



NEARBY RETAILERS



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

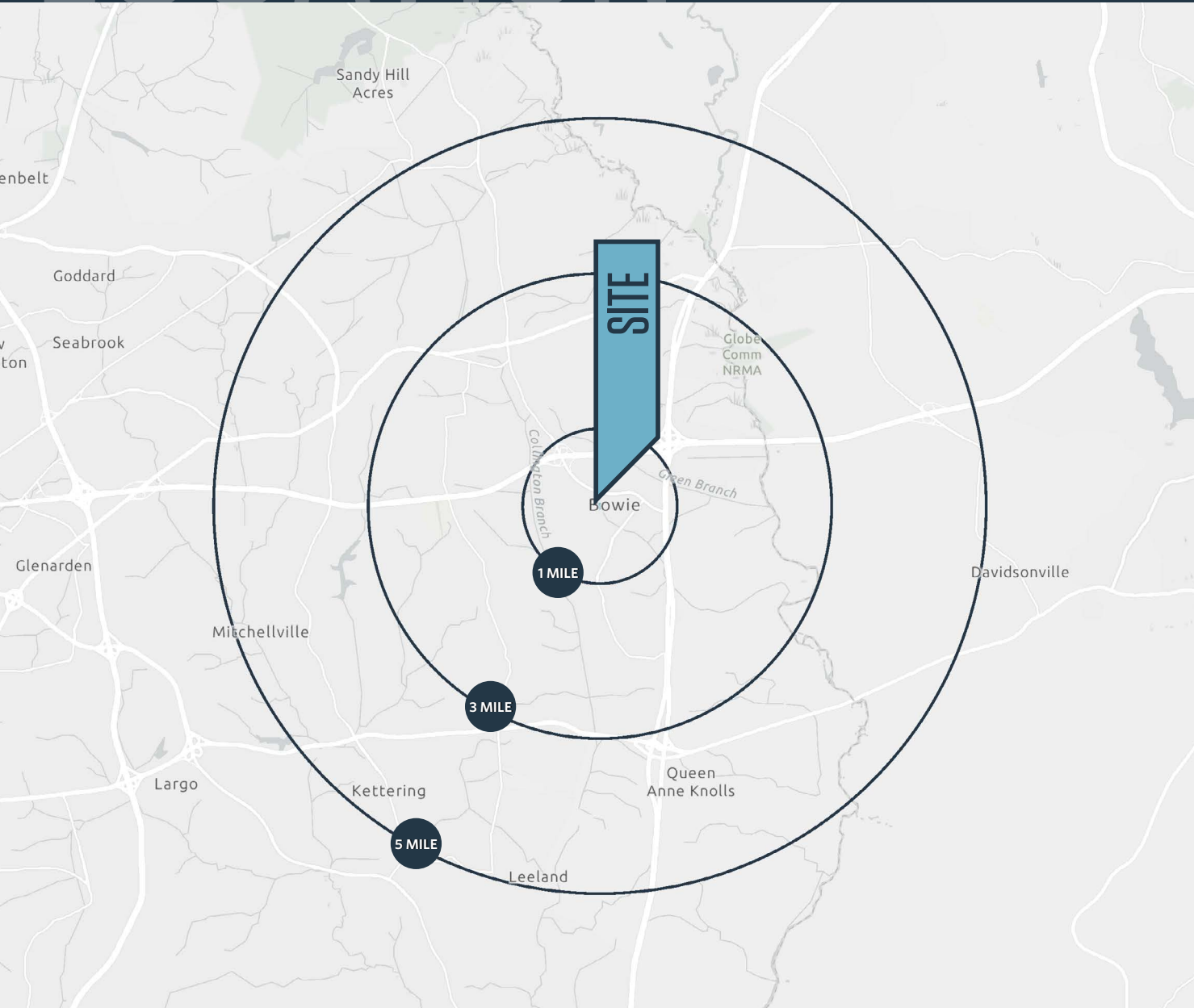
TRAFFIC COUNTS | 2023:

Collington Rd	16,020 ADT
Northview Dr	21,545 ADT
Route 50	124,670 ADT

LOCATION

FORMER BEST BUY AT BOWIE TOWN CENTER

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



PROPERTY HIGHLIGHTS:

Parcel- 2.9346 AC

Building- 30,038 SF

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,421	51,870	114,400
Daytime Population		
13,293	43,936	94,629
Households		
5,170	18,941	40,302
Average HH Income		
\$136,020	\$171,024	\$181,043

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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MARKET

FORMER BEST BUY AT BOWIE TOWN CENTER

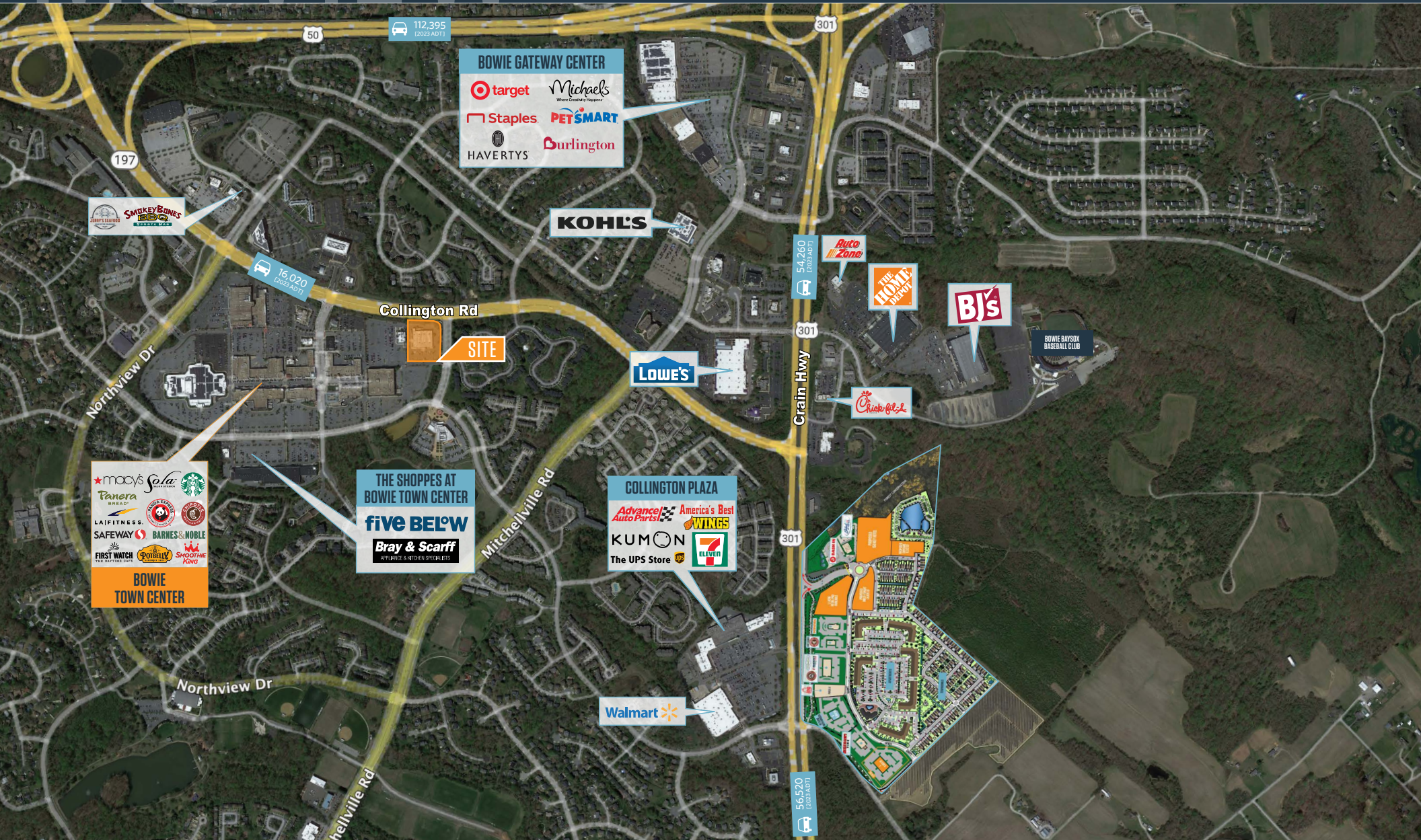
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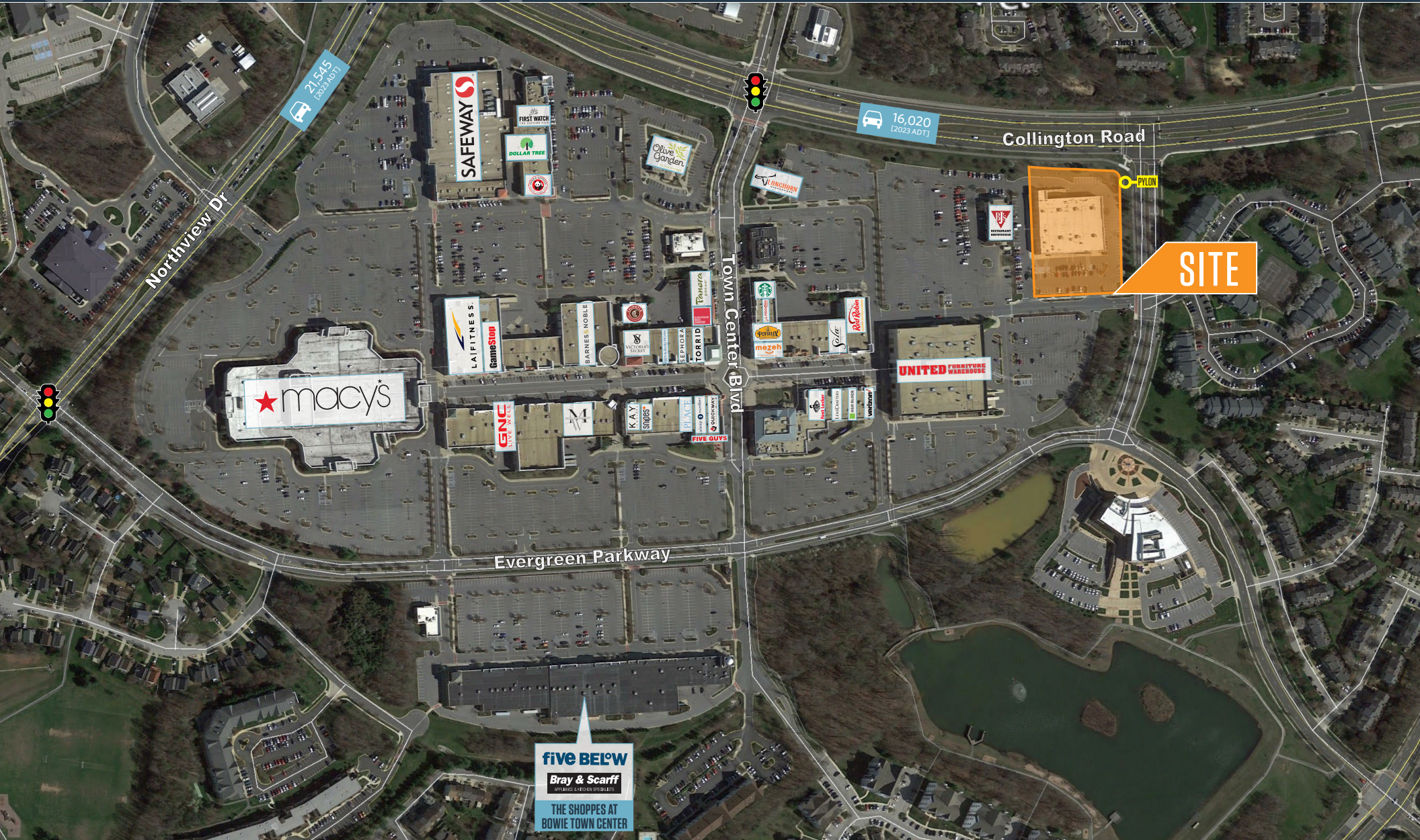




CLOSE-UP

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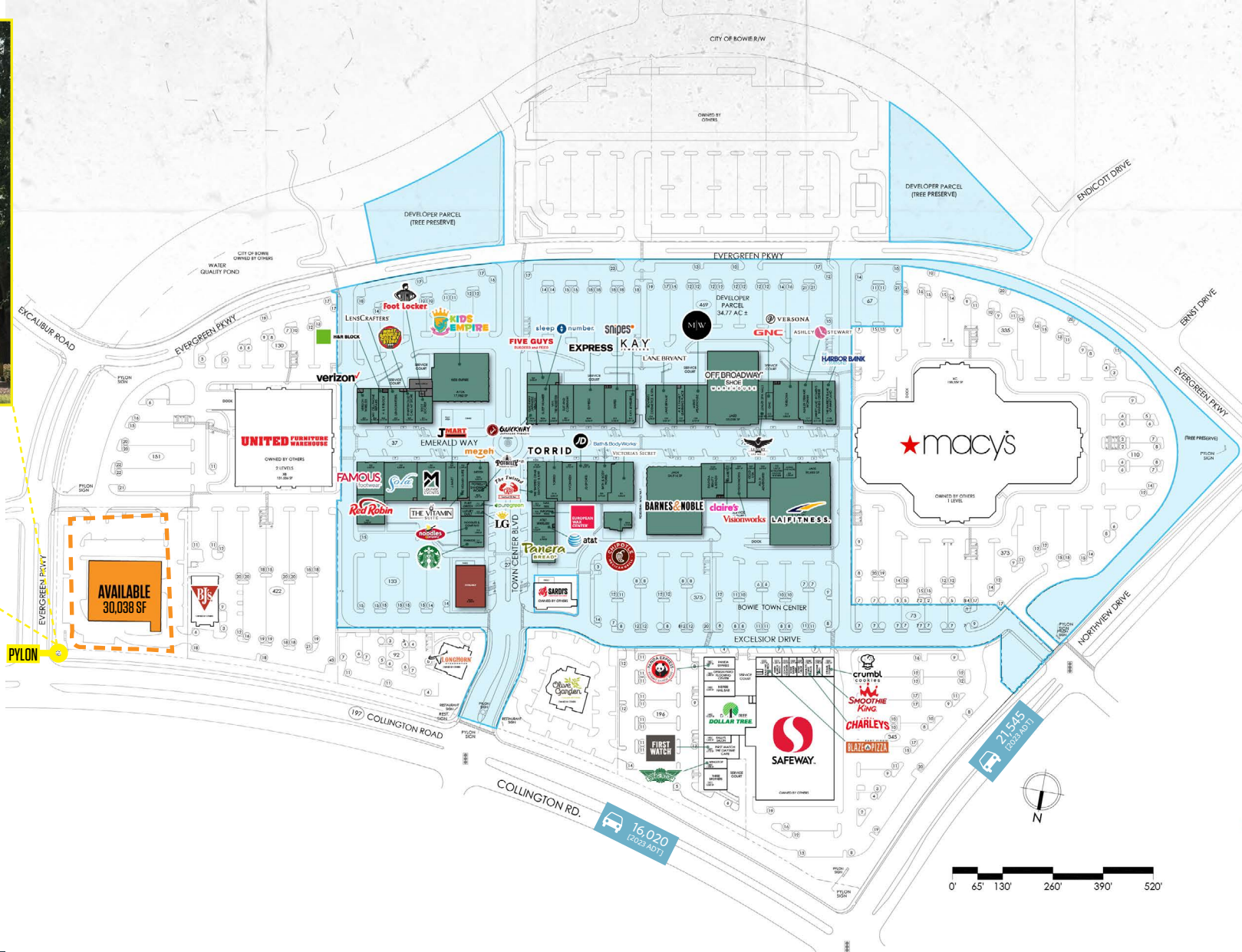
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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