

RETAIL PAD SITE FOR LEASE



HALL STATION VILLAGE CENTER

15231 & 15261 Hall
Rd, Bowie, MD 20716

PROPERTY HIGHLIGHTS

- Beautiful and well maintained neighborhood shopping center
- Adjacent to Prince George's Community Federal Credit Union headquarters, South Bowie Branch Library and 109 townhomes
- Ample surface parking
- Excellent visibility on Central Avenue (Route 214 - 22,443 VPD), with access at signalized intersection
- Easy access to the Capital Beltway (I-495/I-95) and Route 301
- Surrounded by dense and affluent residential neighborhoods, including South Lake, a new community with over 1,360 residences, retail, and recreational opportunities anchored by a brand new Giant
- Close to many area attractions, such as Six Flags America, Liberty Sports Park, Oak Creek Golf Club, and Watkins Regional Park
- Near major employment centers such as Collington Trade Zone and National Capital Business Park



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

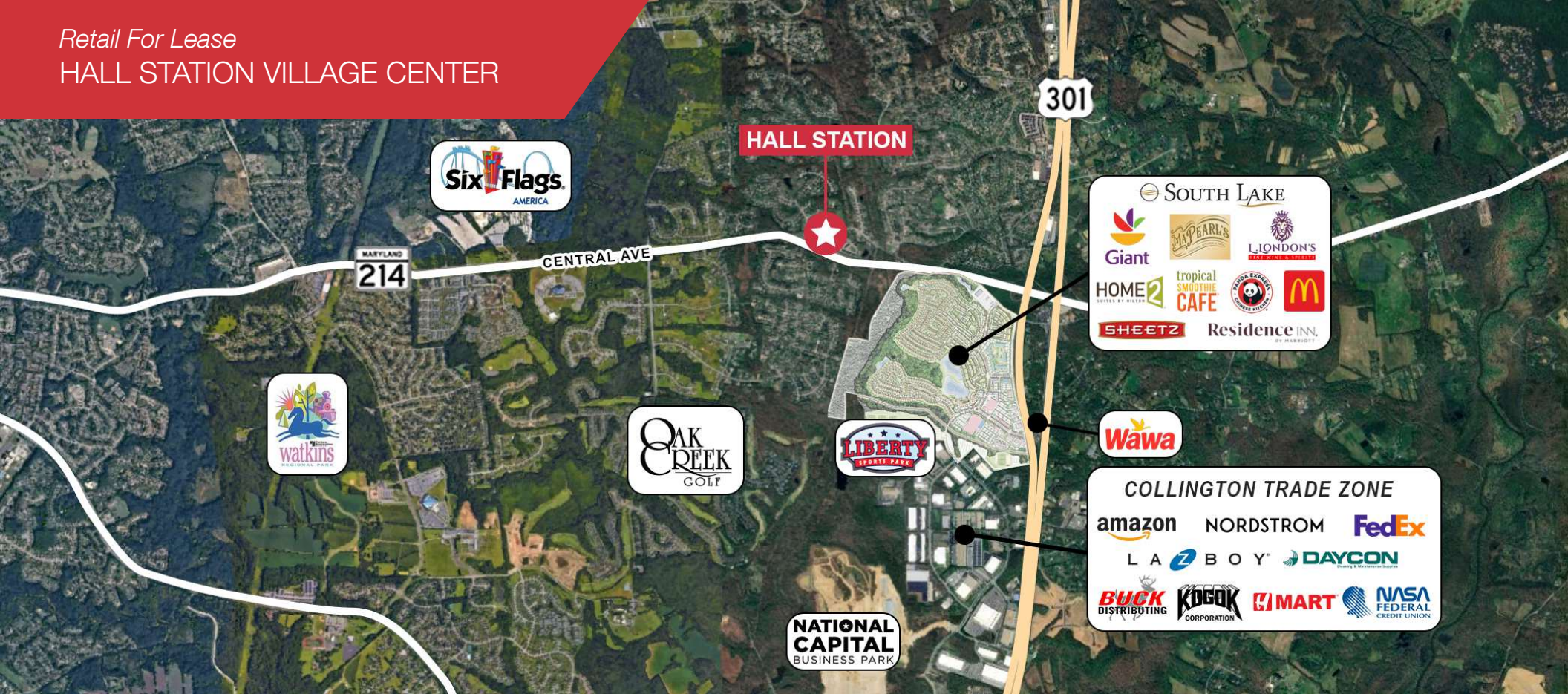
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Pad Site	Available	0.5 Acres	Ground Lease	Negotiable	Up to 1,200 SF + drive-thru

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



**AVG. HOUSEHOLD
 INCOME**

1 Mile	7,314	2,445	\$196,813
3 Miles	41,429	15,067	\$178,289
5 Miles	113,537	40,969	\$177,496

Demographics data derived from AlphaMap



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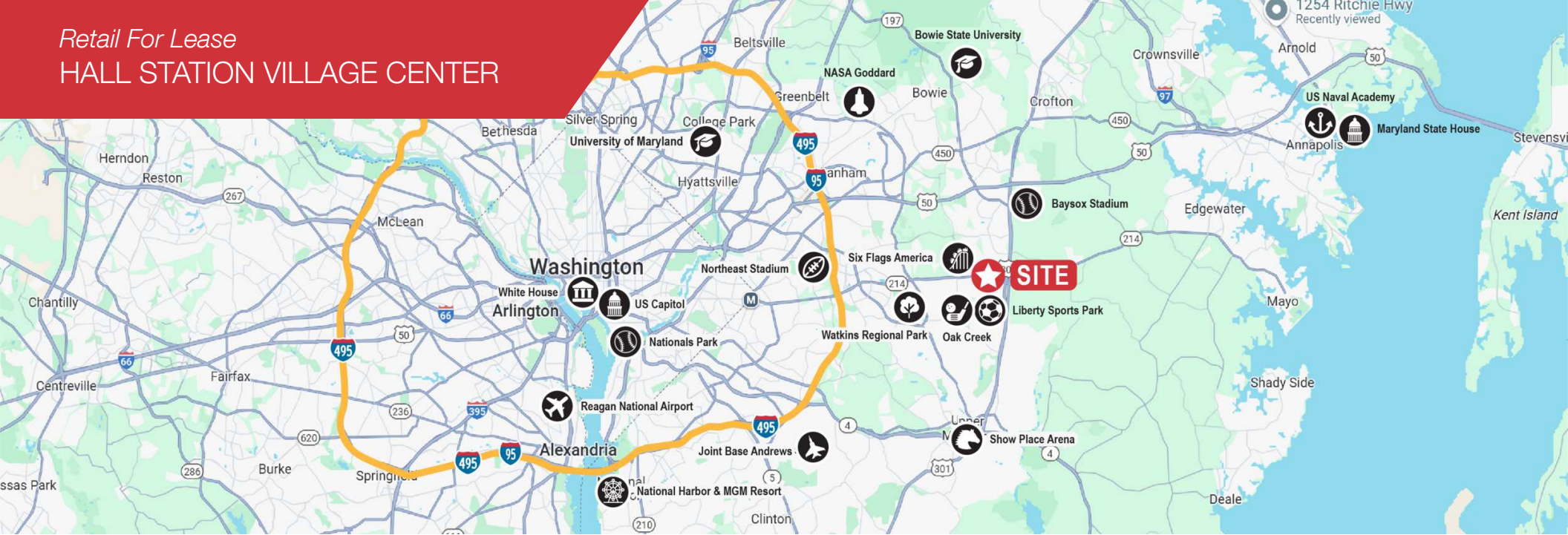
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