

AMBER RIDGE

BOWIE, MD

TWO SITE READY PADS FOR SALE OR GROUND LEASE
0.94 - 1.55 ACRES AVAILABLE ZONED MXT







RAPPAPORT

AMBER RIDGE BOWIE, MD

- Two fantastic pad site opportunities (1.55 acres and 0.94 acres) for lease or purchase fronting Crain Highway (60,000 VPD), with easy access to Route 50 and Central Avenue
- The pads have been graded and utilities have been stubbed to the property line
- Townhome development by Caruso Homes directly adjacent to the sites are to be completed by the end of 2021, starting in the low \$400s
- MXT Zoning: ideal for fast food, coffee, medical, and retail users as well as drive-thru permitted (approval is part of the site plan)
- Adjacent to Pointer Ridge Plaza, anchored by Sky Zone and co-tenants include Dollar Tree, Subway, Pizza Hut, Fit Body Boot Camp, and more

DEMOGRAPHICS 2021

	1 MILE	3 MILES	5 MILES
 POPULATION	5,530	31,251	80,725
 DAYTIME POPULATION	5,146	32,281	74,978
 HOUSEHOLD INCOME	\$132,342	\$142,739	\$152,960
 TRAFFIC COUNTS	60,000 on Crain Highway		

AREA RETAILERS



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BOWIE MARKETPLACE
Harris Teeter
AutoZone
CHIPOTLE

HILLTOP PLAZA SHOPPING CENTER
ALDI
planet fitness
7 ELEVEN
DOLLAR TREE

Pier 1 Imports
TARGET
PET SMART

BOWIE TOWN CENTER
macy's
LA FITNESS
sears
Starbucks
Panera

LOWE'S

THE HOME DEPOT

COLLINGTON PLAZA
Walmart
Advance Auto Parts
Giant

WOODMORE TOWNE CENTER
Wegmans Party City
BEST BUY
OLD NAVY

THE HOME DEPOT
TARGET

LARGO TOWN CENTER
SHOPPERS
DOLLAR TREE
Advance Auto Parts

Six Flags

LARGO PLAZA
TARGET
LOWE'S
Starbucks

POINTER RIDGE PLAZA
DOLLAR TREE
SUBWAY
SKY ZONE

AMBER RIDGE

FedExField

BOULEVARD AT THE CAPITAL CENTRE
AMC
Capital One

Transforming lives.
PRINCE GEORGES
COMMUNITY COLLEGE

SITE PLAN

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PAD SITE OPPORTUNITIES

POINTER RIDGE
SHOPPING CENTER



72,189 SF

POINTER RIDGE DRIVE

POINTER RIDGE PLACE



187 TOWNHOMES
UNDER CONSTRUCTION

SOUTH BOWIE
COMMUNITY CENTER

CRAIN HIGHWAY (ROUTE 301)



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