

# FOR SALE OR GROUND LEASE

16403 HERITAGE BLVD, BOWIE, MD

## THE OFFERING

SIZE: 2.46-acres ZONING: CM

HERITAGE BLVD



LOWE'S

2.46-ACRES PAD  
SITE AVAILABLE

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  
HAVERTYS FURNITURE - EST 1985 Michaels  
target BIG LOTS!

**DURISMAN**  
CHEVROLET OF BOWIE

Bob Evans

Wendy's

CARRABBA'S  
ITALIAN GRILL

SMOKEY BONES

JERRY'S SEAFOOD

FRIDAYS

TACO BELL

Applebee's

TRUIST

COLLINGTON RD

Shell

Home Depot

CarMax

LOWE'S

Kohl's

NAVY FEDERAL  
Credit Union

Chick-fil-e

**2.46-ACRES  
PAD SITE**

Rip's

**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

301

50

# 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

**JERRY'S SEAFOOD** **FRIDAYS**

**SMOKEY BONES**

**BOWIE GATEWAY CENTER**

**PRINCE GEORGE'S STADIUM**

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

**BOWIE TOWN CENTER**

**KOHL'S**

**Applebees**

**Cane's**

**Lowe's**

**2.46-ACRES PAD SITE**

**Giant**

**Walmart**

**CARRABBA'S**

**THE HOME DEPOT**

**BJ's**

**Rip's**

**Chick-fil&**

**ROUTE 50 111,536 ADT**

**ROUTE 301 62,286 ADT**

**ROUTE 3 67,294 ADT**

**ROUTE 50 87,652 VPD**

**TEXAS**

**LIDL**

**McDonald's**

**197**

**450**

**50**

**3**

**301**

**50**

**301**

**301**



# SITE PLAN

LOWE'S

**FOR SALE  
OR GROUND  
LEASE**

**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 301**





**16403 HERITAGE BLVD, BOWIE, MD**

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