

HILLTOP PLAZA

BOWIE, MD

675 - 7,200 SF AVAILABLE







HILLTOP PLAZA

BOWIE, MD

- | Anchored by two grocers, a national bank, a drive-thru national pharmacy and a diverse mix of national, regional and local retailers
- | Renovated in 2011, the Center is heavily supported by the surrounding densely populated, affluent suburban area
- | Located at a signalized intersection, the property is highly visible with approximately 32,500 vehicles passing on a daily basis on Annapolis Road
- | Ample parking with 776 surface spaces

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	7,490	48,105	114,896
 DAYTIME POPULATION	2,819	9,638	22,922
 HOUSEHOLD INCOME	\$117,990	\$131,793	\$145,088
 TRAFFIC COUNTS	32,553 on Annapolis Road		

CO-TENANTS



HILLTOP PLAZA
BOWIE, MD

Distance to Washington D.C. 12 Miles
 Distance to Annapolis 15 Miles
 Distance to Baltimore 20 Miles



HILLTOP PLAZA

planet fitness MOM Walgreens Bank of America

WAUGH CHAPEL TOWNE CENTRE

Wegmans TARGET

BOWIE PLAZA

Bank of America M&T Bank

BR Dunkin' Donuts Burger King

DOLLAR GENERAL

FREE STATE SHOPPING CENTER

Giant WELLS FARGO

hair cuttery. ROSS DRESS FOR LESS

VISTA GARDENS MARKETPLACE

BUFFALO WILD WINGS GRIFF & BAR TARGET

Starbucks THE HOME DEPOT



BOWIE TOWN CENTER

SAFeway Olive Garden sears

ITALIAN KITCHEN

BARNES & NOBLE BOOKSELLERS macy's



BOWIE MARKETPLACE

Harris Teeter Your Neighborhood Food Market

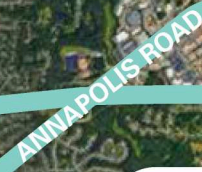
PETCO Where the pets go. Shell

Chick-fil-A PNC BANK

PRIEST BRIDGE CENTER SHOPPING CENTER

FedEx Kinko's Domino's

7 ELEVEN SUNOCO



BOULEVARD AT THE CAPITAL CENTRE/LARGO TOWN CENTER

KAISER PERMANENTE.

UMUC University of Maryland University College metro

COLLINGTON PLAZA

Capital One Giant Ruby Tuesday

PNC BANK Walmart ups

BOWIE GATEWAY CENTER

HAVERTY'S STAPLES BIGLOTS!

TARGET PETSMART Michaels THE ARTS AND CRAFTS STORE

SITE PLAN
HILLTOP PLAZA | BOWIE, MD
675 - 7,200 SF AVAILABLE



TENANT LIST

HILLTOP PLAZA | BOWIE, MD

#	SQ. FT	MERCHANT
1	2,600	7 ELEVEN
2	3,298	Corelife
4	1,338	4 Paws Only Grooming
5	6,105	Hilltop Wine & Spirits
6	867	LT Nails
7	994	Available
8	1,434	Available
9	1,795	Papa John's Pizza
10	2,011	Mi Puebilito Bakery
11	1,197	VIP Cuts
12	589	Manuel Shoe Repair & Alterations
13	4,650	Phenix Salon Suites
14	1,465	Jersey Mike's Subs
15	2,684	ATI Physical Therapy

#	SQ. FT	MERCHANT
16	2,684	Dental Land Pediatrics
17	3,375	Pho D'Lite
18	2,326	Hangry Joe's Hot Chicken
19	6,629	Kids First Swim Schools
20	675	Available
21	820	Hair Talk
22	19,895	Planet Fitness
23	10,468	Dollar Tree
24	2,799	Bowie Orthodontics
25	7,812	Beauty 4U
26	9,776	Advance Auto Parts
27	9,873	MOM's Organic Market
28	1,644	Hilltop Cleaners
29	3,732	Bowie Jiu Jitsu

#	SQ. FT	MERCHANT
30	1,571	East Delight
31	2,054	Fancier Spa and Salon
33	20,813	ALDI
34	1,825	T-Mobile
35	2,378	Sakura Hibachi
36	2,984	MyEyeDr.
37	6,398	Crafty Crab
38	11,440	Walgreens
39	3,858	Educational Systems Federal Credit Union
40	6,277	Bank of America
41	2,200	Dunkin' Donuts
42	6,630	Blue Sunday Bar & Grill
43	7,200	Available

HILLTOP PLAZA
BOWIE, MD





HILLTOP PLAZA | 6700 RACE TRACK ROAD, BOWIE, MD

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

Akiel Pyant | apyant@rappaportco.com | 571.382.1205

rappaportco.com