

PAD BUILDING FOR LEASE - 6,212± SF with Patio

# VISTA GARDENS MARKETPLACE



Vista Gardens Marketplace is a premier power center in Bowie, MD and is anchored by Target, Ross, Home Depot, & Shoppers, with additional retailers such as Chick-fil-A, AT&T, Panera Bread, Chipotle, & Starbucks.

## 10601 Martin Luther King Jr. Hwy

Bowie, Prince George's County, MD 20720

### PROPERTY HIGHLIGHTS

- 6,212± SF pad building and restaurant (formerly Buffalo Wild Wings)
- Prime pad location with great visibility and co-tenancy
- Excellent access with multiple lighted intersections
- Direct access to brand new Vista Gardens West

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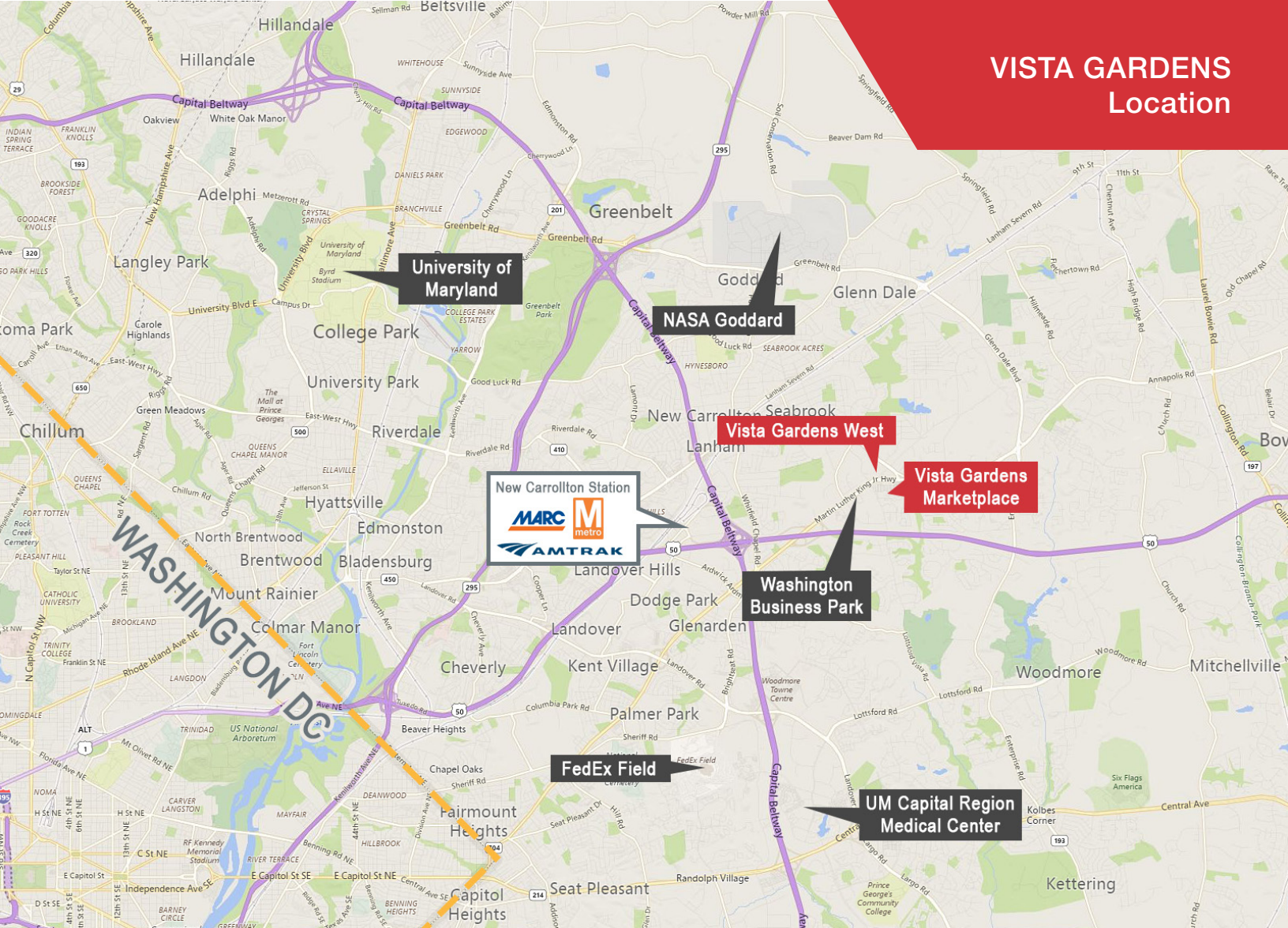
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# VISTA GARDENS Site Plan



BUILDING SHELL CONSTRUCTION PLAN  
SCALE: 1/8"=1'-0"

# VISTA GARDENS Location



## LOCATION HIGHLIGHTS

- Excellent access to the Capital Beltway (I-495/I-95) and Route 50 (John Hanson Highway)
- Close to major employment centers, including Amazon, Dewberry Engineering, FedChoice Federal Credit Union, Grainger, U-Haul, Thompson Creek Windows, Northrop Gruman, Lockheed Martin, Self Storage Plus, Colony Hardware, and many more
- Close to high-end residential neighborhoods, including Dan Ryan's highly successful Vista Gardens West townhomes
- Very strong day and evening demographics

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	7,589	88,250	244,605
<b>Households</b>	2,500	28,047	83,829
<b>Avg Household Income</b>	\$161,557	\$147,308	\$132,679

*Envionics Analytics 2025*

## TRAFFIC

Average daily traffic on Martin Luther King Jr. Highway is 41,933 vehicles

*MDOT 2025*

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