

FOR SALE OR GROUND LEASE

16403 HERITAGE BLVD, BOWIE, MD

HERITAGE BLVD



301

ROBERT GRAIN HWY 66,341 VPD



LOWE'S

2.46 - ACRES PAD SITE AVAILABLE

COLLINGTON RD

RAPPAPORT
CULTIVATING PLACES

HIGHLIGHTS

- Visible from Route 301 in Bowie, Maryland
- Shadow anchored by Lowe's, with direct adjacency to the newly opened Raising Cane's
- Average household income of \$133K within a 10-minute drive radius

JOIN NEARBY RETAILERS



HAVERTYS

SITE AERIAL

BOWIE GATEWAY CENTER



DURISMAN
CHEVROLET OF BOWIE

50

SMOKEY BONES

FRIDAYS

JERRY'S SEAFOOD

Bob Evans

Wendys

CARRABBA'S
ITALIAN GRILL

COLLINGTON RD

TACO BELL

Applebees

TRUIST

Shell

Home Depot

BOWIE TOWN CENTER



**2.46-ACRES
PAD SITE**

**NAVY FEDERAL
CREDIT UNION**

LOWE'S

CarMax

Vaseline

Chick-fil-A

Rip's

301

MARKET AERIAL

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

HILLTOP PLAZA
Walgreens
ALDI
BANK OF AMERICA

FREE STATE SHOPPING CENTER
Giant Tuesday Morning
TJ-maxx
ROSS
IHOP

BOWIE MARKETPLACE
Harris Teeter
petco
Chick-fil-A
TACO BELL

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
PETSMART
Burlington
target
Wendy's
HAVERTY'S FURNITURE - EST 1885
McDonald's
Bob Evans
Michaels

PRINCE GEORGE'S STADIUM
• Home to the Bowie Baysox
• Includes 10,000 seats
• Attendance of 225,000+ annually

BOWIE TOWN CENTER
Safeway
Pancera
BARNES & NOBLE
FIVE GUYS
Olive Garden
noodles
LONGHORN
macy's
FIRST WATCH
POTBELLY
SARDI'S
LA FITNESS
VICTORIA'S SECRET

2.46-ACRES PAD SITE

CARRABBA'S ITALIAN GRILL

THE TRONIC

BJ's

Rip's

Walmart

Giant

Lowes

Cane's

Applebees

KOHL'S

3

3

ROUTE 3 78,127 VPD

50

ROUTE 50 94,707 VPD

301

301

ROUTE 301 73,545 VPD

301

197

450

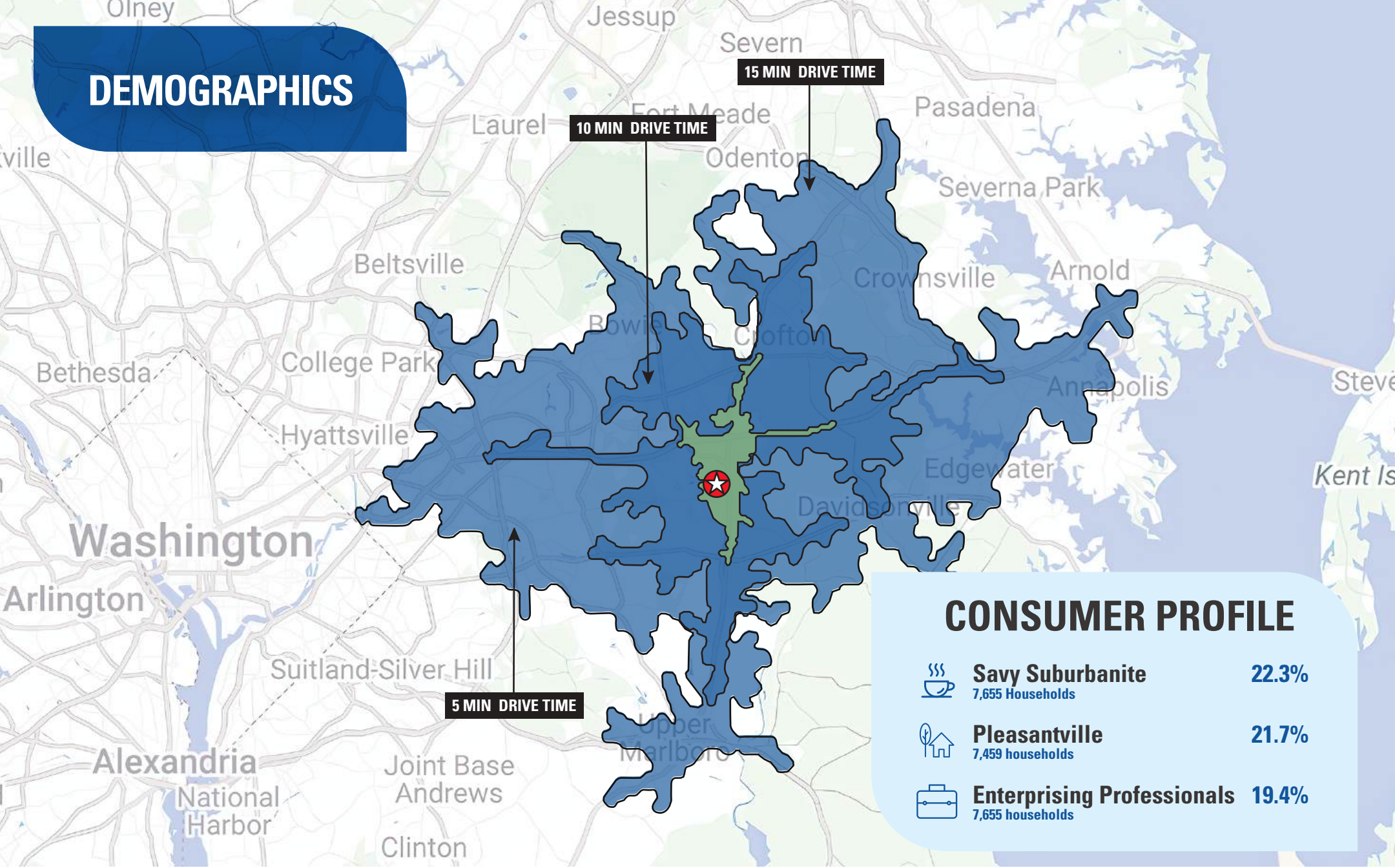
ROUTE 50 138,073 VPD

TEXAS




LIDL

McDonald's

DEMOGRAPHICS



CONSUMER PROFILE

- 
Savvy Suburbanite **22.3%**
7,655 Households
- 
Pleasantville **21.7%**
7,459 households
- 
Enterprising Professionals **19.4%**
7,655 households

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
ESTIMATED POPULATION (2023)	14,716	85,526	378,776
ESTIMATED HOUSEHOLDS (2023)	5,892	30,762	135,357
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$114,644	\$133,394	\$114,666
DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER	6,415	25,782	167,285

SITE PLAN

LOWE'S

**FOR SALE
OR GROUND
LEASE**

**2.46-ACRES PAD
SITE AVAILABLE**

Cane's
Raising
CHICKEN FINGERS
NOW OPEN

HERITAGE BLVD

ROBERT CRAIN HWY



RAPPAPORT
CULTIVATING PLACES

16403 HERITAGE BLVD, BOWIE, MD

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