FORMER BEST BUY AT BOWIE TOWN CENTER

15606 EMERALD WAY, BOWIE, MD 20716, PRINCE GEORGE'S COUNTY



NEARBY RETAILERS

SAFEWAY · macy's · BJ's RESTAURANT BREWHOUSE · sleep number · Panera BREAD · FIVE GUYS · LA FITNESS · five BELOW · CHIPOTLE MEXICAN GRILL · PANDA EXPRESS CHINESE KITCHEN · BARNES & NOBLE

FOR LEASE OR FOR SALE

- Freestanding 30,038 SF building on 2.9346 acres within Bowie Town Center
- Regional access off highly trafficked Route 50 and Collington Route (Route 197)
- Signalized access
- Pylon signage available

TRAFFIC COUNTS | 2025:

Collington Rd	15,862 ADT
Northview Dr	21,345 ADT
Route 50	131,050 ADT

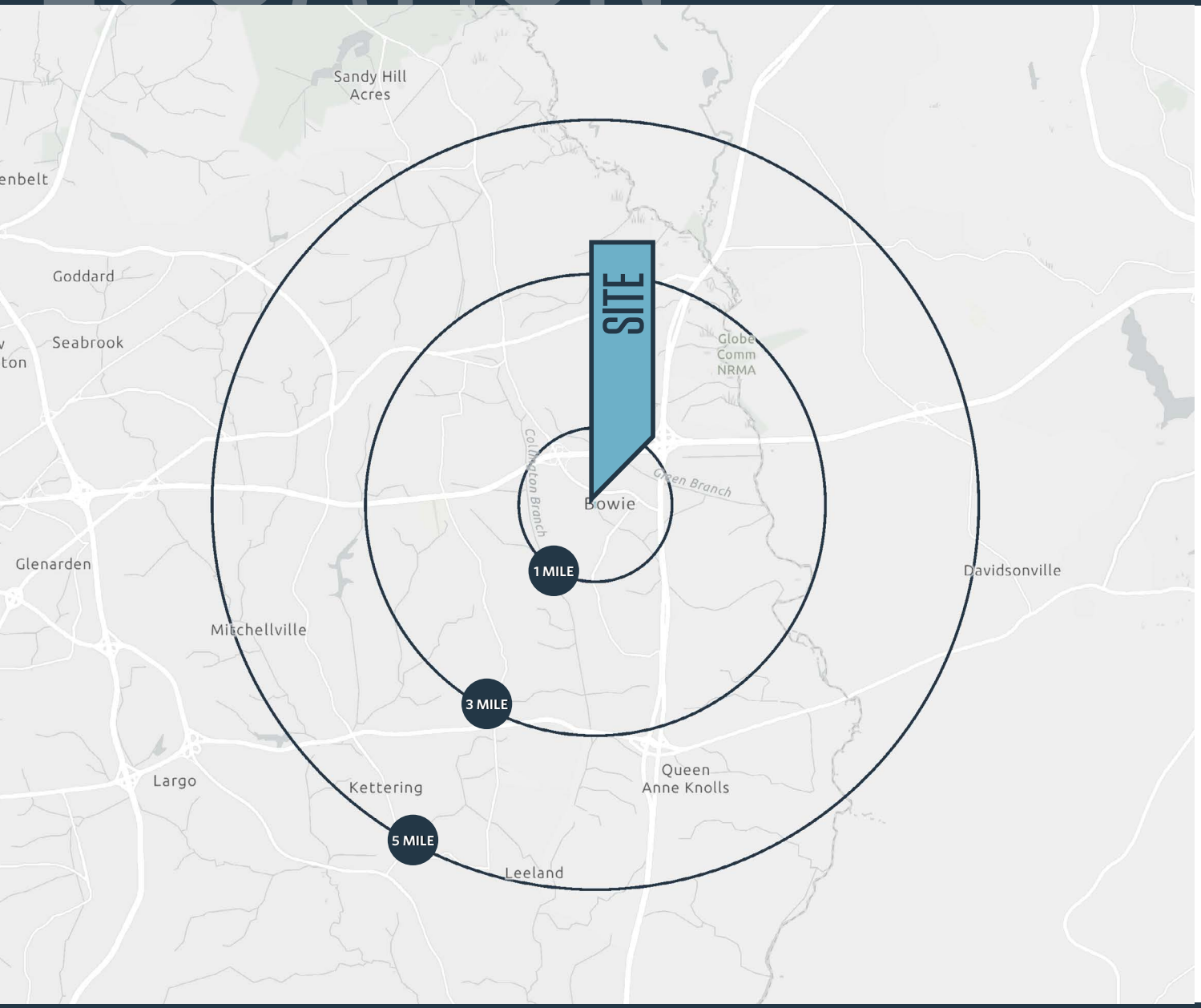
RYAN WILNER
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klnb.com

LOCATION

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PROPERTY HIGHLIGHTS:

Parcel- 2.9346 AC

Building- 30,038 SF

DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	12,476	53,004	118,306
Daytime Population	12,885	45,419	98,943
Households	5,204	19,394	41,974
Average HH Income	$139,206	$173,205	$187,353

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

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MARKET

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MIDVIEW

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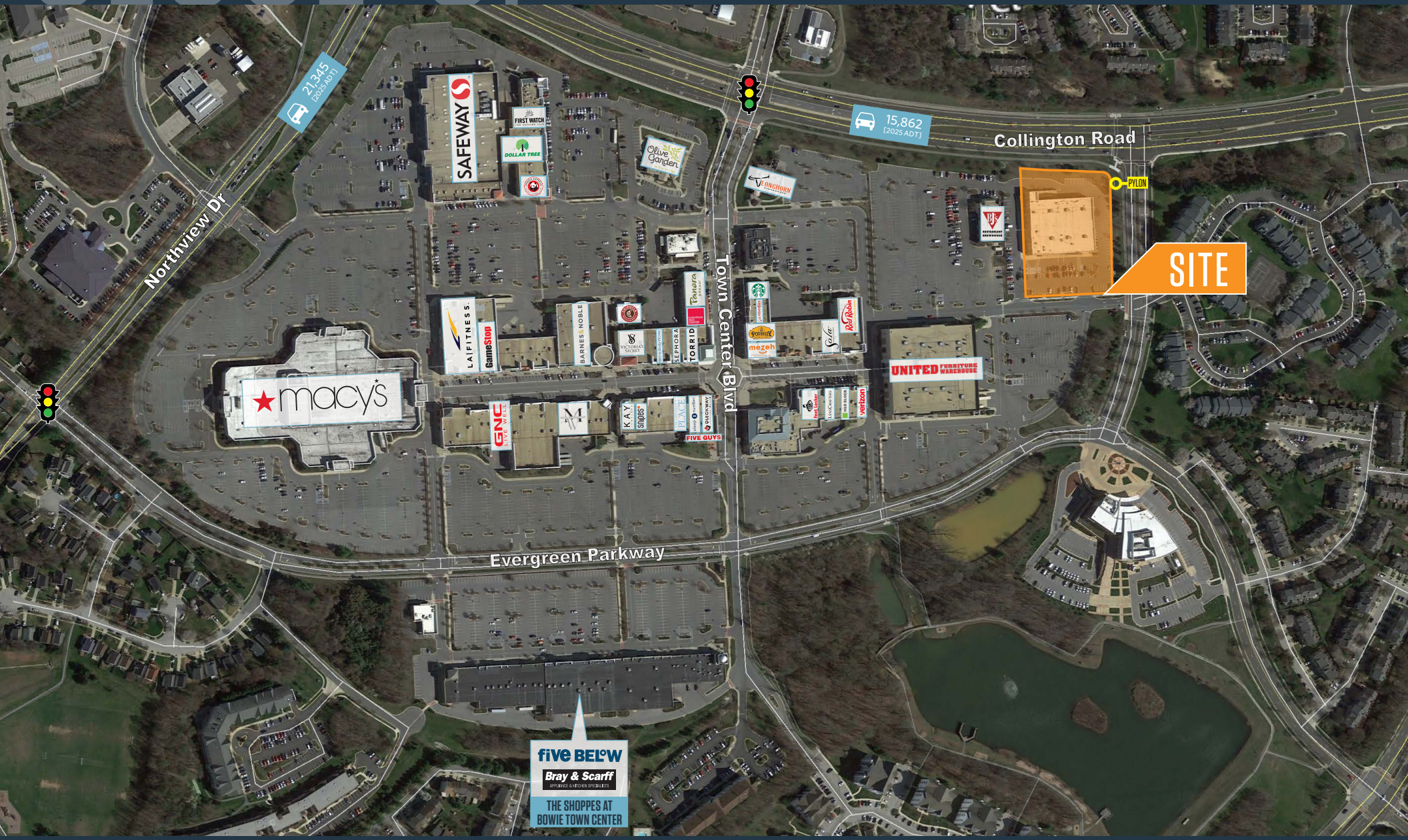
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CLOSE-UP

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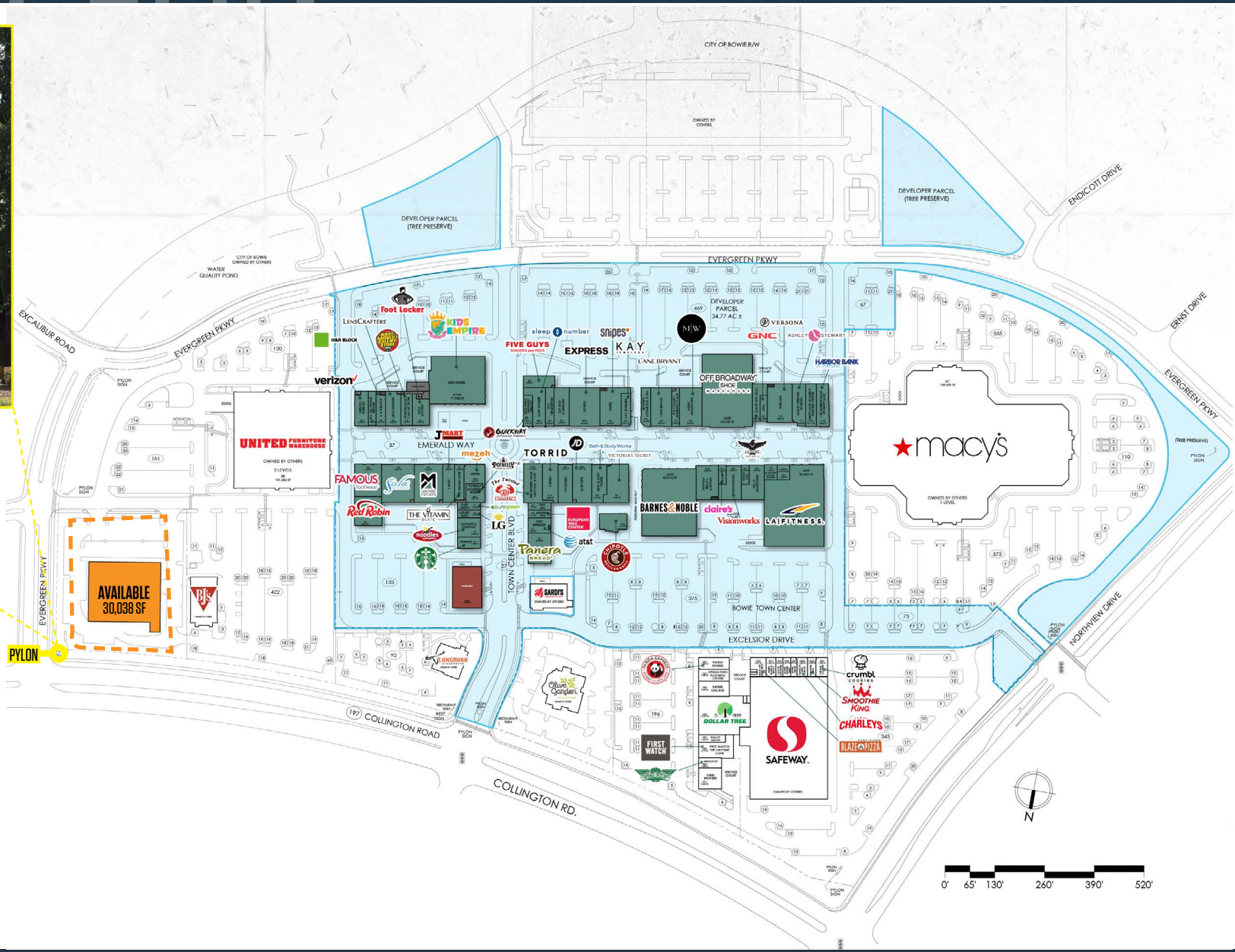
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SITE PLAN

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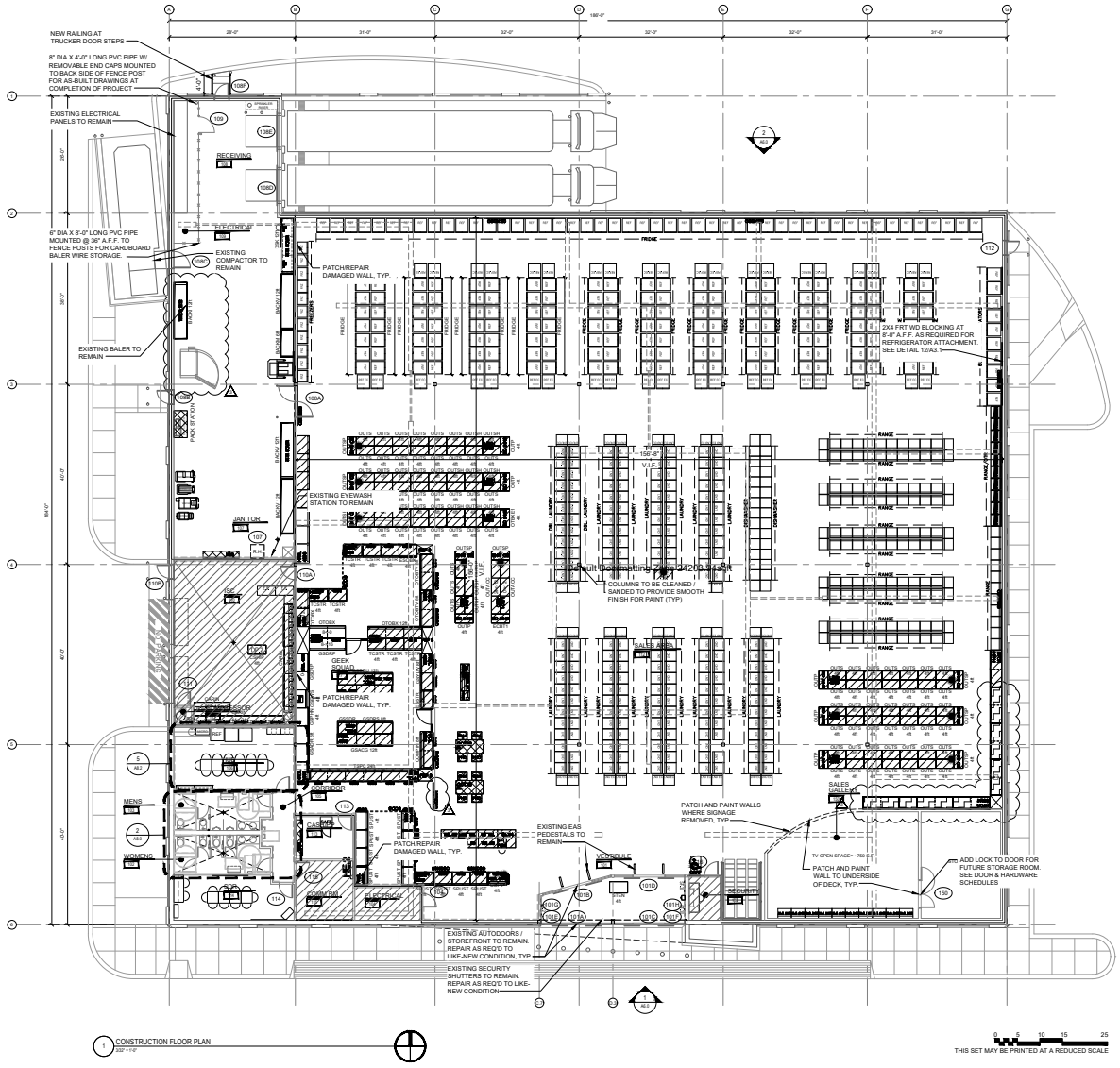
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LOD

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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