

# BOWIE TOWN CENTER

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



JOIN



BARNES & NOBLE



- 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:

**klnb**

Matt Skalet  
mskalet@klnb.com  
202-420-7775

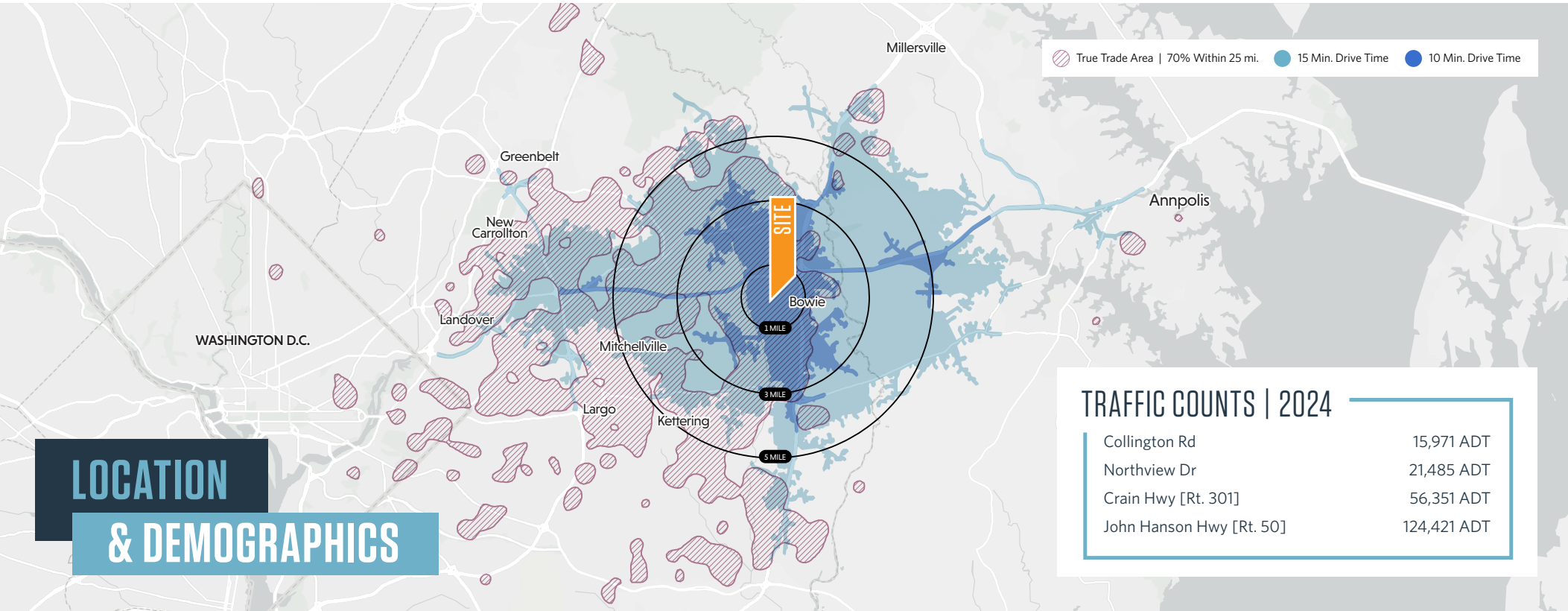
Kelley Milloy  
kmilloy@klnb.com  
202-420-7764

Jennifer Price  
jprice@klnb.com  
202-420-7768

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com

# BOWIE TOWN CENTER

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



	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

**Matt Skalet**  
mskalet@klnb.com  
202-420-7775

**Kelley Milloy**  
kmilloy@klnb.com  
202-420-7764

**Jennifer Price**  
jprice@klnb.com  
202-420-7768

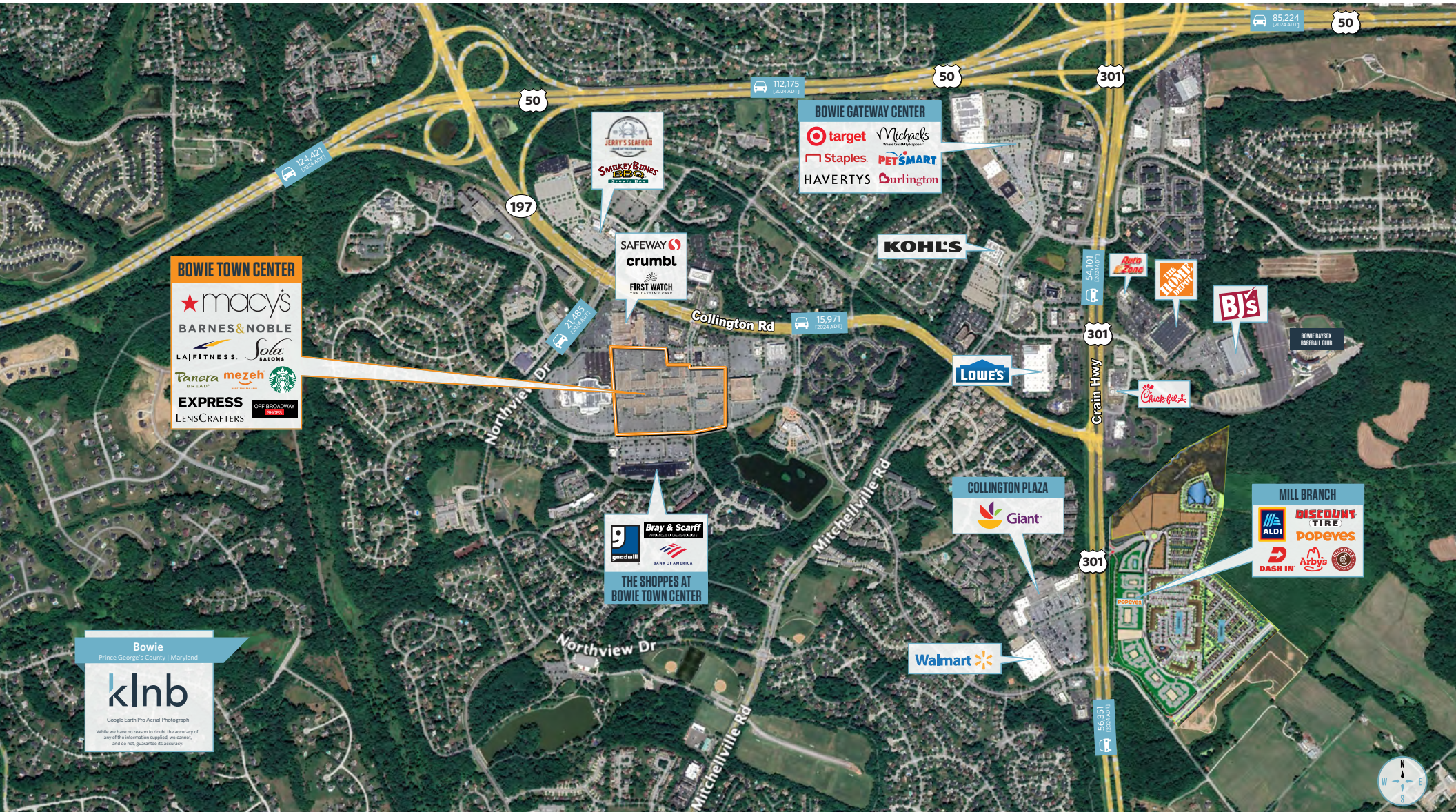
1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com



# BOWIE TOWN CENTER

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

## MARKET AERIAL



Bowie  
Prince George's County | Maryland

**klnb**

- Google Earth Pro Aerial Photograph -  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

**Matt Skalet**  
mskalet@klnb.com  
202-420-7775

**Kelley Milloy**  
kmliloy@klnb.com  
202-420-7764

**Jennifer Price**  
jprice@klnb.com  
202-420-7768

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com





# BOWIE TOWN CENTER

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

## 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>Vacant</b>	<b>2,553</b>
F07	M Lounge Events	7,934
F09	Sola Salon Studios	8,509
F11	Pure Green	1,213
<b>F13</b>	<b>Vacant</b>	<b>1,193</b>
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
JA03	Off Broadway Shoes	25,038
JA04	Barnes & Noble	24,916
RO2A	Vacant	8,284

Matt Skalet  
mskalet@klnb.com  
202-420-7775

Kelley Milloy  
kmliloy@klnb.com  
202-420-7764

Jennifer Price  
jprice@klnb.com  
202-420-7768

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com



# BOWIE TOWN CENTER

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

PHOTOS



**Matt Skalet**  
mskalet@klnb.com  
202-420-7775

**Kelley Milloy**  
kmilloy@klnb.com  
202-420-7764

**Jennifer Price**  
jprice@klnb.com  
202-420-7768

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com



# BOWIE TOWN CENTER

15606 Emerald Way Bowie, MD 20716

Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Matt Skalet**  
mskalet@klnb.com  
202-420-7775

**Kelley Milloy**  
kmilloy@klnb.com  
202-420-7764

**Jennifer Price**  
jprice@klnb.com  
202-420-7768



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com

