

FOR SALE

16403 HERITAGE BLVD,
BOWIE, MD
AVAILABLE 2.46 ACRES

LOWE'S

LAND
FOR SALE

HERITAGE BLVD

COLLINGTON RD

Realistic
Canes
CHICKEN FINGERS



FUTURE LOCATION

301

ROBERT GRAIN HWY 63,286 ADT

RAPPAPORT
CULTIVATING PLACES

PROPERTY OVERVIEW

16403 HERITAGE BLVD, BOWIE, MD

HERITAGE BLVD

THE OFFERING

SIZE: 2.46-acres ZONING: CM



2.46-ACRES PAD
SITE AVAILABLE

LOWE'S

LAND
FOR SALE

COLLINGTON RD

301
ROBERT CRAIN HWY 63,286 ADT

HIGHLIGHTS

- Visible from Route 301 in Bowie, MD
- Shadow anchored by Lowe's, adjacent to future Raising Cane's
- Average Estimated Household Income \$141K within a 15 minute drive

JOIN NEARBY RETAILERS



HAVERTYS

SITE AERIAL

BOWIE GATEWAY CENTER

PETSMART

Burlington

HAVERTY'S
FURNITURE - EST. 1985

Michaels



BIG
LOTS!

DURISMAN
CHEVROLET OF BOWIE

50

SMOKEY BONES

FRIDAYS

JERRY'S SEAFOOD
HOME OF THE CRAB CAKE

Bob Evans

Wendy's

CARRABBA'S
ITALIAN GRILL

TACO
BELL

Applebee's
HOSPITALITY

TRUIST

COLLINGTON RD

BOWIE TOWN CENTER

BEST BUY
Panera BREAD
BARNES & NOBLE

SAFeway
FIVE GUYS
Olive Garden

noodles
LONGHORN
macy's

FIRST WATCH
POTBELLY
SARDI'S

LA FITNESS
VICTORIA'S SECRET

2.46-ACRES
PAD SITE

NAVY
FEDERAL
Credit Union

LOWE'S

Shell

Wendy's

Cane's

Valvoline

Chick-fil-A

Rip's

301

MARKET AERIAL

Bowie High School
Serving 2,424 students
in grades 9-12

HILLTOP PLAZA



FREE STATE SHOPPING CENTER



BOWIE MARKETPLACE



MELFORD TOWN CENTER

- 466-acre mixed-use project
- 1M SF of office and flex space
- 1,000 luxurious townhomes and apartments

BOWIE GATEWAY CENTER



PRINCE GEORGE'S STADIUM

- Home to the Bowie Bays
- Includes 10,000 seats
- Attendance of 225,000+ annually

BOWIE TOWN CENTER



KOHL'S



**2.46-ACRES
PAD SITE**



CARRABBA'S ITALIAN GRILL



ROUTE 3 67,294 ADT

ROUTE 50 87,652 VPD

ROUTE 301 62,286 ADT

ROUTE 50 111,536 ADT

197

450

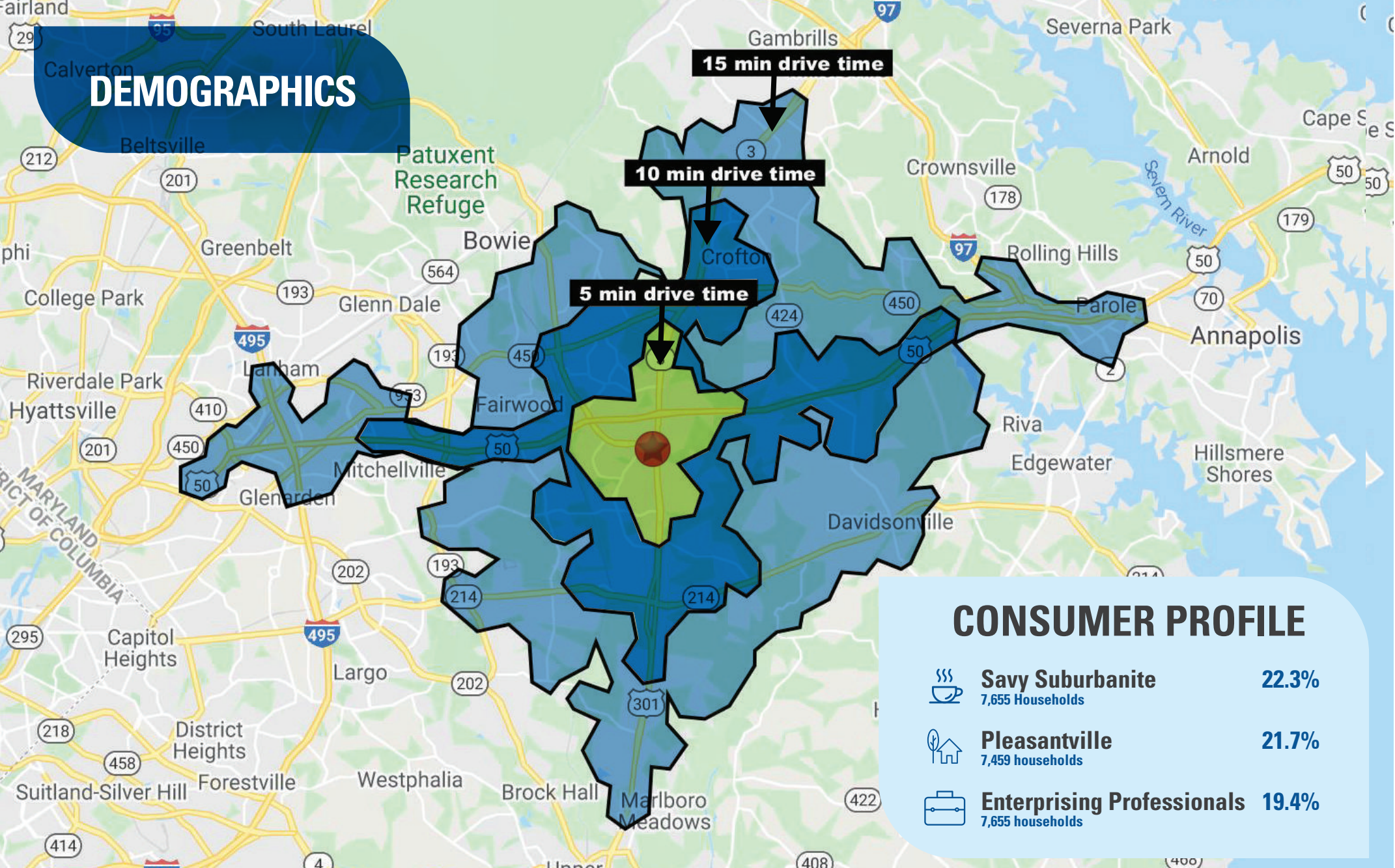
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301

301

DEMOGRAPHICS



	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
ESTIMATED POPULATION (2021)	19,924	61,376	159,986
ESTIMATED HOUSEHOLDS (2021)	7,915	22,886	57,068
ESTIMATED AVERAGE HOUSEHOLD INCOME (2021)	\$115,856	\$137,924	\$141,375
DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER	18,089	49,237	137,523

SITE PLAN

LOWE'S

**LAND
FOR SALE**

**2.46-ACRES PAD
SITE AVAILABLE**



FUTURE LOCATION

HERITAGE BLVD

Targeted by-right uses include but not limited to:

- All Food Establishments
- Medical & Dental
- Gas Station
- Pharmacy
- National Convenience Store

ROBERT CRAIN HWY





16403 HERITAGE BLVD, BOWIE, MD

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