



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 25,125 SF (Former Big Lots) available.
- Located in the dominant power center in the trade area.
- Bowie Gateway Center is located at the major interchange of Rt. 50 (112,175 ADT), and Rt. 301 (54,101 ADT) with an abundance of parking, & 6 other anchor co-tenants.
- Bowie is a regional trade area located in between Annapolis, and Washington, D.C. with strong incomes, and density.

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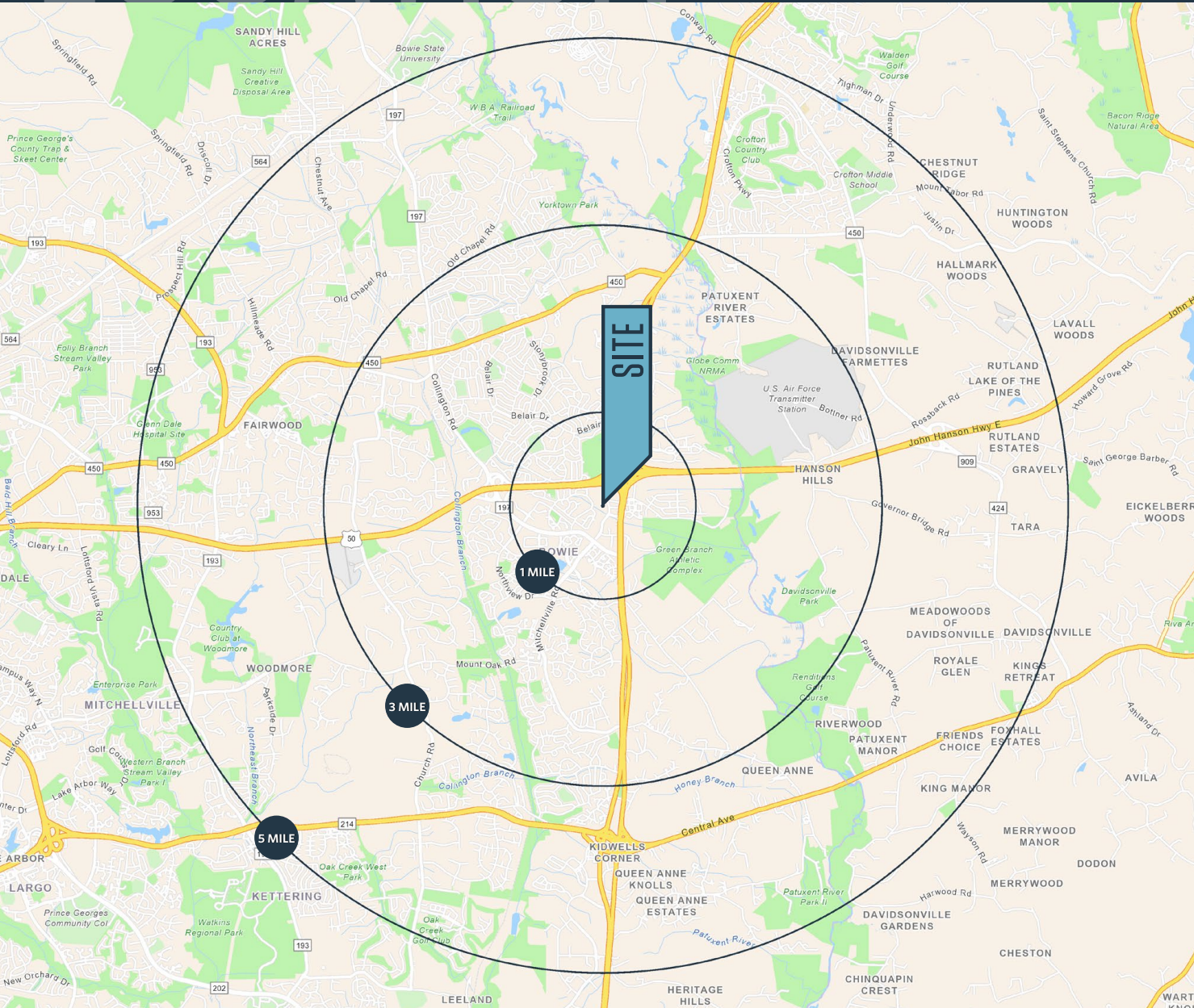
**MICHAEL PATZ**

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# LOCATION

# 4420 MITCHELLVILLE ROAD

BOWIE, MD 20716, PRINCE GEORGE'S COUNTY



## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
9,547	48,316	111,017
Daytime Population		
12,459	43,907	91,460
Households		
4,220	17,714	39,729
Average HH Income		
\$138,561	\$166,887	\$181,910

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Route 50	112,175 ADT
Route 301	54,101 ADT

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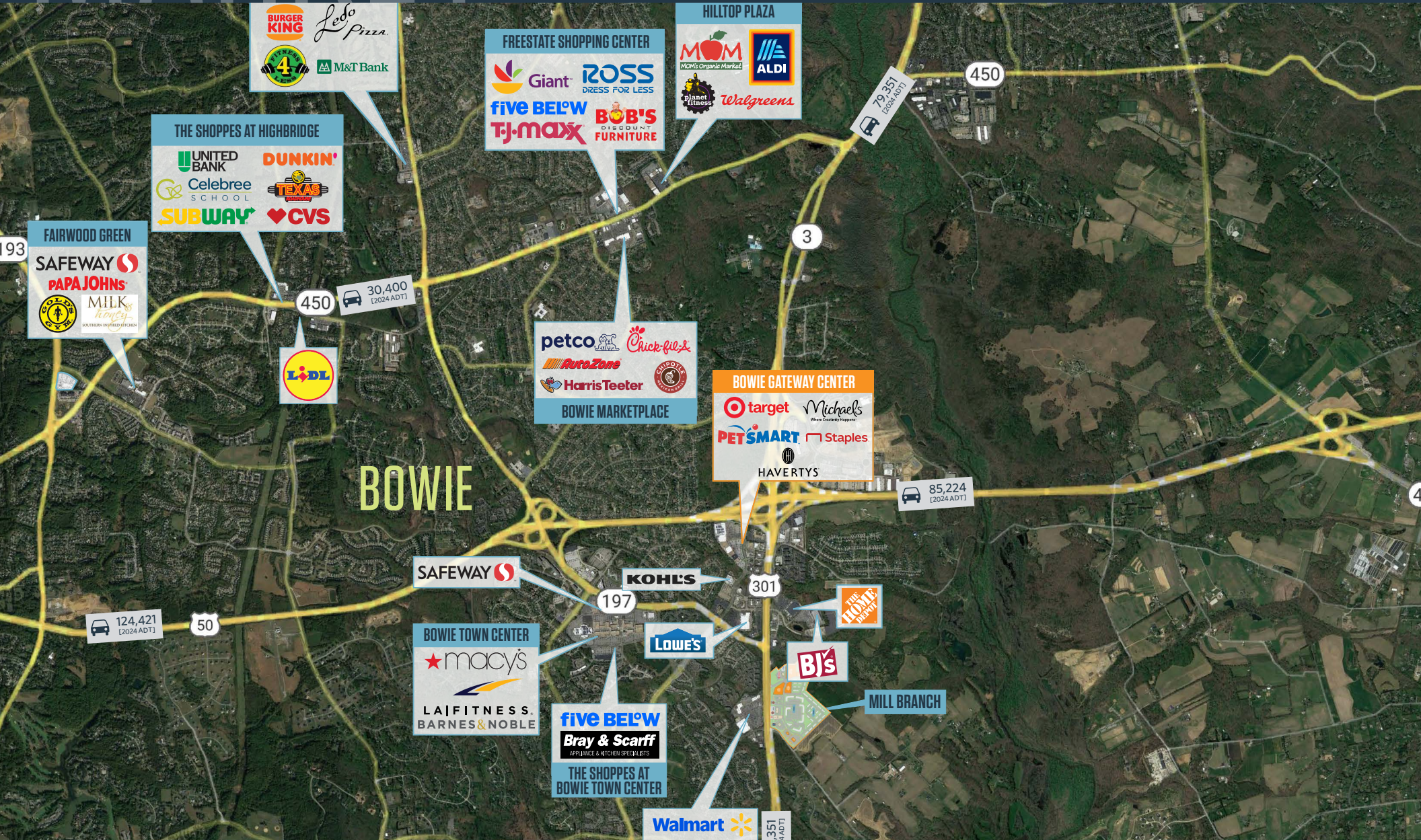
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# MARKET

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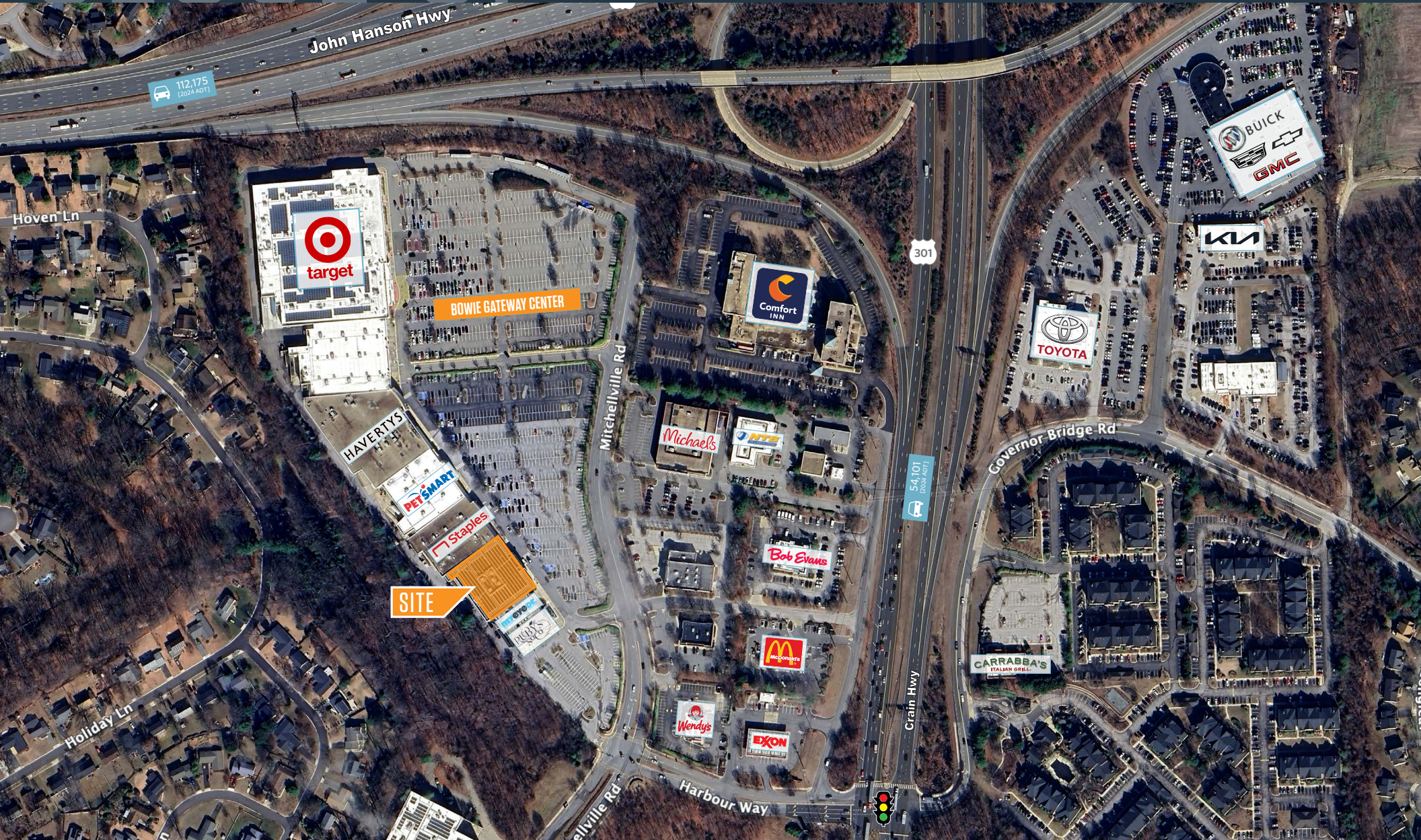




# CLOSE UP

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## FOR MORE INFORMATION, PLEASE CONTACT:

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