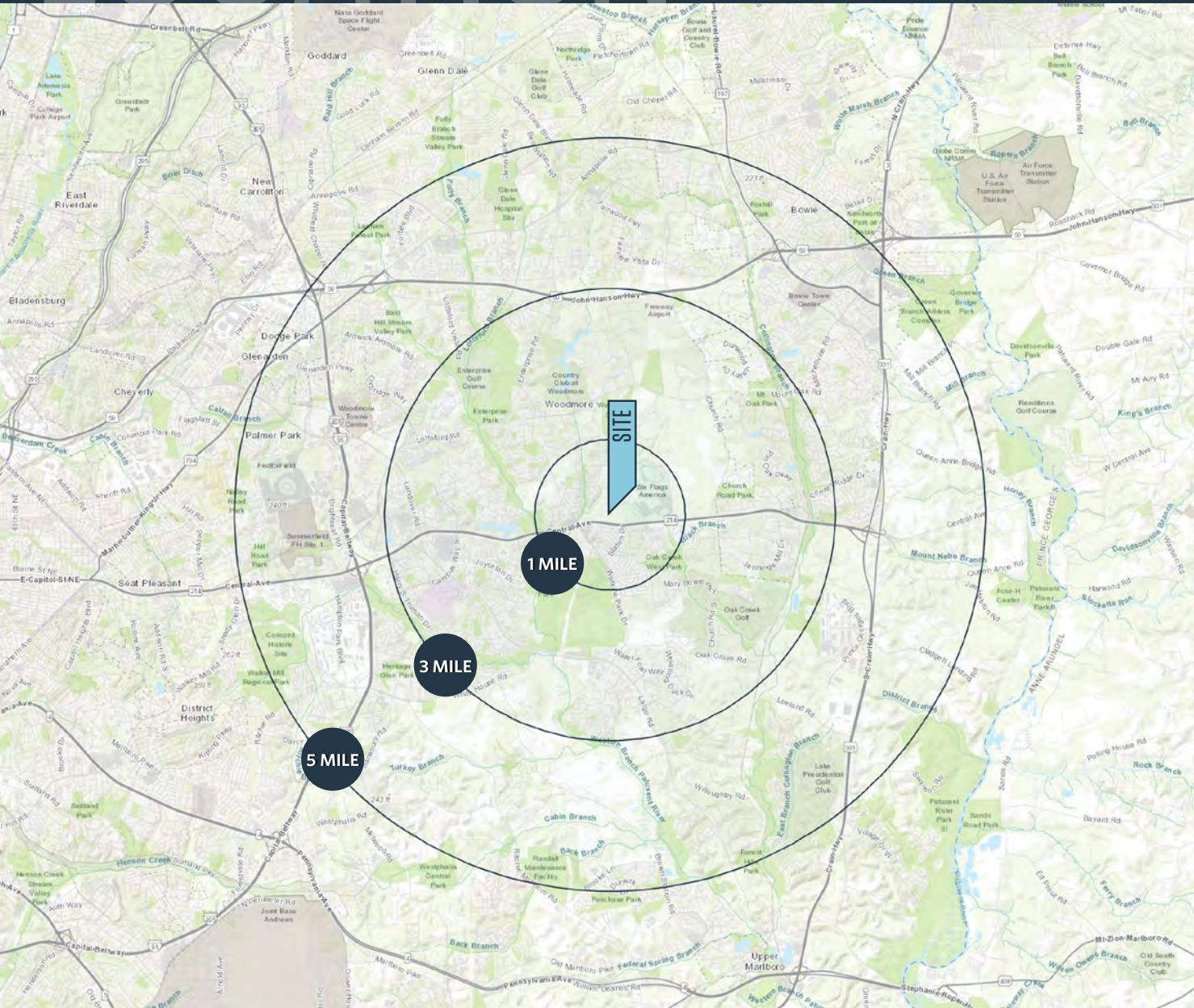


FIRST NEW RETAIL DEVELOPMENT SERVING LARGO-BOWIE IN 10 YEARS

LOCATION

MITCHELLVILLE TOWN CENTER

12800 CENTRAL AVE, BOWIE, MD 20721



POTENTIAL AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
Retail A 25,000 SF (2.7 Acres)	Negotiable	Grocer	Q4 2022
Retail B 6,500 SF (1.3 Acres)	Negotiable	Restaurant	Q4 2022
Retail C 14,600 SF (2.4 Acres)	Negotiable	Pharmacy	Q4 2022
Retail D 5,600 SF (2.2 Acres)	Negotiable	Convenience	Q4 2022

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 6,048	54,901	143,624
Daytime Population 1,363	13,360	59,484
Households 2,213	20,244	51,809
Average HH Income \$144,948	\$142,579	\$132,429

TRAFFIC COUNTS | 2020:

Central Ave	31,319 ADT
Capital Beltway (I-495)	210,350 ADT

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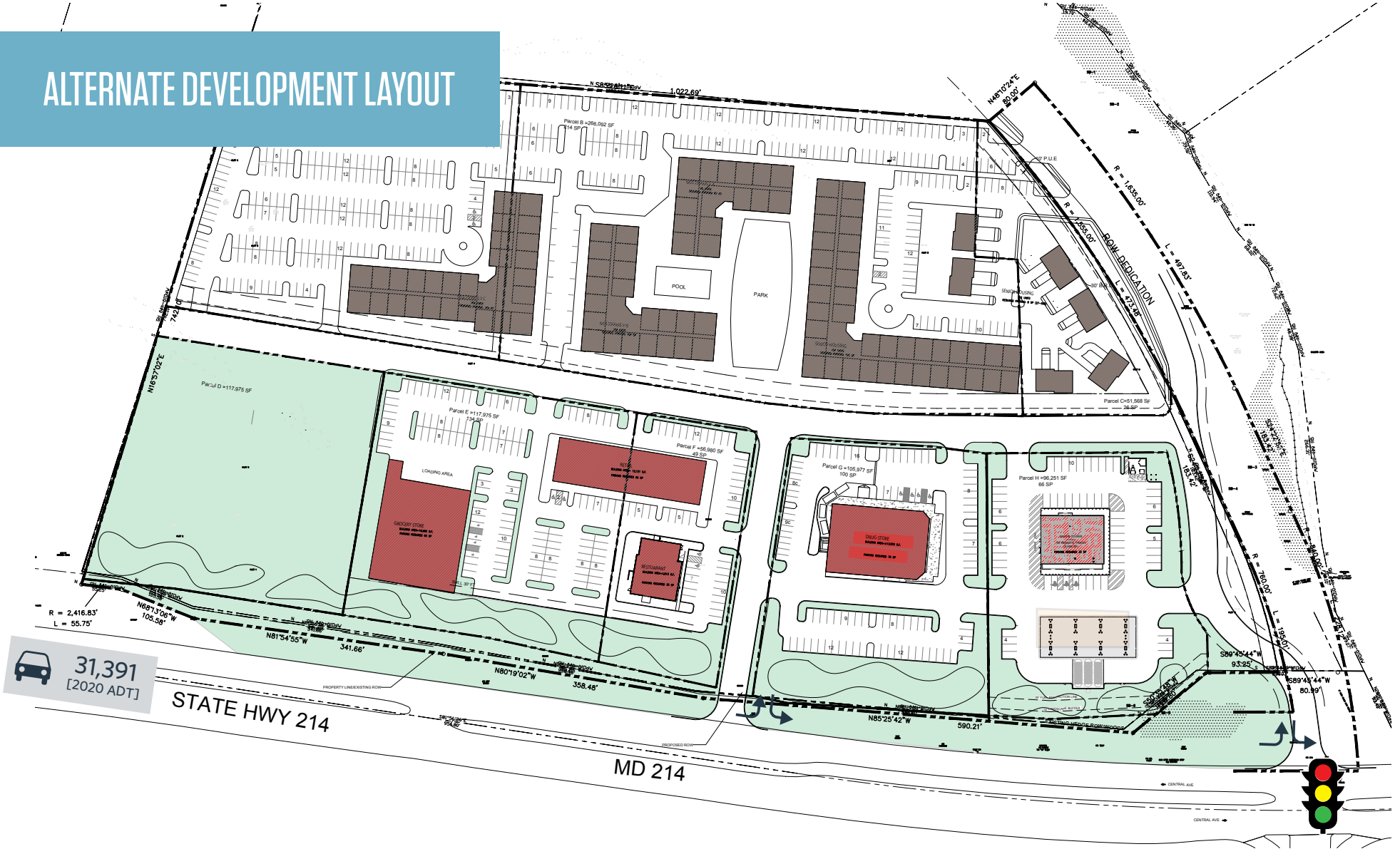
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POTENTIAL RETAIL LAYOUT



ALTERNATE DEVELOPMENT LAYOUT



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AERIAL

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