

# HILLTOP PLAZA

BOWIE, MD

675 - 7,200 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









## HILLTOP PLAZA

### BOWIE, MD

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

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,941	53,149	127,098
 <b>DAYTIME POPULATION</b>	4,329	16,989	34,296
 <b>HOUSEHOLD INCOME</b>	\$133,515	\$161,340	\$168,979
 <b>TRAFFIC COUNTS</b>	25,700 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**

ALDI planet fitness MOM Walgreens Bank of America

**WAUGH CHAPEL TOWNE CENTRE**

Wegmans TARGET

**BOWIE PLAZA**

Bank of America M&T Bank

DUNKIN' DONUTS BURGER KING

DOLLAR GENERAL

**FREE STATE SHOPPING CENTER**

Giant WELLS FARGO

hair cuttury. ROSS DRESS FOR LESS

**VISTA GARDENS MARKETPLACE**

BUFFALO WILD WINGS STARBUCKS

TARGET THE HOME DEPOT



**BOWIE TOWN CENTER**

SAFeway Olive Garden sears

BARNES & NOBLE BOOKSELLERS macy's

**BOWIE MARKETPLACE**

Harris Teeter PETCO 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

M metro

**COLLINGTON PLAZA**

Capital One Giant Ruby Tuesday

PNC BANK Walmart UPS

**BOWIE GATEWAY CENTER**

HAVERTY'S STAPLES BIG LOTS!

TARGET PETSMART Michaels THE ARTS AND CRAFTS STORE



# SITE PLAN

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## 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 Express Hibachi and Sushi
36	2,984	Available
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'
42	6,630	Blue Sunday Bar & Grill
43	7,200	Available



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**HILLTOP PLAZA | 6700 RACE TRACK ROAD, BOWIE, MD**

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