

BOWIE TOWN CENTER

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



JOIN



BARNES & NOBLE



LENSCRAFTERS

EXPRESS

KAY
JEWELERS



Panera
BREAD

mezeh
MEDITERRANEAN GRILL



- 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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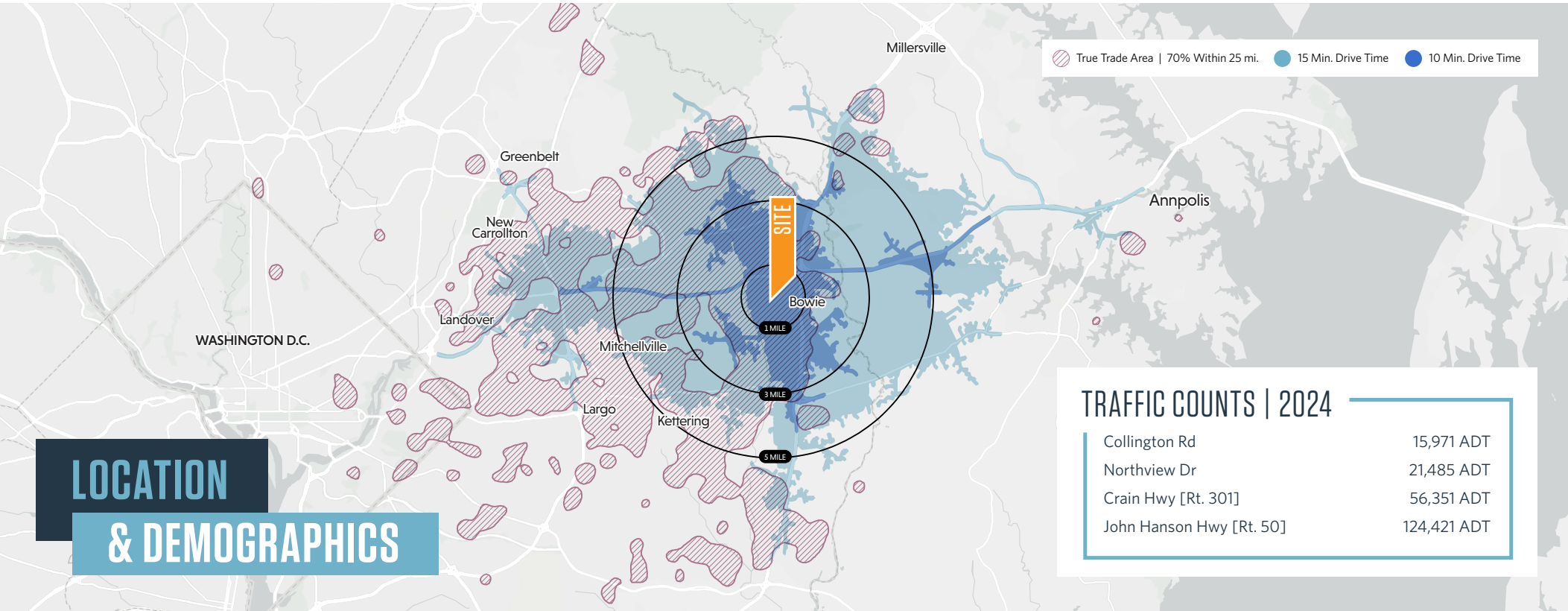
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TRAFFIC COUNTS | 2024

| | |
|--------------------------|-------------|
| 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 | | 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 | Households | 5,067 | 18,860 | 40,621 | 192,763 | 14,615 | 51,675 |
| Daytime Population | 12,683 | 43,774 | 95,510 | 451,143 | 37,792 | 128,366 | Avg. HH Income | \$134,106 | \$170,971 | \$181,124 | \$125,645 | \$157,206 | \$165,165 |

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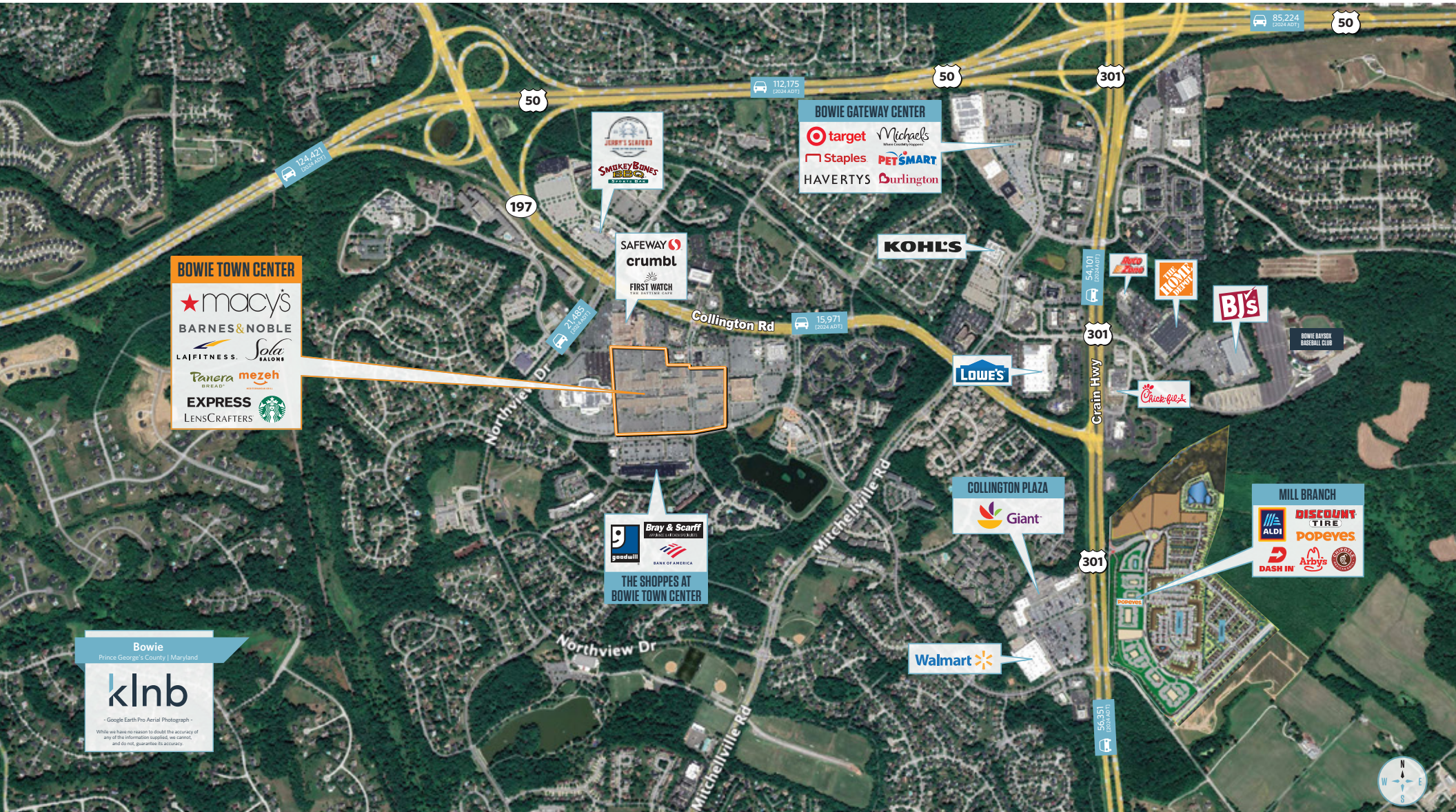
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MARKET AERIAL



Bowie
Prince George's County | Maryland

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- Google Earth Pro Aerial Photograph -
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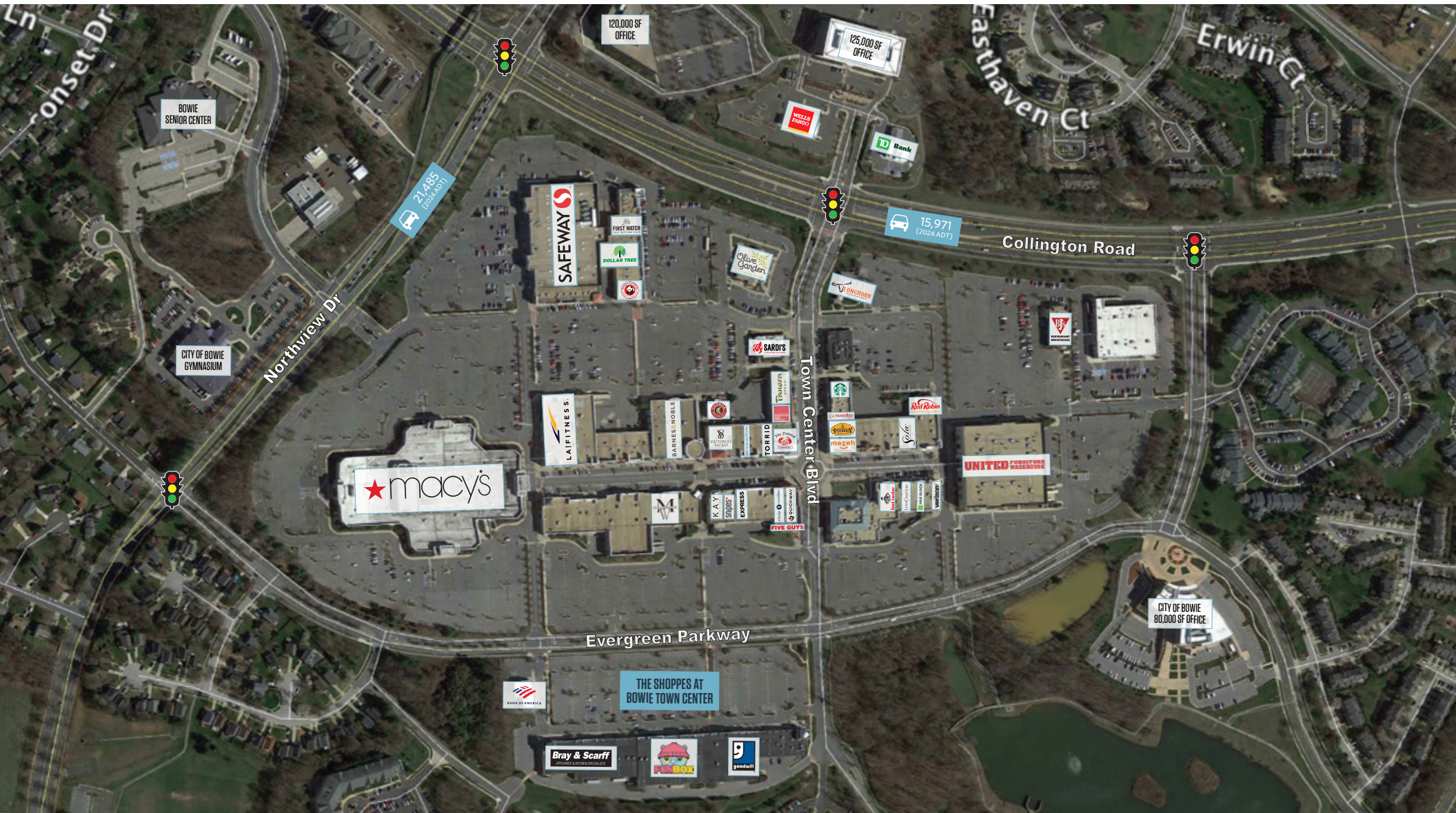
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CLOSE-UP AERIAL



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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 |
| A12A | Vacant | 17,460 |
| B01A | Quickway Japanese Hibachi | 1,921 |
| B03A | Sleep Number | 3,870 |
| B04 | Fiveguys Burgers and Fries | 2,456 |
| B05 | At Lease | 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 |
| C15 | Vacant | 6,462 |
| 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 | Vacant | 2,349 |
| F05 | M Lounge Events | 7,934 |
| F07 | Vacant | 2,553 |
| F09 | Sola Salon Studios | 8,509 |
| F11 | Pure Green | 1,213 |
| F13 | Gentleman's Closet | 1,193 |
| F15 | Noodles & Company | 2,983 |
| F17 | Starbucks | 1,784 |
| F20 | Red Robin | 5,666 |
| F22 | Vacant | 6,000 |
| JA02 | LA Fitness | 30,653 |
| JA03 | At Lease | 25,038 |
| JA04 | Barnes & Noble | 24,916 |
| RO2A | At Lease | 8,284 |

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