



Hilltop Plaza

Bowie, MD

675 - 10,468 SF Available
6,398 SF 2nd-Gen Restaurant 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



2026 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



Walgreens



BEAUTY4U



RACE TRACK ROAD 11,200 VPD

450

Free State Shopping Center

TJ-maxx WELLS FARGO ROSS DRESS FOR LESS
 Starbucks Giant BOB'S DISCOUNT FURNITURE

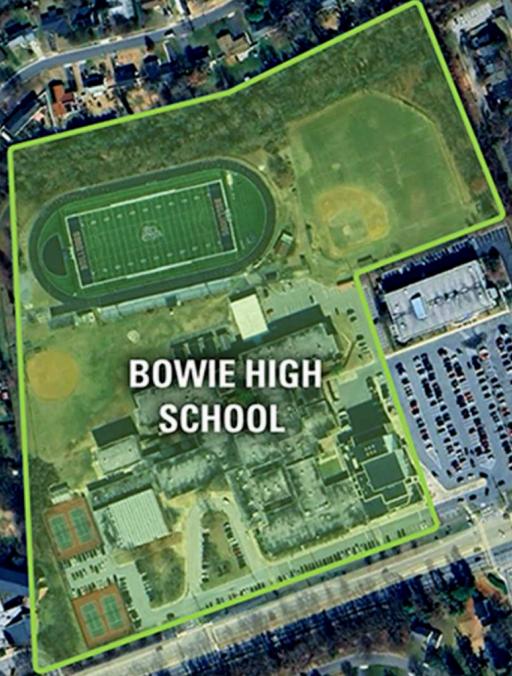


Hilltop Plaza

ANNAPOLIS ROAD 25,700 VPD

Bowie Market Place

CHASE CHIHOTLE HARRIS TEETER
 Starbucks Chick-fil-A petco



BOWIE HIGH SCHOOL

Site Plan

675 - 10,468 SF available

2nd-Gen Restaurant

● 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	Available
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	Available
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

The Property



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