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RETAIL FOR LEASE

- Approximately 264,000 SF regional center located at Annapolis Rd (450) and Superior Lane.
- Anchored by Giant, Ross, TJMaxx, Children of America, Starbucks and IHOP.
- Multiple methods of signalized ingress/egress and ample parking.

OWNED & OPERATED BY:

Perform Properties

COOPER HENRY

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MASON BERNSTEIN

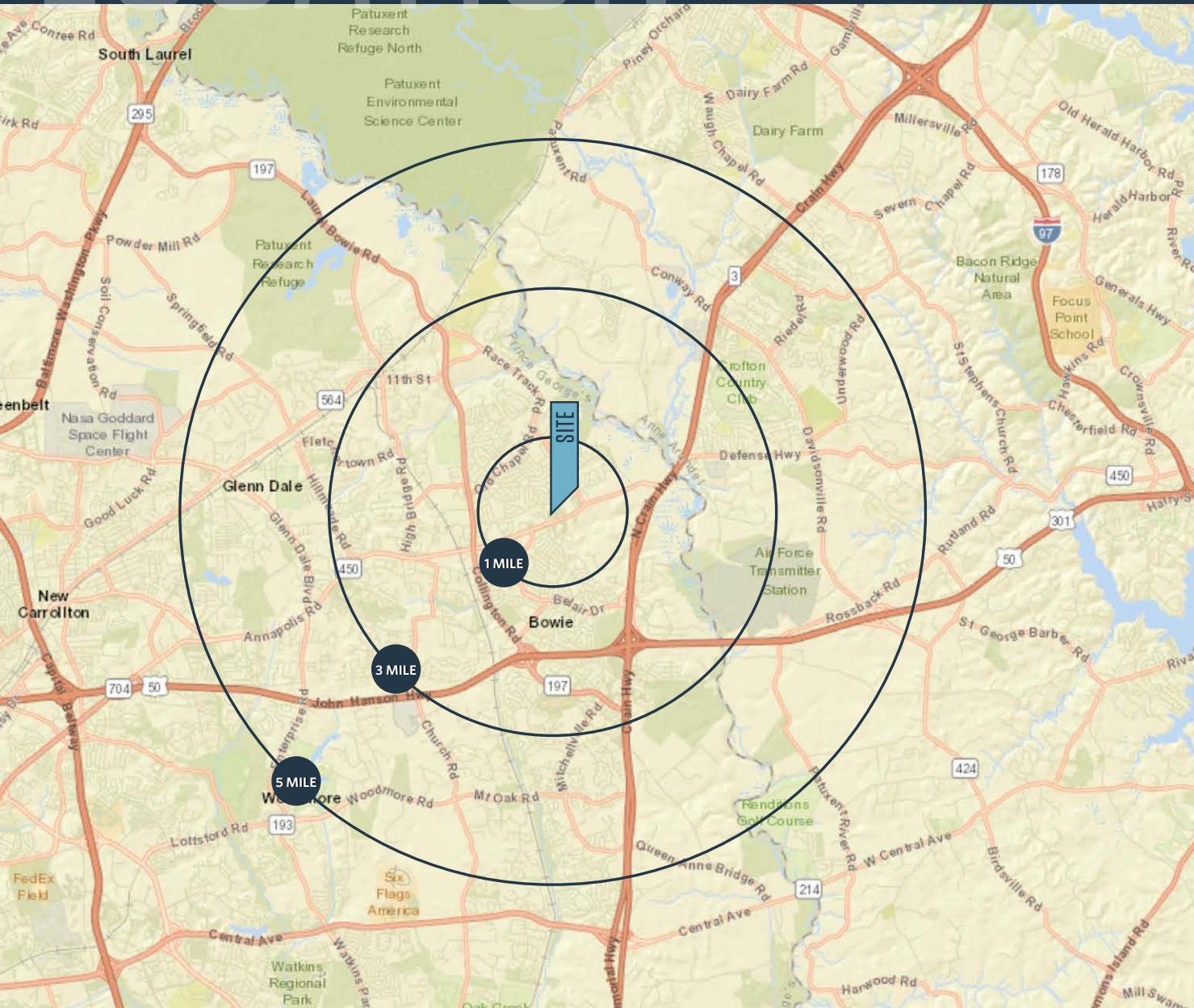
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LOCATION

FREE STATE SHOPPING CENTER

15500 ANNAPOLIS RD, BOWIE, MD 20715, PRINCE GEORGE'S COUNTY



AVAILABLE SPACES:

- Space 1A - 2,847 SF
- Space 1 - 7,365 SF [Potentially Available]
- Space 5 - 7,623 SF
- Space 27 - 4,258 SF
[Potentially Available 2nd Gen Restaurant]
- Space 43 - 1,272 SF [Potentially Available]

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
9,795	54,930	127,402
Daytime Population		
8,020	50,599	104,681
Average HH Income		
\$155,710	\$185,843	\$183,202

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Annapolis Road	20,914 ADT
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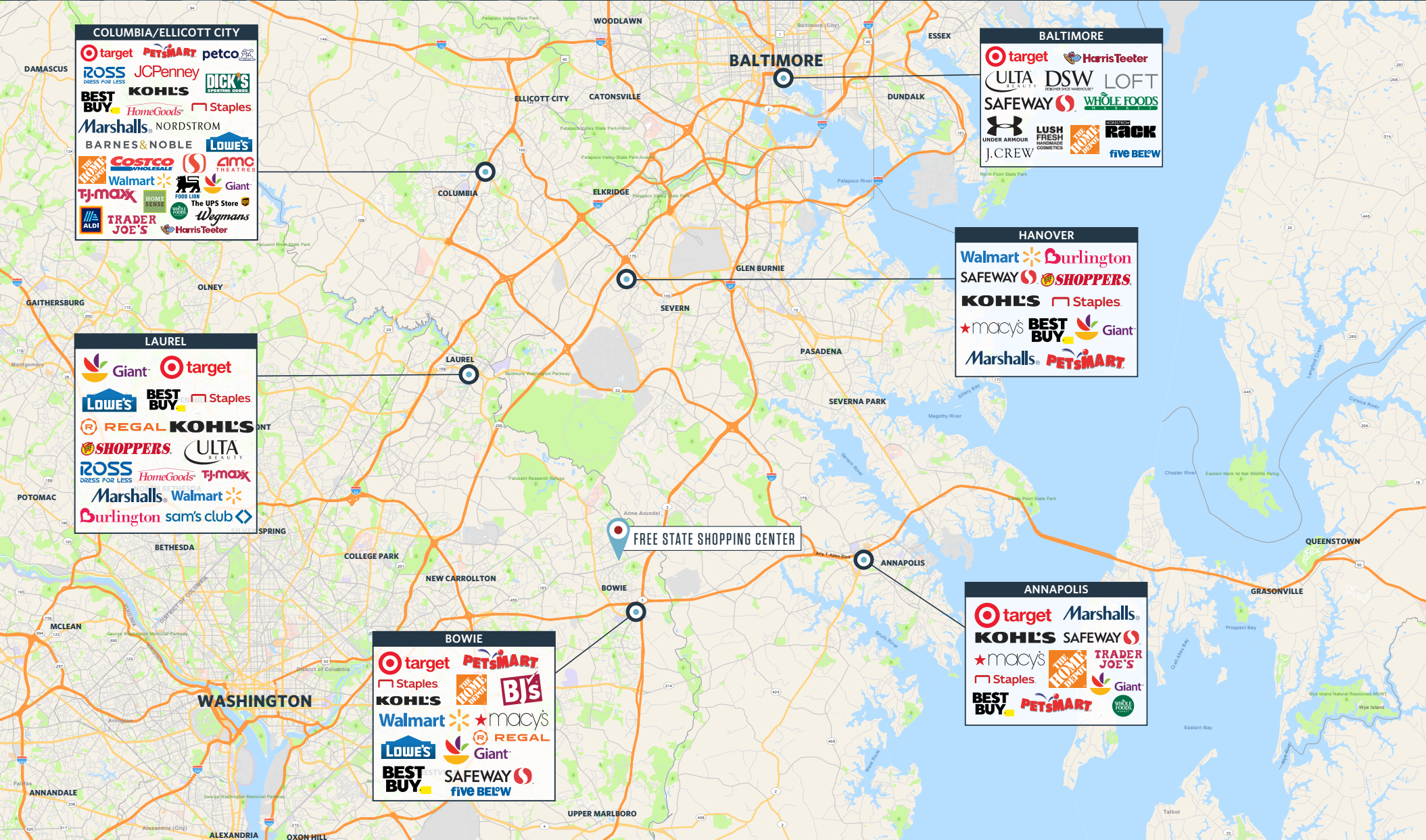
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SITE PLAN

FREE STATE SHOPPING CENTER

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TENANTS	AVAILABLE	
	NO.	SF
1A	AVAILABLE	2,847 SF
1B	UPTOWN CHEAPSKATE	4,796 SF
1	POTENTIALLY AVAILABLE	
	STARMAKER'S ACADEMY OF DANCE	7,365 SF
2	TJMAXX	28,741 SF
3	ROSS	30,187 SF
4	BOB'S DISCOUNT FURNITURE	18,734 SF
5	AVAILABLE	7,623 SF
6	SUBWAY	960 SF
7	PIZZA HUT	969 SF
10	POPEYE'S	2,400 SF
11	THE DESSERT JUNKIE	1,210 SF
12	UPS STORE	1,200 SF
13	CAVA	2,400 SF
14	H&R BLOCK	1,062 SF
15	ANTHONY'S PIZZA	880 SF
16	ANTHONY'S NY PIZZA & PASTA	3,024 SF
20	SALON PLAZA	6,533 SF
21	IMPRESSIONS OPTICAL	1,518 SF
22	IHOP	6,190 SF
23	STARBUCKS	2,348 SF
24A	ANNE ARUNDEL MEDICAL CENTER	2,344 SF
24	LIFE COMPANIONS VET. HOSPITAL	3,996 SF
25	KUMON	1,798 SF
27A	SALEYA NAIL SPA	1,660 SF
27	POTENTIALLY AVAILABLE (2ND GEN RESTAURANT)	4,258 SF
28	ROCK & TOSS CRAB HOUSE	3,776 SF
29	FIVE BELOW	12,657 SF
30	GIANT	73,149 SF
31	MATTRESS FIRM	4,196 SF
33	COLD STONE CREAMERY	1,392 SF
34	ZIPS DRY CLEANERS	4,019 SF
35	CHILDREN OF AMERICA	12,500 SF
43	POTENTIALLY AVAILABLE	1,272 SF
102	MARINER FINANCE	2,589 SF
104	AMERICA'S BEST WINGS	2,385 SF
207	CHARLEY'S PHILLY STEAKS	1,200 SF



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MARKET

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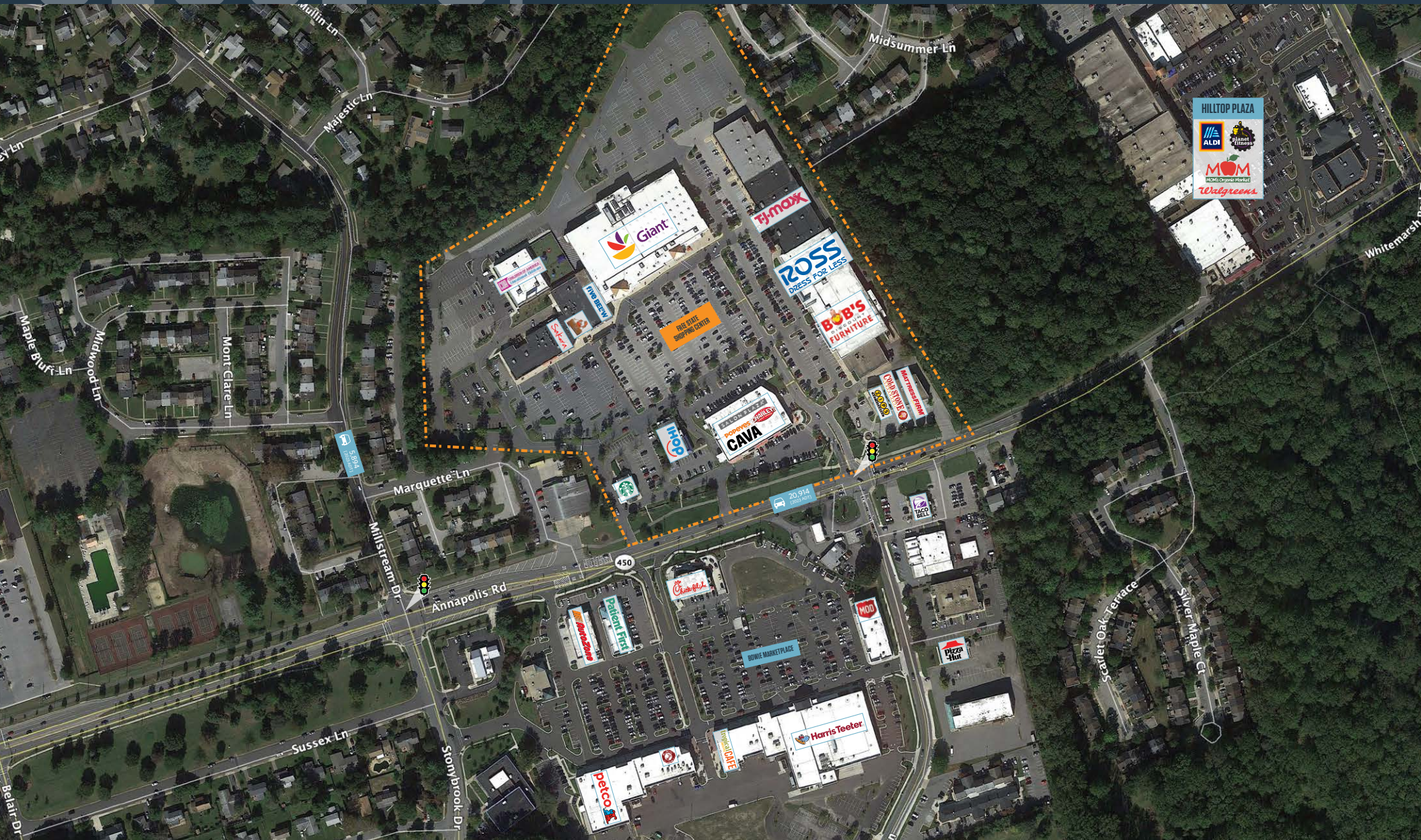
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CLOSE-UP

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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