# THE SHOPPES AT HIGHBRIDGE

Highbridge Rd & Annapolis Rd, Bowie, MD 20720
Prince George's County




# RETAIL FOR LEASE

## JOIN:

CVS · UNITED BANK · Celebree SCHOOL · DUNKIN' · WING ZONE · TEXAS ROADHOUSE

- Availability - 4,000 SF 2nd Generation Restaurant for Lease
  - 1,200 SF Available March of 2027
- Located across from newly constructed Lidl at the signalized intersection of Annapolis Road and Highbridge Road
- CVS anchored center with a wide range of retail co-tenants serving the affluent Bowie population
- Seeking restaurants, retail, medical and professional services


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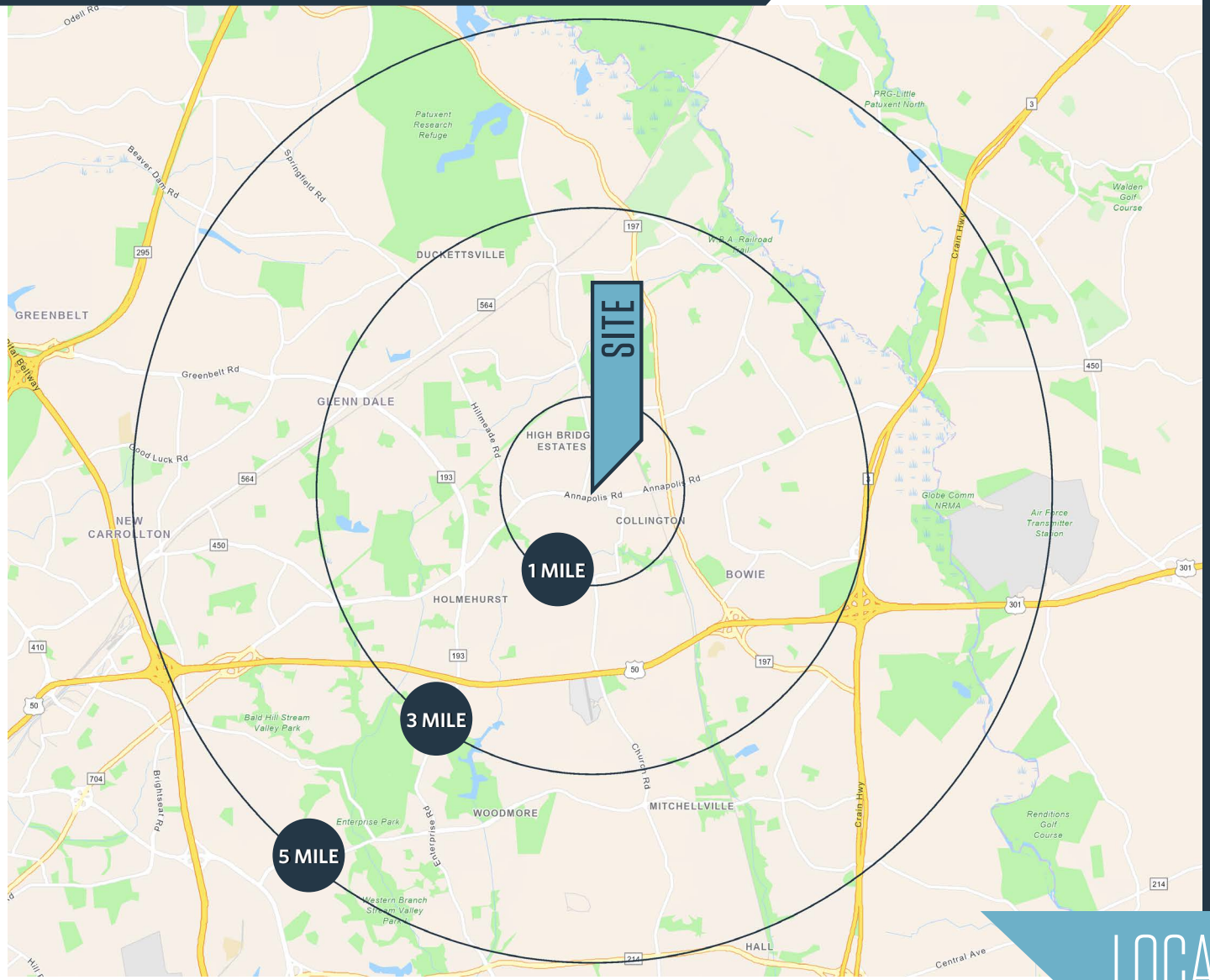
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## AVAILABLE SPACE

4,000 SF 2nd Gen Restaurant

1,200 SF Available March of 2027

## DEMOGRAPHICS | 2026:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 7,205 | 62,746 | 148,227 |
| Daytime Population | 5,844 | 49,151 | 151,276 |
| Households | 2,294 | 21,222 | 49,510 |
| Average HH Income | $207,828 | $186,018 | $174,366 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

## TRAFFIC COUNTS | 2025:

| | |
|---|---|
| Annapolis Road (Rt. 450) | 30,191 ADT |
| Highbridge Rd | 4.410 ADT |

# LOCATION & DEMOGRAPHICS


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## MARKET AERIAL


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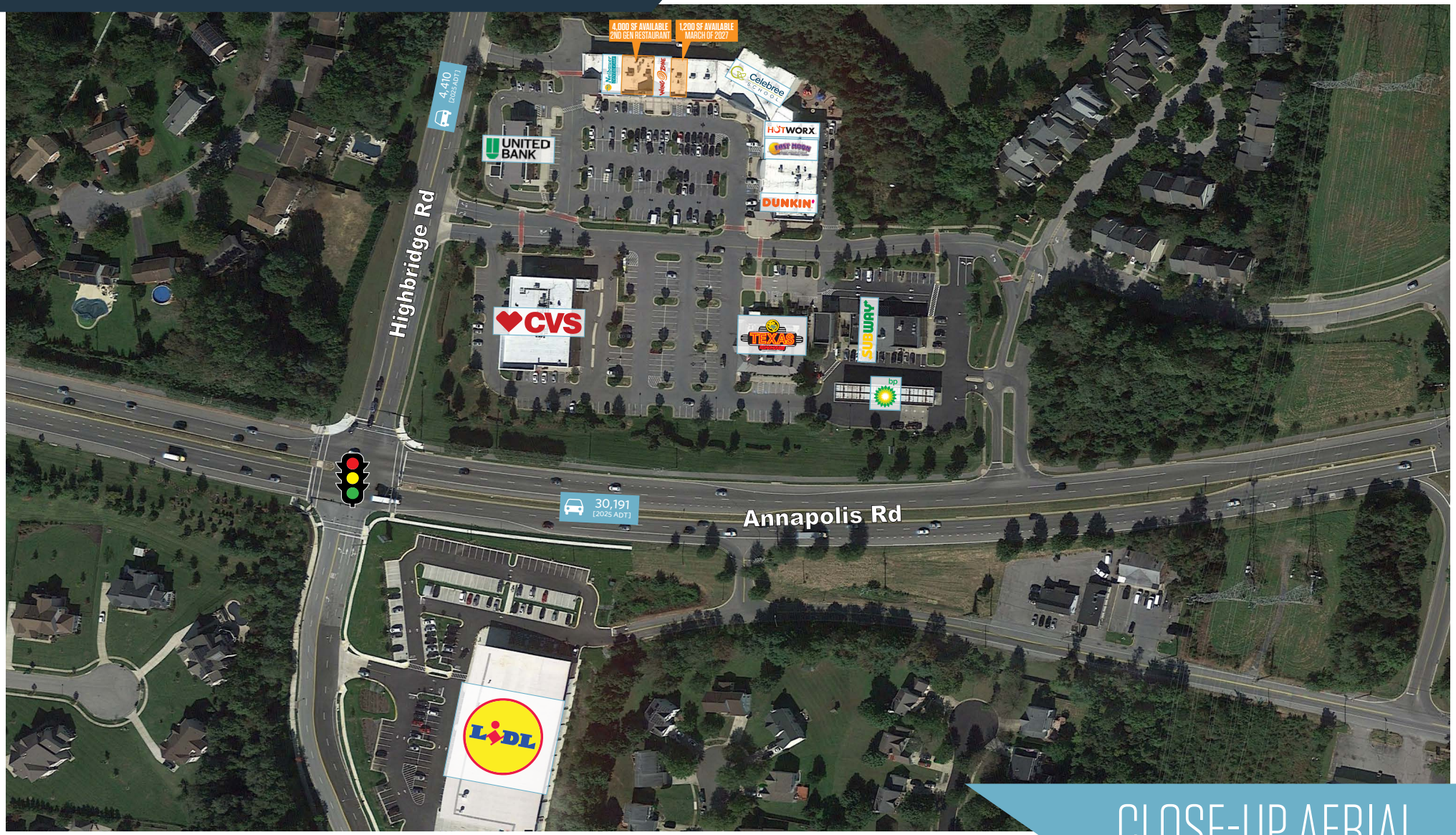
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## CLOSE-UP AERIAL

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## SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:


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