



**Hilltop Plaza**  
Bowie, MD

675 - 7,200 SF available



# Bowie

Maryland

- Anchored by two grocers, a national bank, a drive-thru national pharmacy and a diverse mix of national, regional and local retailers
- Renovated in 2011, the Center is heavily supported by the surrounding densely populated, affluent suburban area
- Located at a signalized intersection, the property is highly visible with approximately 25,700 vehicles passing on a daily basis on Annapolis Road
- Ample parking with 776 surface spaces



## 2025 Demographics

|                    | 1 mi.                    | 3 mi.     | 5 mi.     |
|--------------------|--------------------------|-----------|-----------|
| Population         | 7,941                    | 53,149    | 127,098   |
| Daytime Population | 4,329                    | 16,989    | 34,296    |
| Household Income   | \$133,515                | \$161,340 | \$168,979 |
| Traffic Counts     | 25,700 on Annapolis Road |           |           |

## Area Retailers





RACE TRACK ROAD 11,200 VPD

450

Free State Shopping Center

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

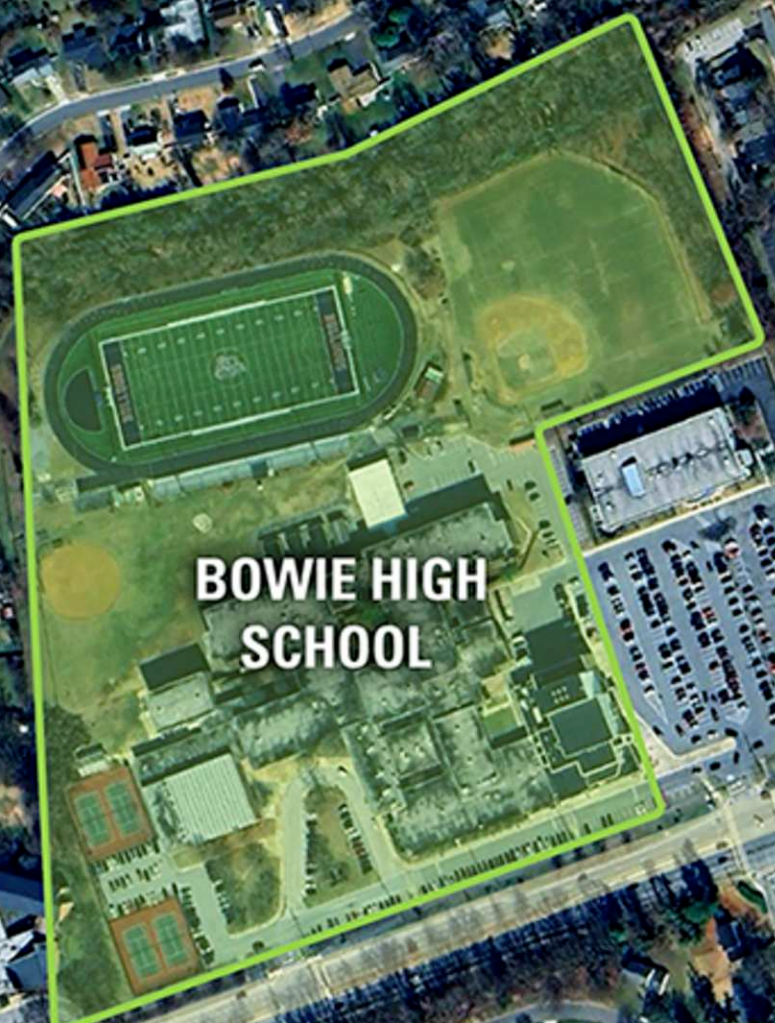


Hilltop Plaza

ANNAPOLIS ROAD 25,700 VPD

Bowie Market Place

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |



BOWIE HIGH SCHOOL

Hilltop Plaza

# Site Plan

675 - 7,200 SF available

● Space Available



# Tenant List

| Space # | Sq. Ft. | Tenant                           |
|---------|---------|----------------------------------|
| 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 Johns                       |
| 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             |

| Space # | Sq. Ft. | Tenant                   |
|---------|---------|--------------------------|
| 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 Braces             |
| 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          |

| Space # | Sq. Ft. | Tenant                                   |
|---------|---------|------------------------------------------|
| 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   | MyEyeDr.                                 |
| 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                                |

# The Property



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

**Akiel Pyant | [apyant@rappaportco.com](mailto:apyant@rappaportco.com) | 571.382.1205**