

# BOWIE TOWN CENTER

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



LEASED BY:

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JOIN



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LENSCRAFTERS

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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.

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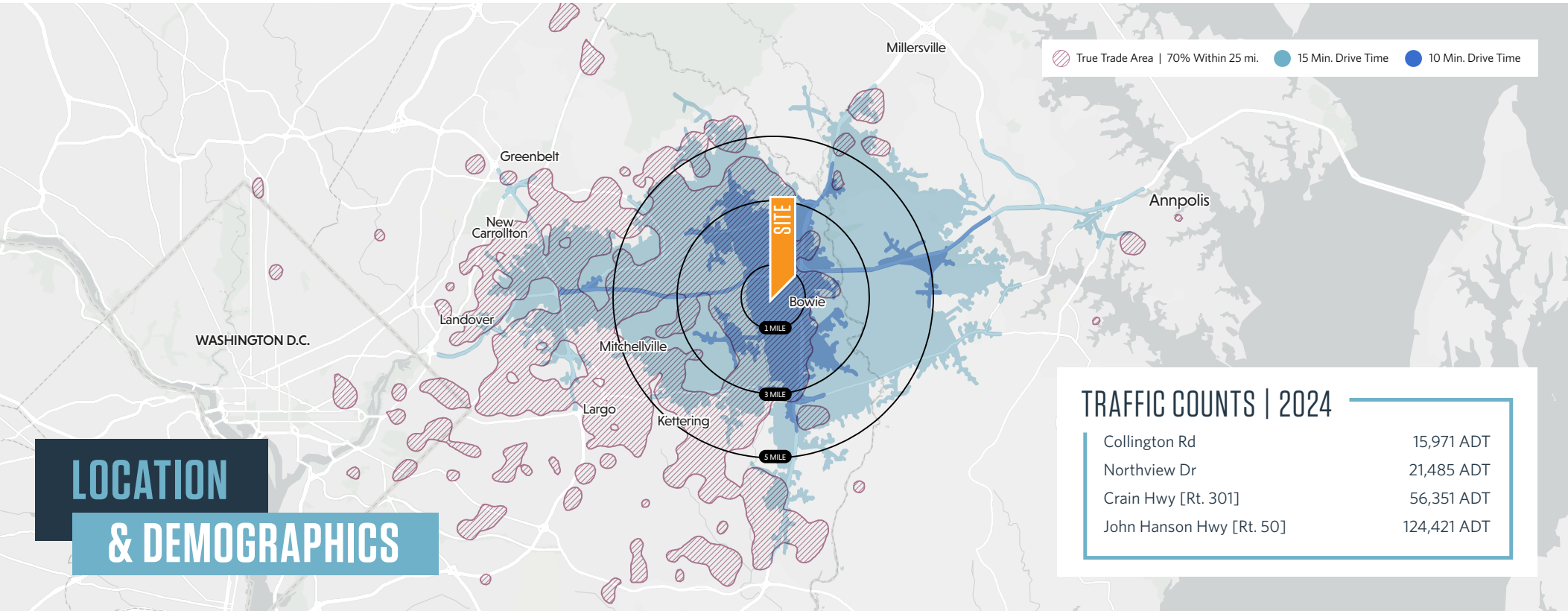
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## LOCATION & DEMOGRAPHICS

▨ True Trade Area | 70% Within 25 mi.
 ● 15 Min. Drive Time
 ● 10 Min. Drive Time

### 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
Population	12,060	51,743	115,282	507,308	38,520	146,461
Daytime Population	12,683	43,774	95,510	451,143	37,792	128,366

	1-MILE	3-MILE	5-MILE	TRUE TRADE AREA	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Households	5,067	18,860	40,621	192,763	14,615	51,675
Avg. HH Income	\$134,106	\$170,971	\$181,124	\$125,645	\$157,206	\$165,165

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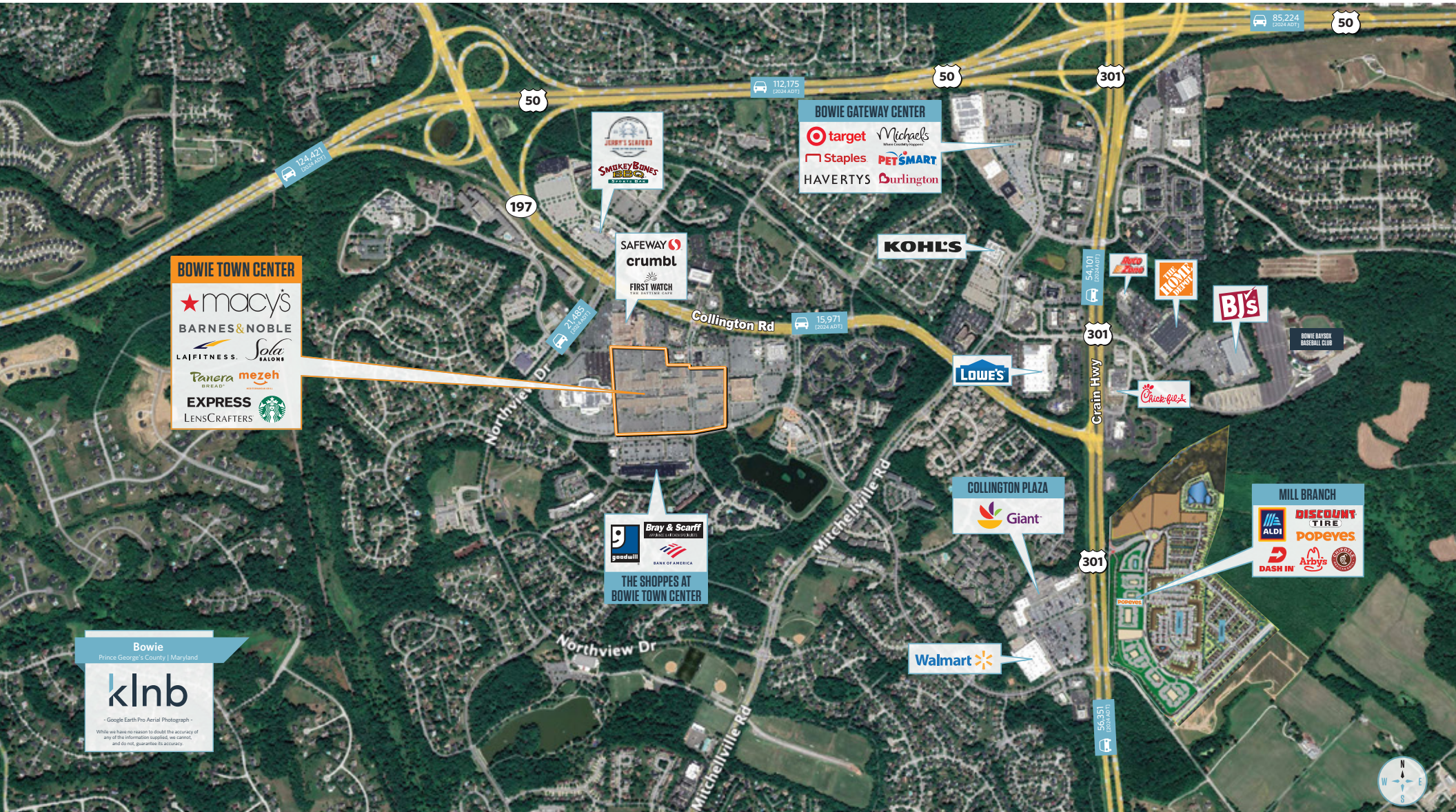
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## MARKET AERIAL



Bowie  
Prince George's County | Maryland

### klnb

- Google Earth Pro Aerial Photograph -  
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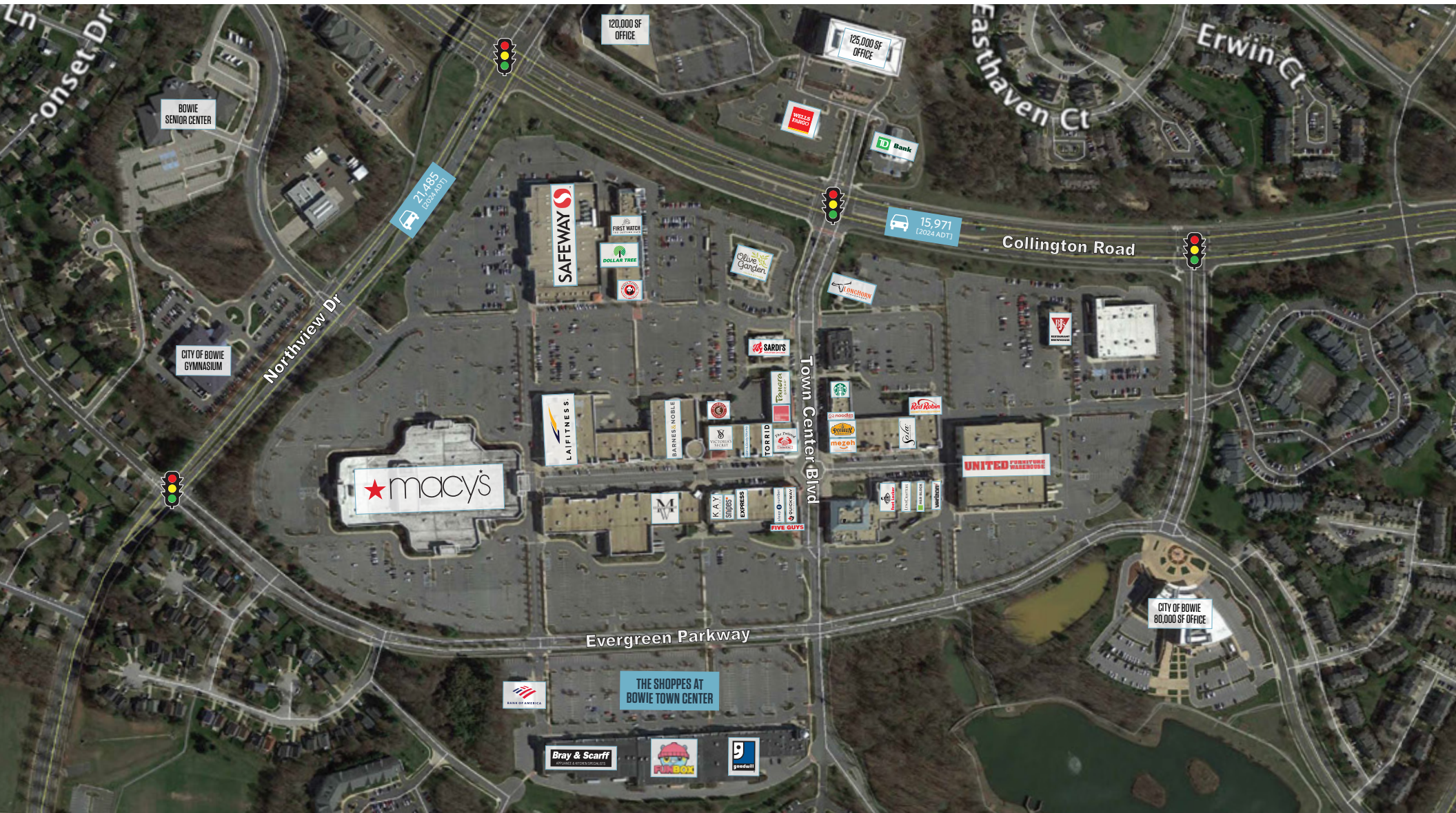
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CLOSE-UP AERIAL



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## SITE PLAN



- LEASED
- AVAILABLE
- AT LEASE
- FUTURE AVAILABILITY
- OWNED BY OTHERS

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
<b>B05</b>	<b>At Lease</b>	<b>2,265</b>
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
<b>C19A</b>	<b>MD Women's Business Center</b>	<b>3,111</b>
<b>C19B</b>	<b>Overdue Recognition Art Gallery</b>	<b>3,625</b>
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
<b>F03</b>	<b>Vacant</b>	<b>2,349</b>
F05	M Lounge Events	7,934
<b>F07</b>	<b>Vacant</b>	<b>2,553</b>
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
<b>F22</b>	<b>Vacant</b>	<b>6,000</b>
JA02	LA Fitness	30,653
<b>JA03</b>	<b>At Lease</b>	<b>25,038</b>
JA04	Barnes & Noble	24,916
<b>RO2A</b>	<b>At Lease</b>	<b>8,284</b>

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PHOTOS



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