



MILL BRANCH

RT. 301 & MILL BRANCH RD
BOWIE, MD

Walmart

Giant

7 ELEVEN

Capital One

KUMON

PNC

NASA FEDERAL CREDIT UNION

56520 ROAD

Crain Hwy

EXXON

Splash

DASH IN

PROPOSED 150 KEY HOTEL

PROPOSED 100 UNIT APARTMENTS

SANCTUARY AVENUE

Popeyes

JUST SIGNED

JUST SIGNED

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DIXIE TIRE

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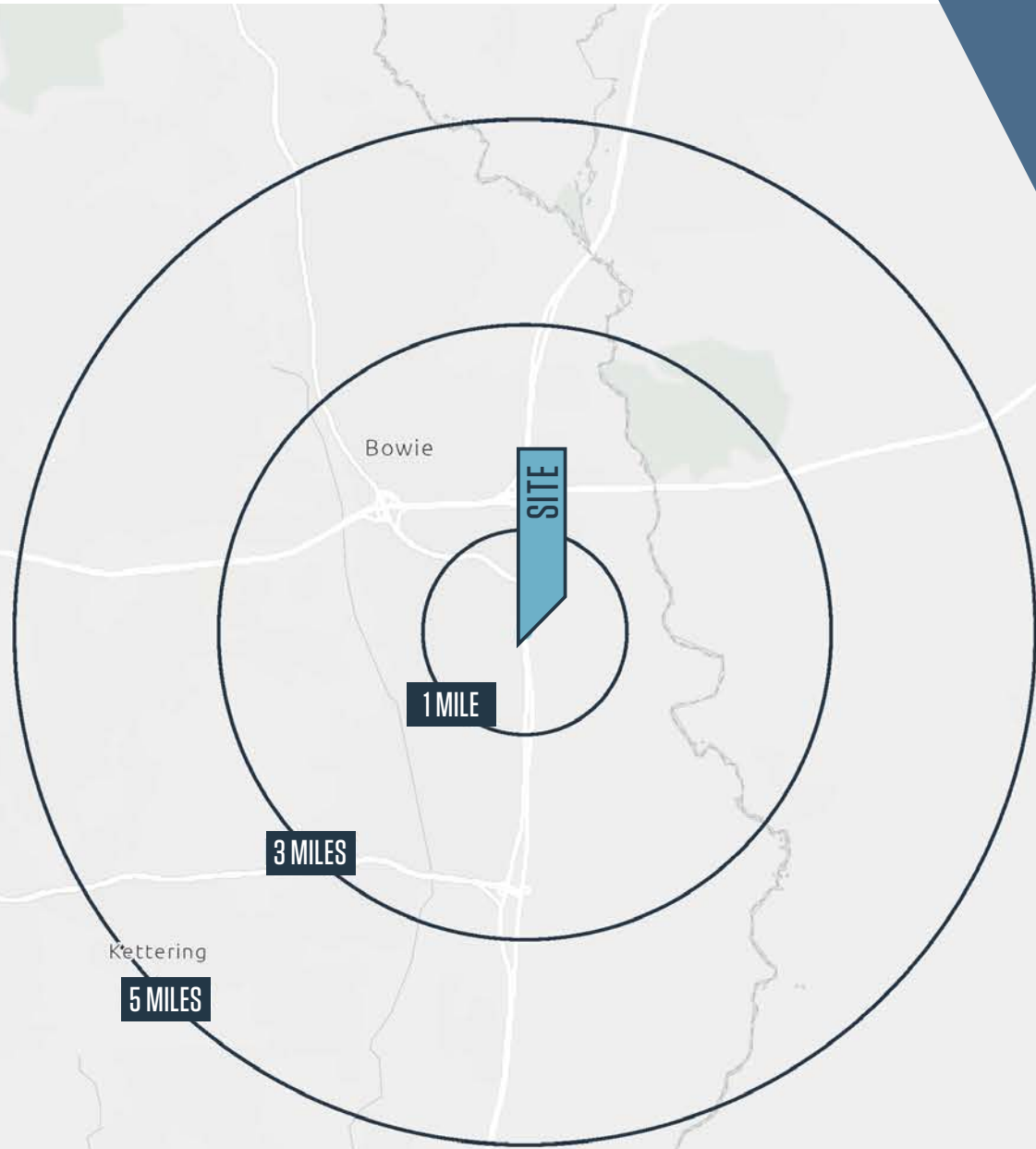
MILL BRANCH

TOWNHOMES

FOREST CONSERVATION

PROPERTY SNAPSHOT

BOWIE, MD



AVAILABILITY

Pad	Sq. Ft.	Acres
L	9,603	2.47
I	13,820	1.9
D	9,000	1.94
Q	150 Key Hotel	2.45
G	Retail Pad	1.1

JOIN NEARBY



CRAIN HWY [RT-301]
56,520 ADT

DEMOGRAPHICS | 2024

	1-MILE	3-MILES	5-MILES
POPULATION	8,139	42,552	97,507
DAYTIME POPULATION	7,201	36,501	86,186
HOUSEHOLDS	3,449	15,775	34,611
AVERAGE HH INCOME	\$142,884	\$173,233	\$188,271

MARKET AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



CROFTON

BOWIE

HILLTOP PLAZA

FREE STATE SHOPPING CENTER
Giant
five BELOW
BOB'S DISCOUNT FURNITURE
TJ-maxx
ROSS DRESS FOR LESS
CAVA

ALDI
MOM'S Organic Market
Walgreens

BOWIE PLAZA
CVS
SUBWAY
M&T Bank

THE SHOPPES AT HIGHBRIDGE
Celebree SCHOOL
WING ZONE
UNITED BANK
DUNKIN'
TEXAS ROADHOUSE
CVS

FAIRWOOD GREEN
SAFEWAY
PNC
GOLD'S GYM

LIDL

petco
AutoZone
Harris Teeter
BOWIE MARKETPLACE
Chick-fil-A
CROCKETT'S

BOWIE GATEWAY CENTER
target
PETSMART
Staples
MICHAEL'S
n
BIG LOTS!
Curlington
HAVERTYS

JERRY'S SEAFOOD
SMOKEY BONES
FRIDAYS

SAFEMART
BOWIE TOWN CENTER
macy's
LAIFITNESS
BARNES & NOBLE

KOHL'S

THE HOME DEPOT
B's

LOWE'S

five BELOW
Bray & Scarff
THE SHOPPES AT BOWIE TOWN CENTER

COLLINGTON PLAZA
Giant

Walmart

WOODMORE

SIX FLAGS AMERICA

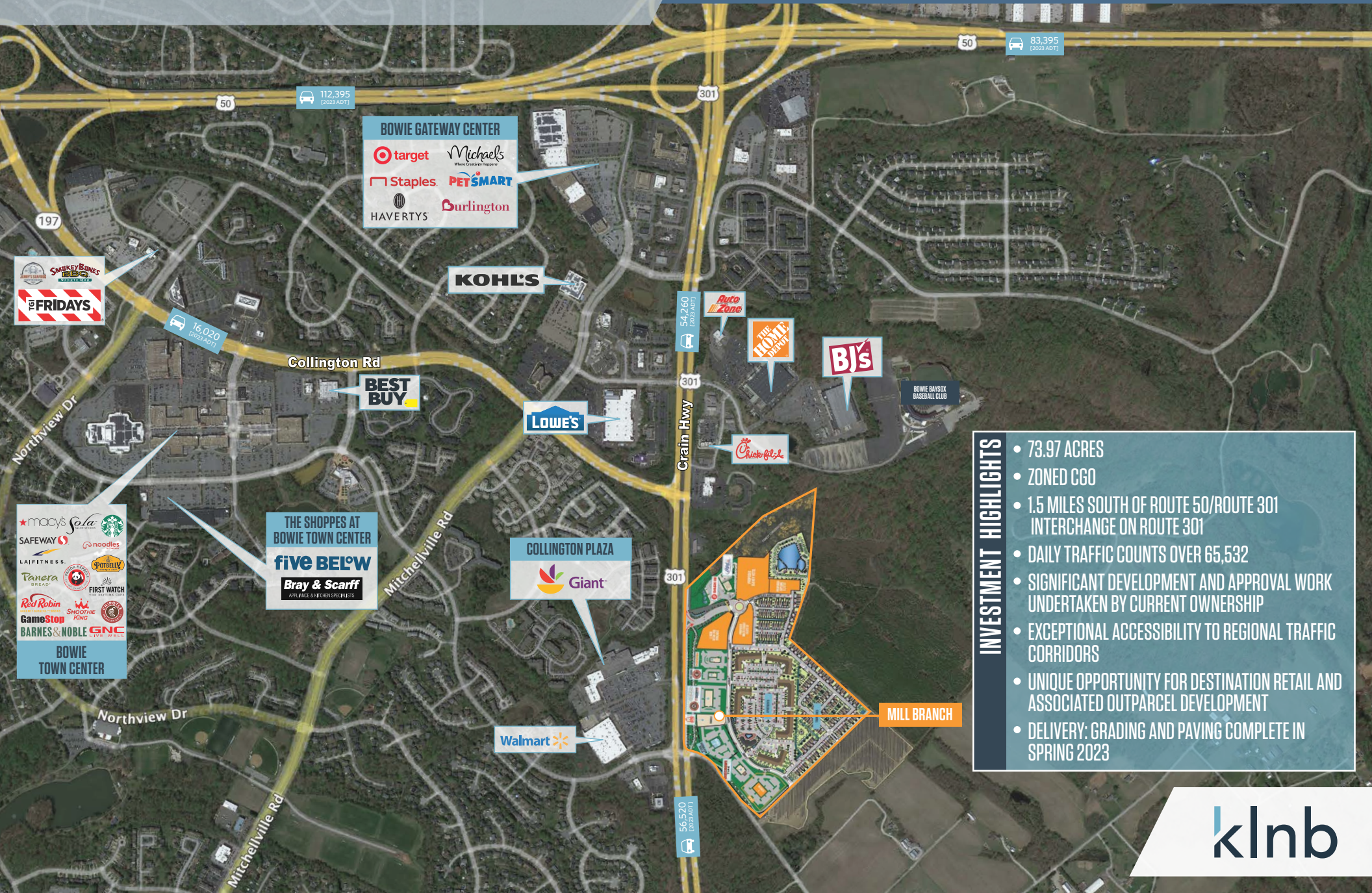
CVS

POINTER RIDGE
SUBWAY
Pizza Hut

SOUTH LAKE - COMMERCIAL

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

PHASE 2 MULTI TENANT

RT. 301 & MILL BRANCH RD, BOWIE, MD



RESIDENTIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



MILL BRANCH

RT. 301 & MILL BRANCH RD
BOWIE, MD

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