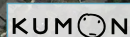


RT. 301 & MILL BRANCH RD
BOWIE, MD



Crain Hwy



MILL BRANCH

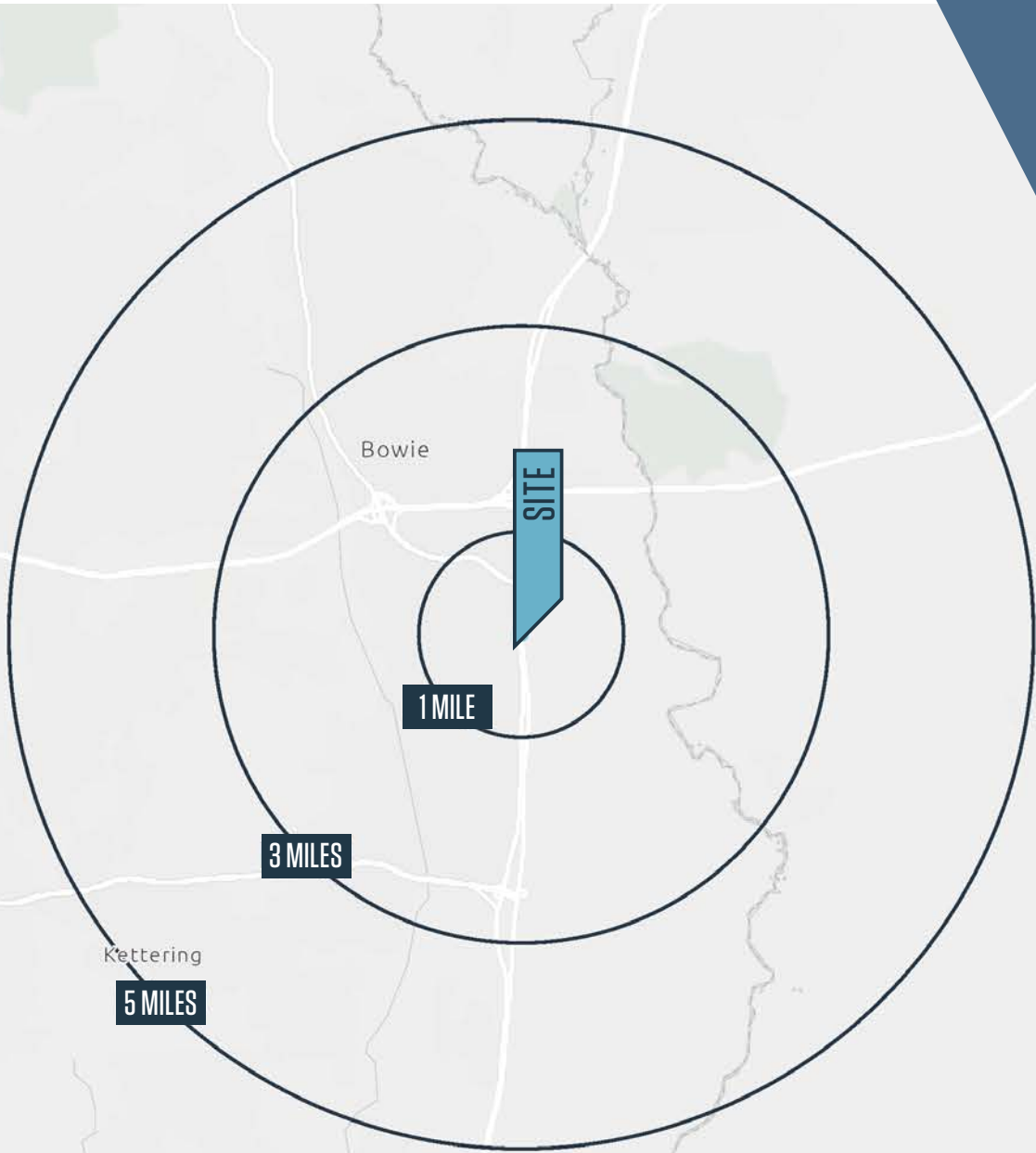


CHARLIE DUKES
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301-261-6700

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

PROPERTY SNAPSHOT

BOWIE, MD



AVAILABILITY

Pad	Sq. Ft.	Acres	Pad	Sq. Ft.	Acres
A	13,150	1.74	G	5,340	1.54
C	6,304	2.09	H	4,704	1.22
D	9,000	1.94	I	13,820	1.9
E	3,110	0.76	L	9,603	2.47
F	7,200	1.5	Q	150 Key	2.45

JOIN NEARBY

Walmart

Giant

THE HOME DEPOT

LOWE'S

TARGET

BJ's

macys



CRAIN HWY [RT-301]
62,382 ADT

DEMOGRAPHICS | 2022

	1-MILE	3-MILES	5-MILES
POPULATION	7,902	43,323	99,893
DAYTIME POPULATION	3,651	15,296	35,234
HOUSEHOLDS	3,299	15,886	35,098
AVERAGE HH INCOME	\$135,987	\$158,100	\$173,372

MARKET AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



MID-VIEW AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



INVESTMENT HIGHLIGHTS

- 73.97 ACRES
- ZONED CGO
- 1.5 MILES SOUTH OF ROUTE 50/ROUTE 301 INTERCHANGE ON ROUTE 301
- DAILY TRAFFIC COUNTS OVER 65,532
- SIGNIFICANT DEVELOPMENT AND APPROVAL WORK UNDERTAKEN BY CURRENT OWNERSHIP
- EXCEPTIONAL ACCESSIBILITY TO REGIONAL TRAFFIC CORRIDORS
- UNIQUE OPPORTUNITY FOR DESTINATION RETAIL AND ASSOCIATED OUTPARCEL DEVELOPMENT
- DELIVERY: GRADING AND PAVING COMPLETE IN SPRING 2023

SITE PLAN

RT. 301 & MILL BRANCH RD, BOWIE, MD



MULTI-FAMILY APARTMENTS: 408
TOWNHOMES: 190

RESIDENTIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



MILL BRANCH

RT. 301 & MILL BRANCH RD
BOWIE, MD

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