

FOR LEASE Available Spring 2024



15207 Major Lansdale Boulevard






Bowie, MD 20716

Overview

Highly visible 2nd generation restaurant space located near Route 301 and Route 50 at the intersection of Collington Road (Route 197) and Northview Drive. The restaurant is directly across from Bowie Town Center (4.6 million visits annually - Placer.ai) which is anchored by Macy's, Safeway, LA Fitness, Barnes and Noble, Best Buy and over 70 retail stores.

Quick Facts

Availability	Spring 2024
Size	5,797 square feet (1.64 acres)
Rental Rate	Asking \$36.00 per square foot
Net Charges	CAM: self-performed; INS: self-performed or billed by LL; TAX: \$27,652.65 - paid by Tenant
Parking	81 spaces
Neighboring Retail & Rest.	Macy's, Safeway, Barnes & Noble, LA Fitness, First Watch, Olive Garden, BJ's Brewhouse, Red Robin, Longhorn Steakhouse, Smokey Bones, Panera Bread, Chipotle and many others

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,813	55,772	121,987
 HOUSEHOLDS	4,305	19,951	42,030
 AVG. HH INCOME	\$113,537	\$142,963	\$147,716
 DAYTIME POPULATION	11,752	46,848	102,679
 TRAFFIC COUNT	21,224 AADT (Northview Drive)	15,602 AADT (Collington Road)	130,903 AADT (John Hanson Hwy - Route 50)
	62,763 AADT (Crain Hwy - Route 301)		







MIXED-USE PROJECT CURRENTLY UNDER CONSTRUCTION. WILL CONSIST OF RETAIL PADS, SHOP SPACE WITH DIRECT EXPOSURE TO RT. 301, 590 RESIDENTIAL UNITS AND A PROPOSED HOTEL.

CURRENTLY HAVE SIGNED LEASES WITH CHIPOTLE, DASH IN (GAS/CONVENIENCE), POPEYE'S AND DISCOUNT TIRE. AT LEASE WITH STARBUCKS AND A SMALL FORMAT GROCER.

Interested? Contact:

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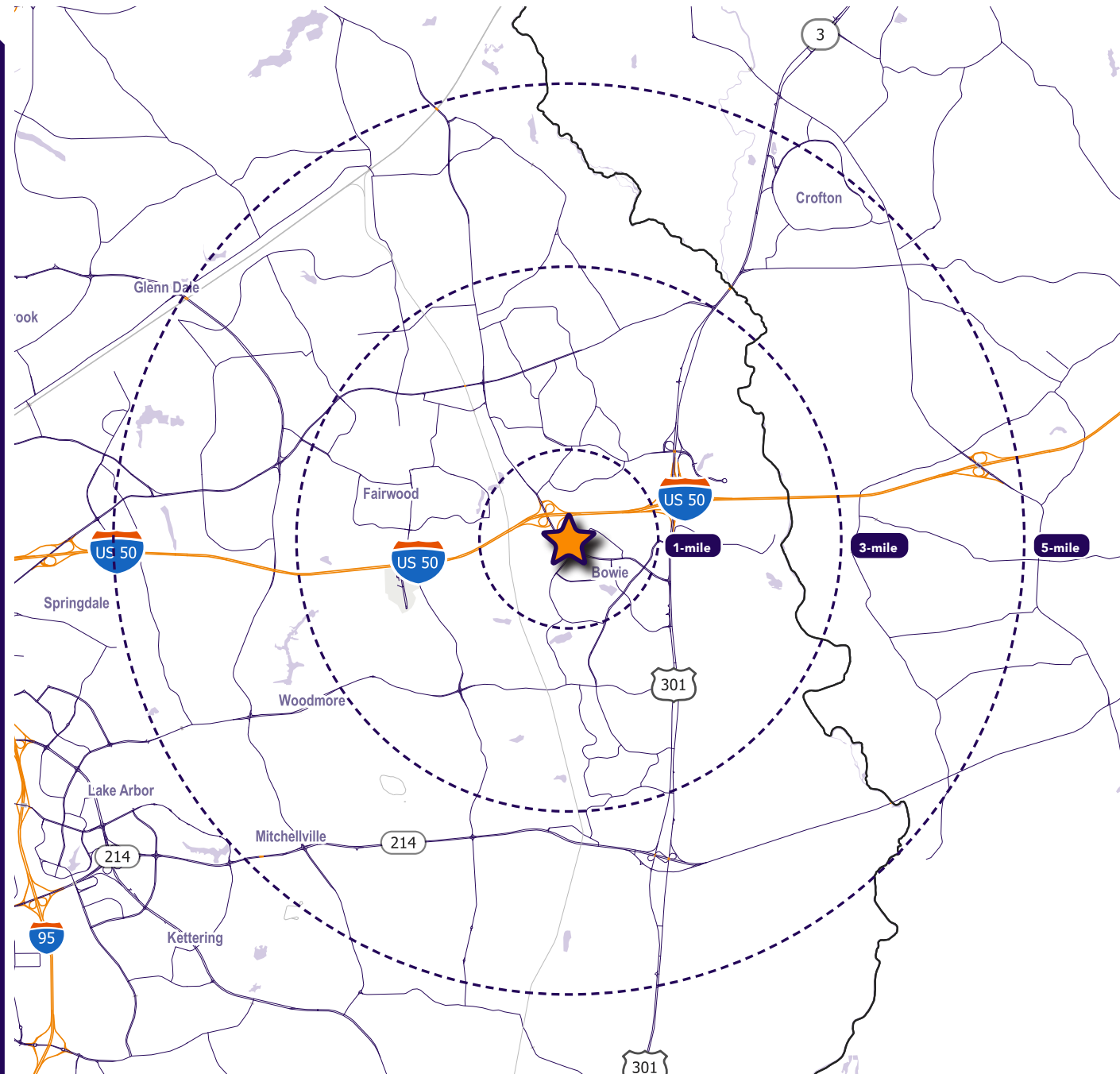
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