

# BOWIE TOWN CENTER

15606 Emerald Way, Bowie, MD 20716  
Prince George's County



JOIN



- Join Bowie Town Center, a preeminent outdoor shopping center located within the heart of affluent and densely populated Bowie, Maryland.
- Ideally located with easy access to major commuter routes, Bowie Town Center serves a large regional trade area encompassing the greater Capital-Annapolis corridor.
- 300,000 square feet of retail with 1,414 parking spaces.
- Small shop and anchor spaces available.

LEASED BY:

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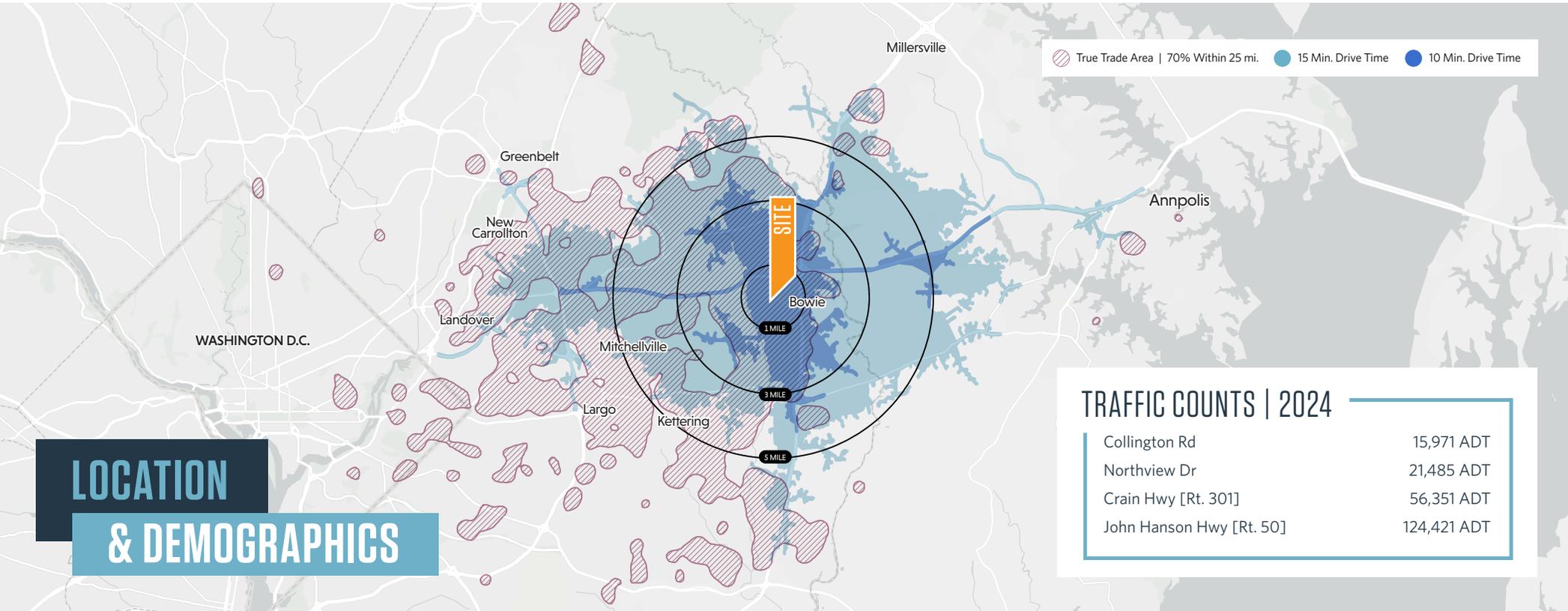
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## LOCATION & DEMOGRAPHICS

### TRAFFIC COUNTS | 2024

Collington Rd	15,971 ADT
Northview Dr	21,485 ADT
Crain Hwy [Rt. 301]	56,351 ADT
John Hanson Hwy [Rt. 50]	124,421 ADT

	1-MILE	3-MILE	5-MILE	TRUE TRADE AREA	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	12,060	51,743	115,282	507,308	38,520	146,461
Daytime Population	12,683	43,774	95,510	451,143	37,792	128,366

	1-MILE	3-MILE	5-MILE	TRUE TRADE AREA	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Households	5,067	18,860	40,621	192,763	14,615	51,675
Avg. HH Income	\$134,106	\$170,971	\$181,124	\$125,645	\$157,206	\$165,165

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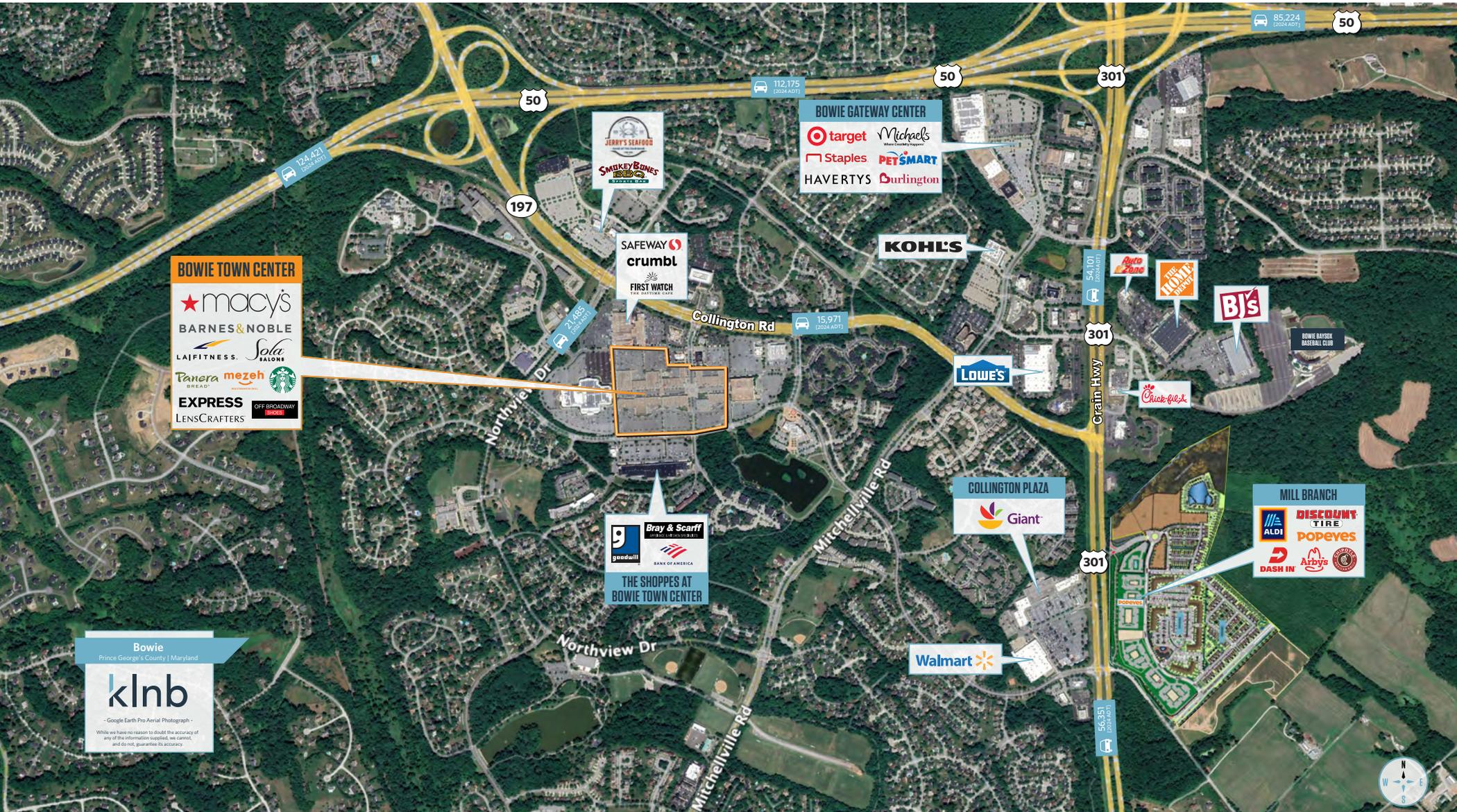
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## MARKET AERIAL



Bowie  
Prince George's County | Maryland

### klnb

- Google Earth Pro Aerial Photograph -  
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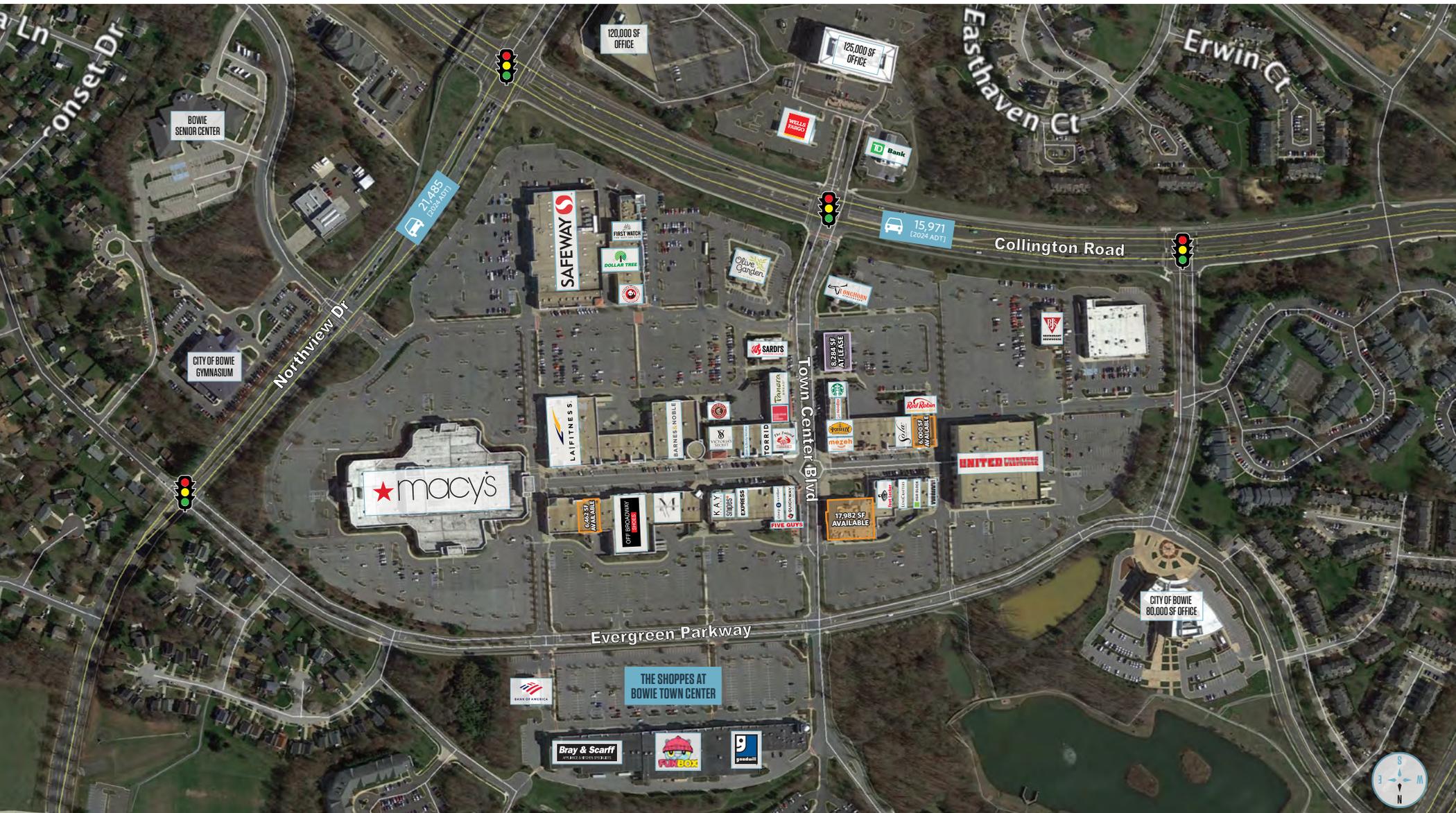
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CLOSE-UP AERIAL



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## SITE PLAN



Suite	Tenant	Size (SF)
A01	Verizon Wireless	3,052
A03	My Cellphone Repairs	1,798
A05	H&R Block	2,117
A07	Lenscrafters	3,542
A09	What Should I Call My Store	2,474
A11	Foot Locker	3,216
<b>A12A</b>	<b>Vacant</b>	<b>17,460</b>
B01A	Quickway Japanese Hibachi	1,921
B03A	Sleep Number	3,870
B04	Fiveguys Burgers and Fries	2,456
B05	Vivi Trendsetter	2,265
B07	Suit and Company	3,958
B09A	Express Factory	8,056
B13	SNIPES	5,788
B15	Kay Jewelers	2,071
C01	Bovanti Cosmetics & Spa	2,498
C03	Lane Bryant	5,531
C07	A & K Family Learning Place	1,945
C09	Men's Wearhouse	5,929
C11	Luxury Spa Nails	2,527
C13	GNC	1,296
<b>C15</b>	<b>Vacant</b>	<b>6,462</b>
C17	Ashley Stewart Woman	3,706
C19A	MD Women's Business Center	3,111
C19B	Overdue Recognition Art Gallery	3,625
D01	Scents & More	1,246
D03	My Favorite Doctor in Bowie	1,327
D05	All In Adventures	4,418
D07	Gold USA	1,000
D09	VisionWorks	4,401
D11	Claire's	1,007
D13A	Envydia Beauty & Braids	5,082
E01	Victoria's Secret	5,954
E01A	Chipotle Mexican Grill	3,119
E05	Bath & Body Works	3,770
E06A	Finish Line	4,997
E09	YvonneEx	3,792
E11A	Yar Beauty Academy	3,800
E11E	The Twisted Crab Seafood & Bar	5,128
E13	Nail Trix & Spa	1,173
E15	European Wax Center	1,193
E17	AT&T Mobility	2,324
E19	Panera Bread	4,769
F01A	Potbelly Sandwich Works	2,371
F01B	Mezeh Mediterranean Grill	2,479
F03	The Vitamin Suite	2,349
<b>F05</b>	<b>J Mart</b>	<b>2,553</b>
F07	M Lounge Events	7,934
F09	Sola Salon Studios	8,509
F11	Pure Green	1,213
F13	Luxury Guitl	1,193
F15	Noodles & Company	2,983
F17	Starbucks	1,784
F20	Red Robin	5,666
<b>F22</b>	<b>Vacant</b>	<b>6,000</b>
JA02	LA Fitness	30,653
<b>JA03</b>	<b>Off Broadway Shoes</b>	<b>25,038</b>
JA04	Barnes & Noble	24,916
<b>RO2A</b>	<b>Vacant</b>	<b>8,284</b>

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PHOTOS



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