



MILL BRANCH

RT. 301 & MILL BRANCH RD
BOWIE, MD



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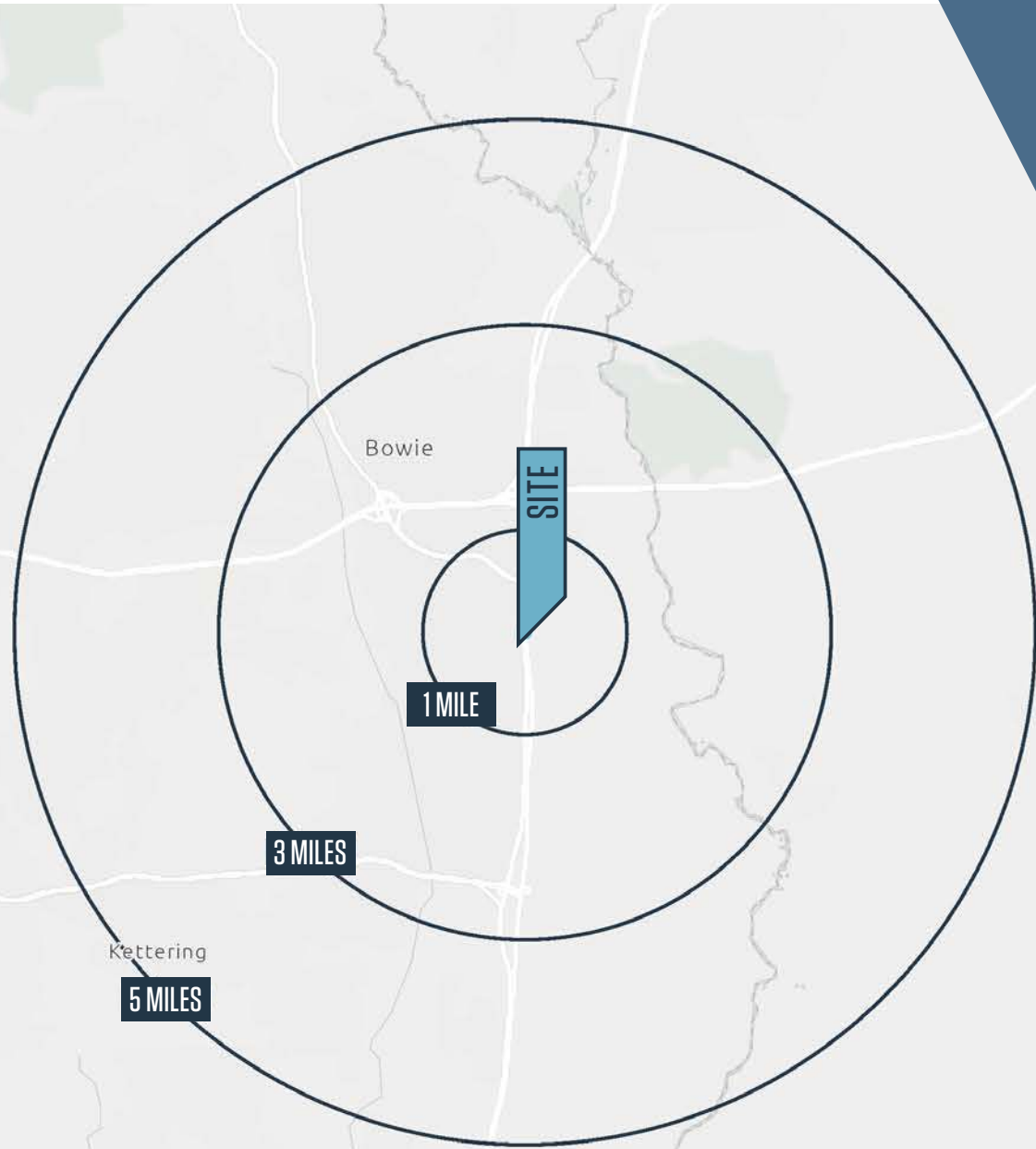
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PROPERTY SNAPSHOT

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



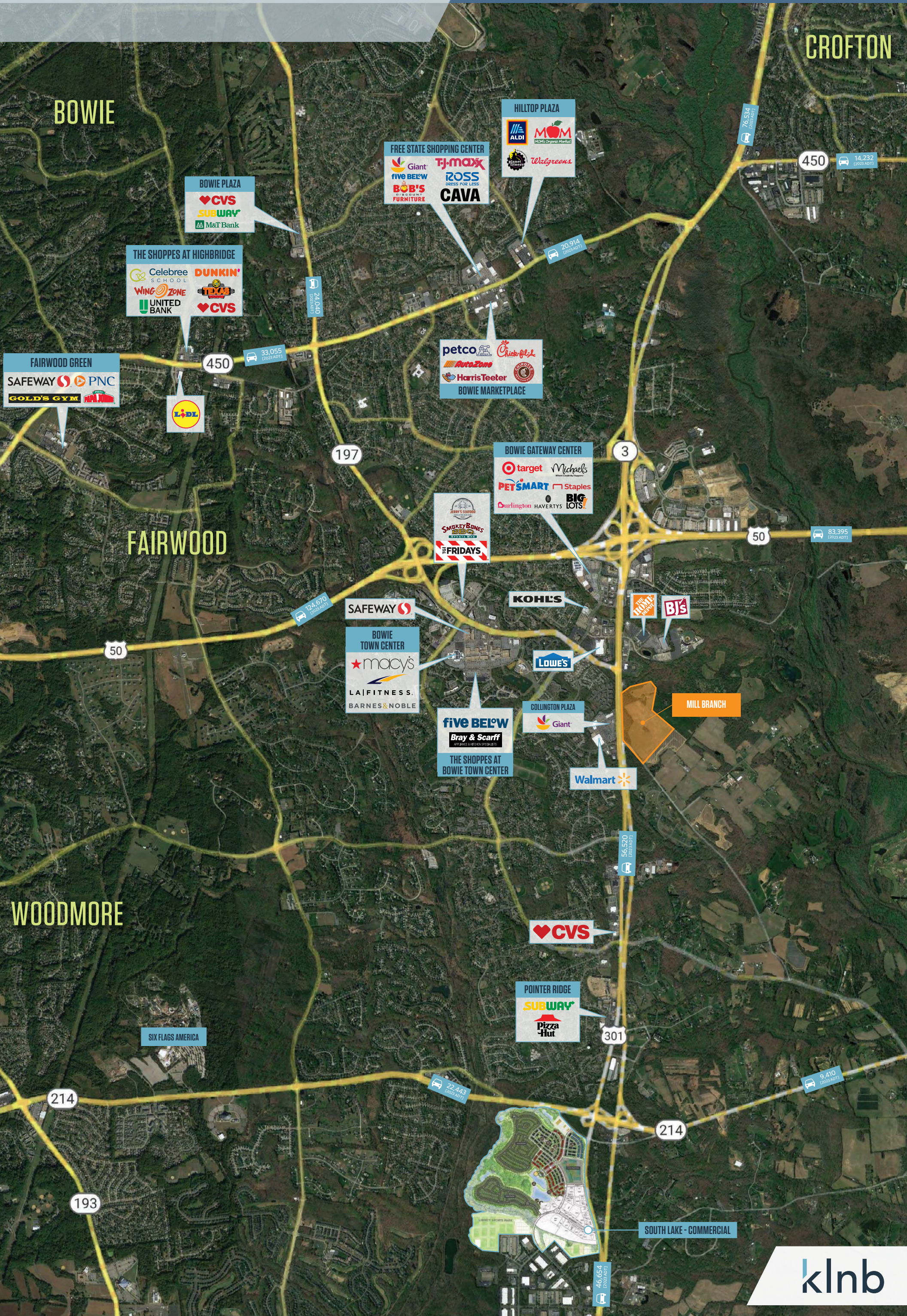
CRAIN HWY [RT-301]
56,520 ADT

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 |

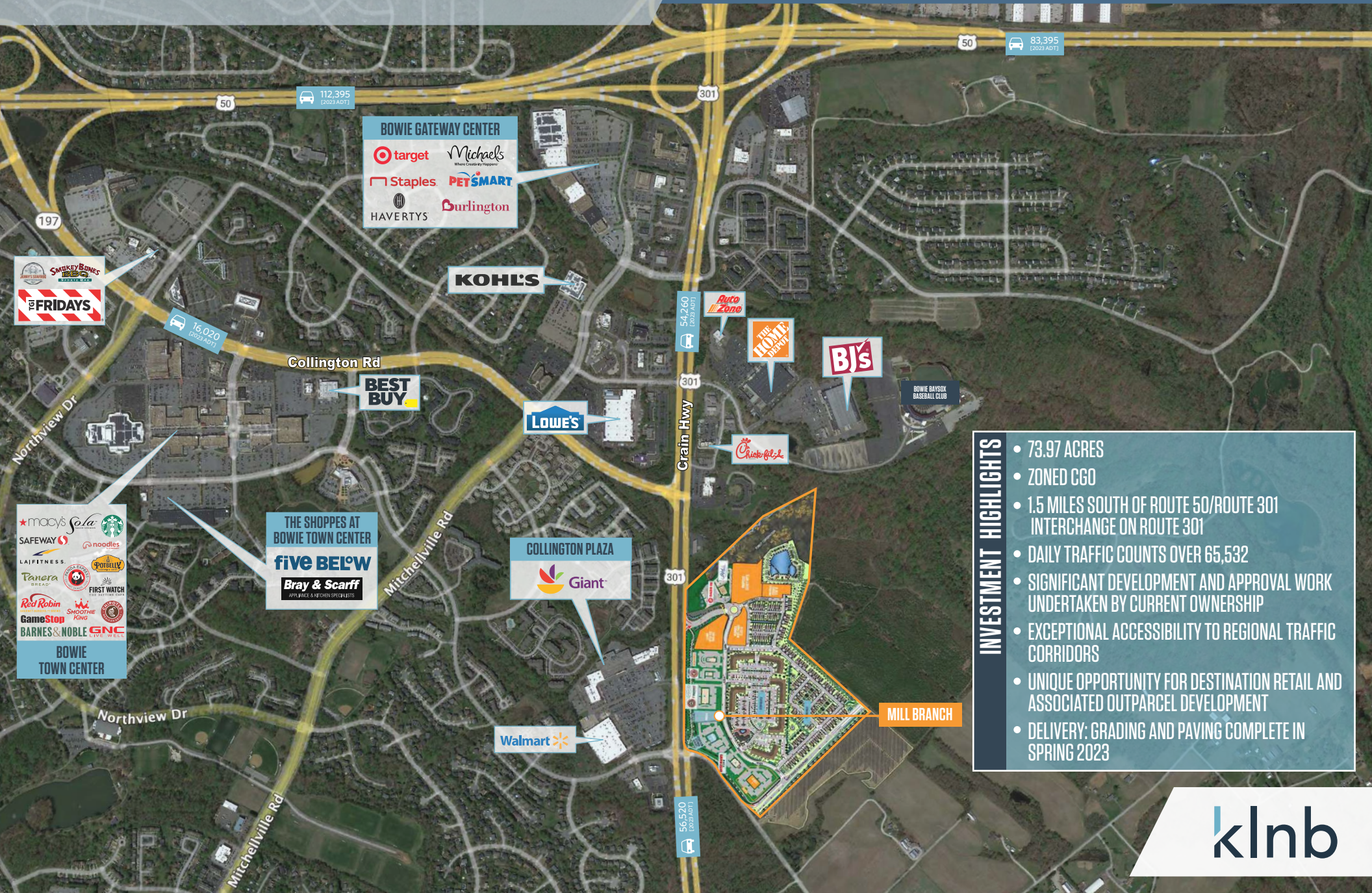
MARKET AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



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

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RESIDENTIAL

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