

# 15207 MAJOR LANSDALE BOULEVARD

OFFERING MEMORANDUM



BOWIE, MD

segall  
GROUP

FOR SALE

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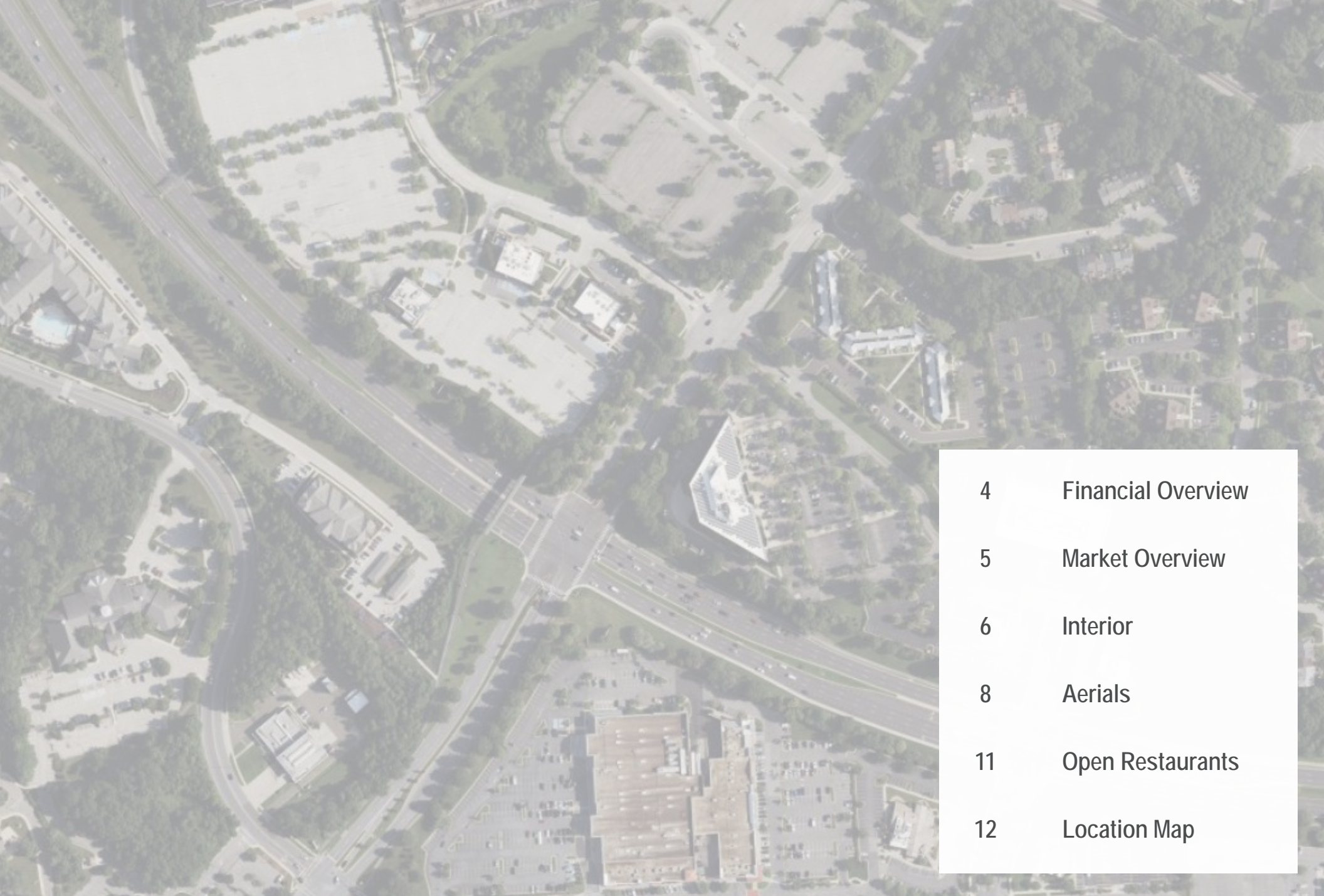
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## **NON-ENDORSEMENTS**

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## Financial Overview

Price	\$2.8 million
Rent	\$162,316.00
Base Term Rental Escalations	3% annual increases
Property Address	15207 Major Lansdale Blvd, Bowie, MD 20716
Estimated Building Size	5,797 square feet
Lot Size	1.64 acres
Rent PSF	\$28 psf

## Lease Summary

Property Type	Net leased property
Ownership	Private
Tenant	Hungry Bowl Bowie, LLC
Guarantor	Personal guarantee for owner of 6 restaurants
Lease Commencement Date	August 25th, 2025
Lease Expiration	August 31st, 2035
Lease Term Remaining	9.5 Years
Lease Type	NNN
Options to Renew	Two 5 year options
Percentage Rent	None

## Annualized Operating Data

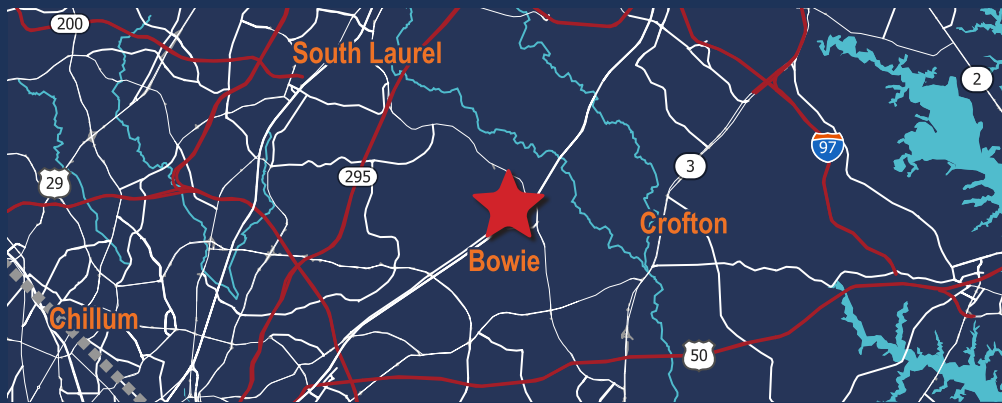
Annual Period	Annual Rent	Monthly Rent	Cap Rate
08/25/25 – 08/31/26*	\$162,316.00	\$13,526.33	5.79%
09/01/26 – 08/31/27*	\$167,185.48	\$13,932.12	5.97%
09/01/27 – 08/31/28*	\$172,201.04	\$14,350.09	6.15%
09/01/28 – 08/31/29	\$177,367.08	\$14,780.59	6.33%
09/01/29 – 08/31/30	\$182,688.09	\$15,224.01	6.52%
09/01/30 – 08/31/31	\$188,168.73	\$15,680.73	6.72%
09/01/31 – 08/31/32	\$193,813.79	\$16,151.15	6.92%
09/01/32 – 08/31/33	\$199,628.21	\$16,635.68	7.13%
09/01/33 – 08/31/34	\$205,617.05	\$17,134.75	7.34%
09/01/34 – 08/31/35	\$211,785.56	\$17,648.80	7.56%
09/01/35 – 08/31/36	\$218,139.13	\$18,178.26	7.79%
09/01/36 – 08/31/37	\$224,683.30	\$18,723.61	8.02%
09/01/37 – 08/31/38	\$231,423.80	\$19,285.32	8.27%
09/01/38 – 08/31/39	\$238,366.52	\$19,863.88	8.51%
09/01/39 – 08/31/40	\$245,517.51	\$20,459.79	8.77%
09/01/40 – 08/31/41	\$252,883.04	\$21,073.59	9.03%
09/01/41 – 08/31/42	\$260,469.53	\$21,705.79	9.30%
09/01/42 – 08/31/43	\$268,283.62	\$22,356.97	9.58%
09/01/43 – 08/31/44	\$276,332.12	\$23,027.68	9.87%
09/01/44 – 08/31/45	\$284,622.09	\$23,718.51	10.17%

\*Rental Credits for Improvements     Option Term 1     Option Term 2



Nearly 60,000 residents call Bowie, Maryland home. The city is located within Prince George's County and, in recent years, has received recognition for being one of the best areas in the state for young professionals and the best place in Maryland to raise a family.

Almost half of all adults living in Bowie hold at least a college degree, making them well qualified for jobs with higher salaries. Its proximity to Washington, D.C. and Baltimore provides an attractive concentration of restaurants and bars, museums, and entertainment venues for residents of all ages and interests.



### 15207 MAJOR LANSDALE BLVD

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	10,988	56,979	124,948
AVG. HH INCOME	\$143,924	\$173,473	\$181,779
DAYTIME POPULATION	10,414	47,470	102,244
TRAFFIC COUNT	124,421 AADT (John Hanson Hwy)	67,331 AADT (Crain Hwy)	17,790 AADT (Collington Rd)

More information: <https://www.cityofbowie.org/2811/Discover-Bowie>



**\$73,261**  
Median Salary



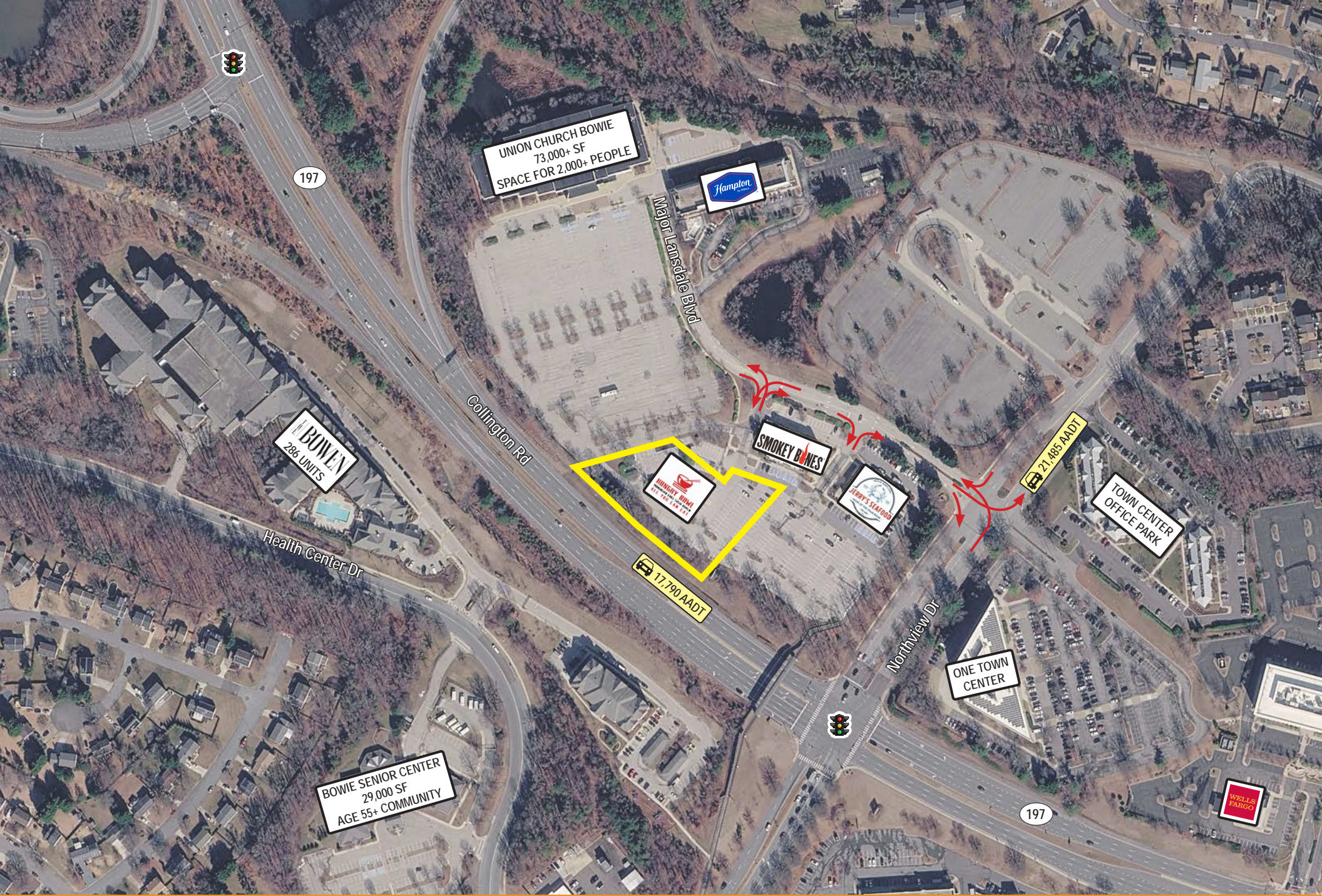
**23.7 Million**  
Yearly Visits



**15,558**  
Employees







UNION CHURCH BOWIE  
73,000+ SF  
SPACE FOR 2,000+ PEOPLE



Major Lansdale Blvd

BOWEN  
286 UNITS

Health Center Dr

Collington Rd



17,790 AADT



SMOKEY BONES



21,485 AADT

TOWN CENTER  
OFFICE PARK

Northview Dr

ONE TOWN  
CENTER

BOWIE SENIOR CENTER  
29,000 SF  
AGE 55+ COMMUNITY



197





John Hanson Hwy 124,421 AADT

17,790 AADT

67,331 AADT

**SITE**  
**BOWIE CROSSING**  
 JERRY'S SEAFOOD HUNGARY BOWL  
 Hampton SMOKEY BONES

**BOWIE GATEWAY CENTER**  
 Target Comfort  
 Michaels PETSMART  
 HAVERTYS Staples  
 KOHL'S Burlington

**SAFeway** EL ALOPIZZA  
 CHARLEYS DOLLAR TREE  
 FIRST WATCH crumbl  
 COOKIES

**BOWIE TOWN CENTER**  
 BARNES & NOBLE macy's  
 Bath & Body Works LAIFITNESS  
 Starbucks FIVE GUYS  
 noodles Red Robin Olive Garden  
 BJS SARDI'S RESTAURANT  
 FAMOUS POTBELLY QUICKWAY mezah  
 AT&T Panera T-Mobile verizon  
 LONGHORN Foot Locker GNC

**THE SHOPPES AT BOWIE TOWN CENTER**  
 five BELOW California TORTILLA  
 Bank of America Bray & Scarff  
 goodwill

CHEVROLET KIA

TOYOTA

TACO BELL

AutoZone

Cane's

LOWE'S

BJS

THE HOME DEPOT

Chick-fil-A



# RESTAURANT GROUP CURRENT PORTFOLIO

## AURORA SEAFOOD & GRILL BUFFET

7908 ROSSVILLE BLVD, BALTIMORE, MD 21236



WEBSITE: [www.aurorabuffetrossville.com](http://www.aurorabuffetrossville.com)

7153 SECURITY BLVD, WINDSOR MILL, MD 21244



WEBSITE: [www.aurorabuffetwindsor.com](http://www.aurorabuffetwindsor.com)

705F E. MARKET ST, LEESBURG, VA 20176



WEBSITE: [www.aurorabuffet.com](http://www.aurorabuffet.com)



15207 MAJOR LANSDALE BLVD, BOWIE, MD 20716



WEBSITE: [www.hungrybowlbowie.com](http://www.hungrybowlbowie.com)



10 WEST PENNSYLVANIA AVE, TOWSON, MD 21204

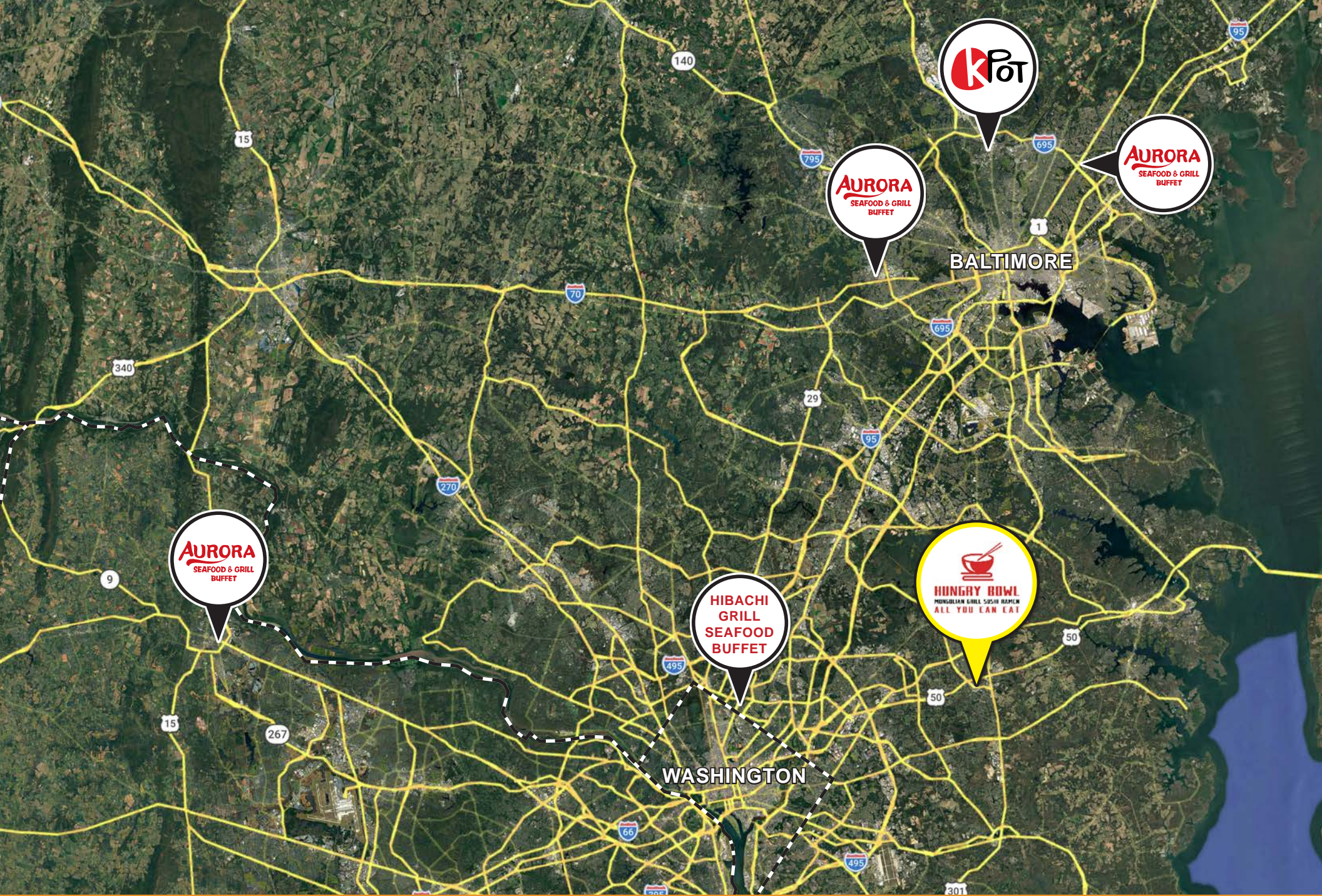


WEBSITE: [thekpot.com](http://thekpot.com)

## HIBACHI GRILL SEAFOOD BUFFET

6867 NEW HAMPSHIRE AVE, TAKOMA PARK, MD 20912

WEBSITE: [www.tiktok.com/@hibachigrillseafo](https://www.tiktok.com/@hibachigrillseafo)





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**segall**  
GROUP

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410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

### Richmond

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Glen Allen, VA 23060  
804.207.4040