



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 25,125 SF (Former Big Lots) available.
- Located in the dominant power center in the trade area.
- Bowie Gateway Center is located at the major interchange of Rt. 50 (112,395 ADT), and Rt. 301 (54,260 ADT) with an abundance of parking, & 6 other anchor co-tenants.
- Bowie is a regional trade area located in between Annapolis, and Washington, D.C. with strong incomes, and density.

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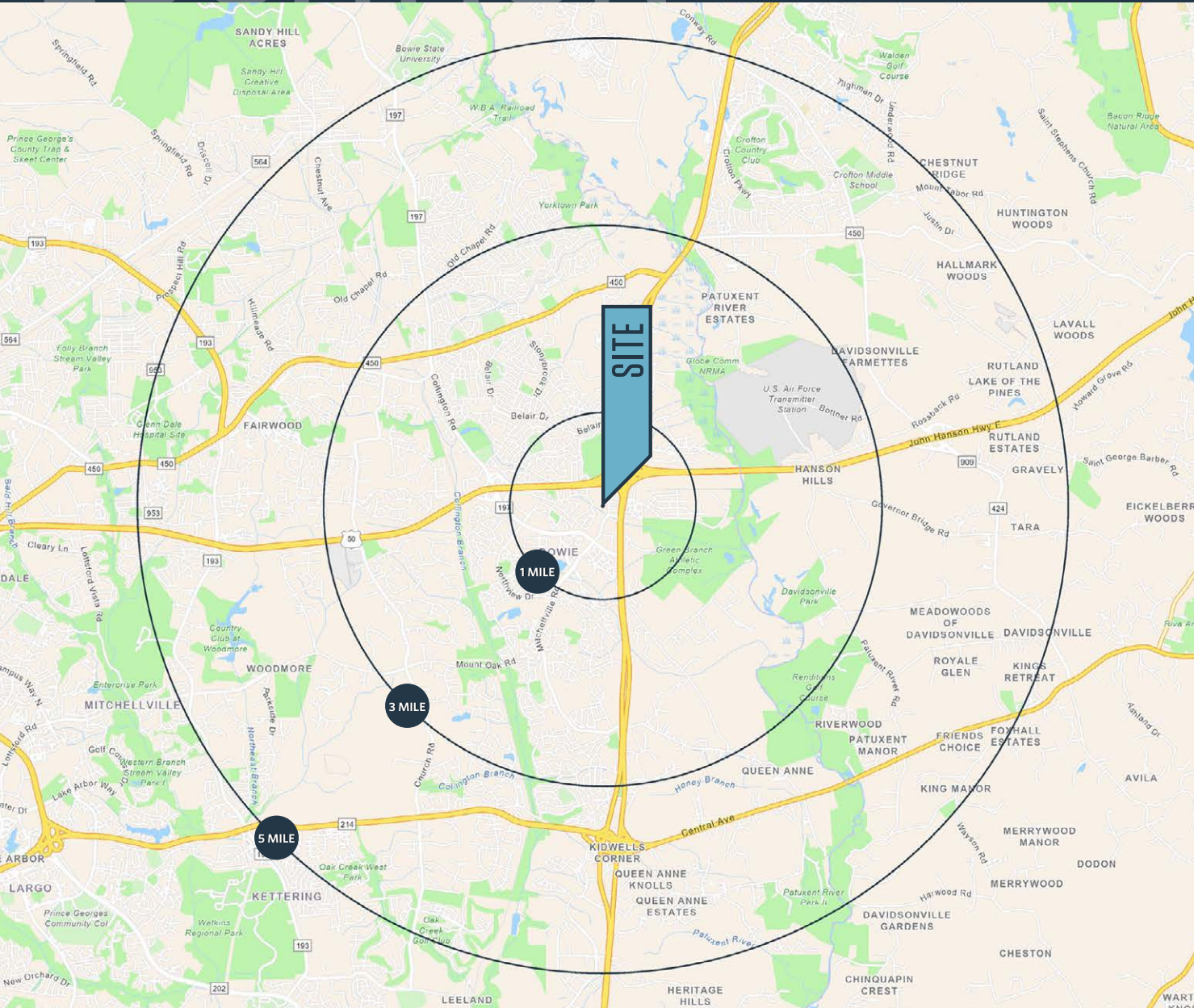
**MICHAEL PATZ**

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# LOCATION

# 4420 MITCHELLEVILLE ROAD

BOWIE, MD 20716, PRINCE GEORGE'S COUNTY



## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
9,428	48,091	108,606
Daytime Population		
12,883	44,911	91,625
Households		
4,172	17,600	38,884
Average HH Income		
\$140,206	\$172,937	\$188,475

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Route 50	112,395 ADT
Route 301	54,260 ADT

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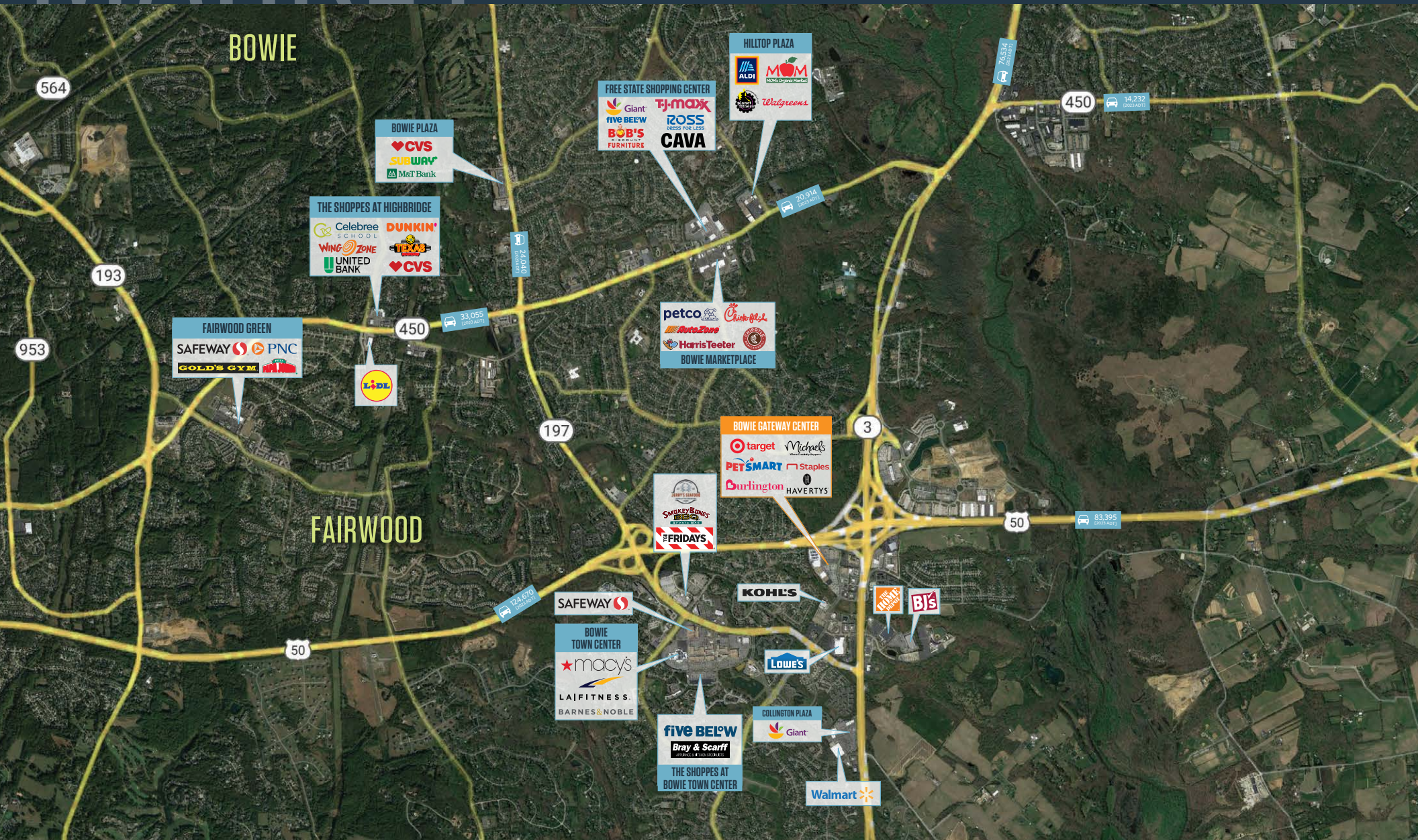
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# MARKET

# 4420 MITCHELLEVILLE ROAD

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# BIRDSEYE

# 4420 MITCHELVILLE ROAD

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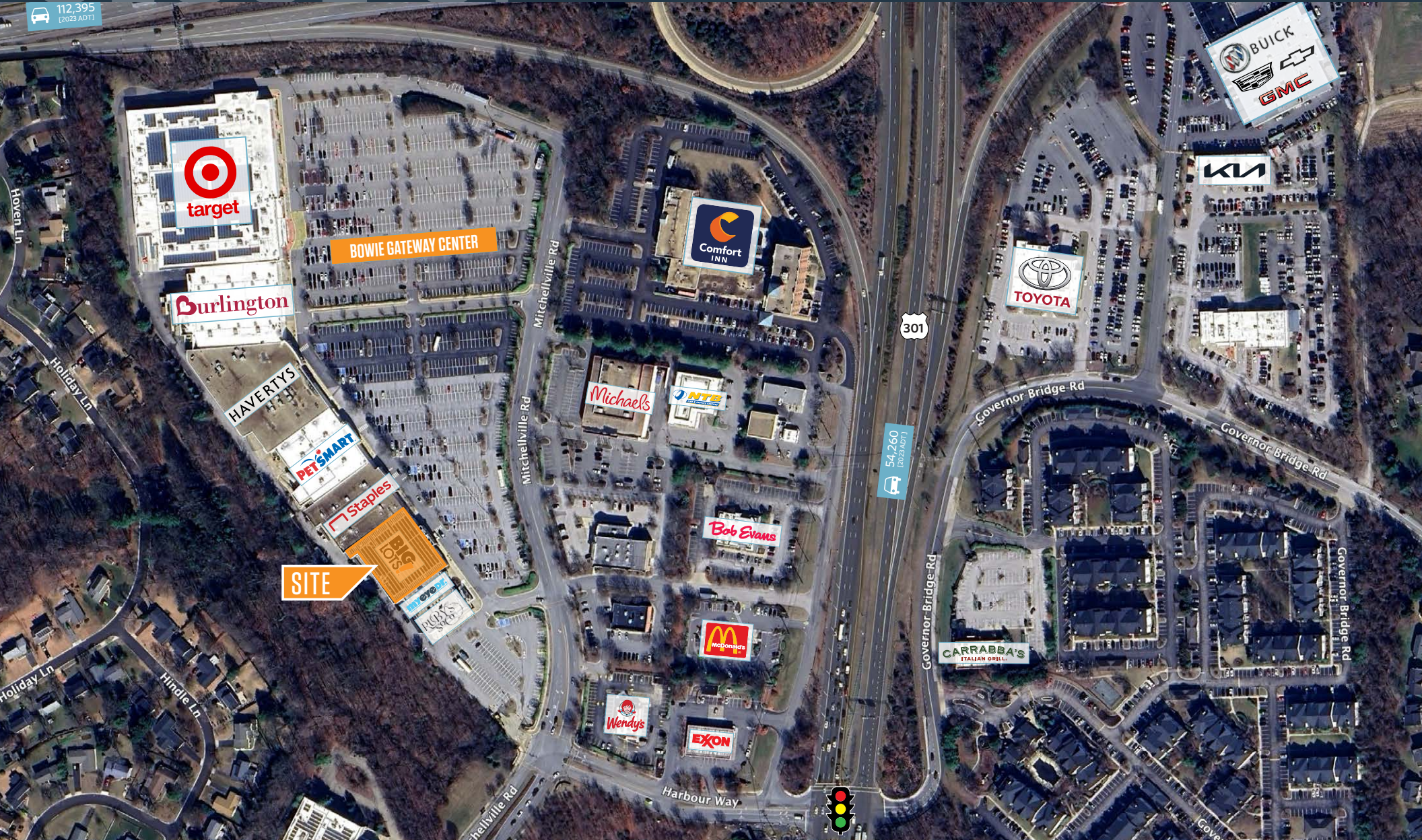
**klnb**

# CLOSEUP

# 4420 MITCHELVILLE ROAD

BOWIE, MD 20716, PRINCE GEORGE'S COUNTY

112,395  
[2023 ADT]



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## FOR MORE INFORMATION, PLEASE CONTACT:

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