

FOR LEASE – 2ND GENERATION RESTAURANT SPACE



segall
GROUP
COMMERCIAL REAL ESTATE

Bowie Town Center






Bowie, MD 20716

Overview

Free-standing 2nd generation restaurant available at Bowie Town Center. The site is positioned at the main entrance to the project with excellent visibility and close proximity to surface parking. The building offers a great opportunity for a variety of dining concepts to thrive in a popular retail hub.

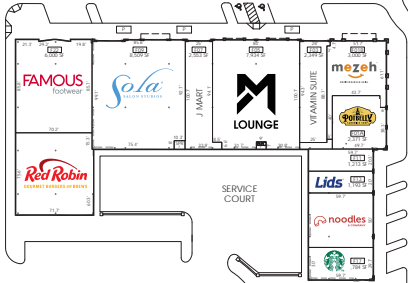
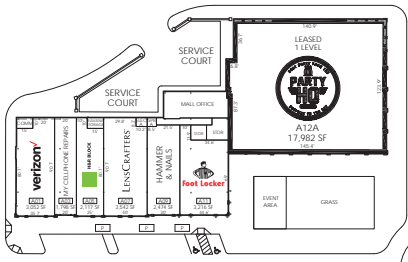
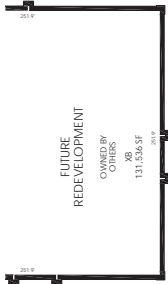
Quick Facts

- Availability** Q2 2025
- Size** 8,284 square feet
- Rental Rate** Negotiable
- Co-Tenants** Safeway, Macy's, Barnes & Noble, Panera Bread, Red Robin, LongHorn, Olive Garden

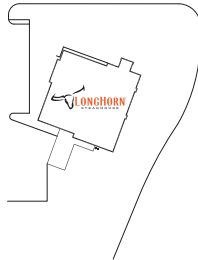
| 2023 Demographics | 1 mile | 3 miles | 5 miles |
|--|----------------------------------|----------------------------------|-----------|
|  POPULATION | 12,469 | 54,564 | 115,971 |
|  HOUSEHOLDS | 5,145 | 19,593 | 40,497 |
|  AVG. HH INCOME | \$113,390 | \$143,450 | \$147,687 |
|  DAYTIME POPULATION | 11,416 | 46,146 | 101,331 |
|  TRAFFIC COUNTS | 21,545 AADT (Northview Drive) | 16,020 AADT (Collington Road) | |



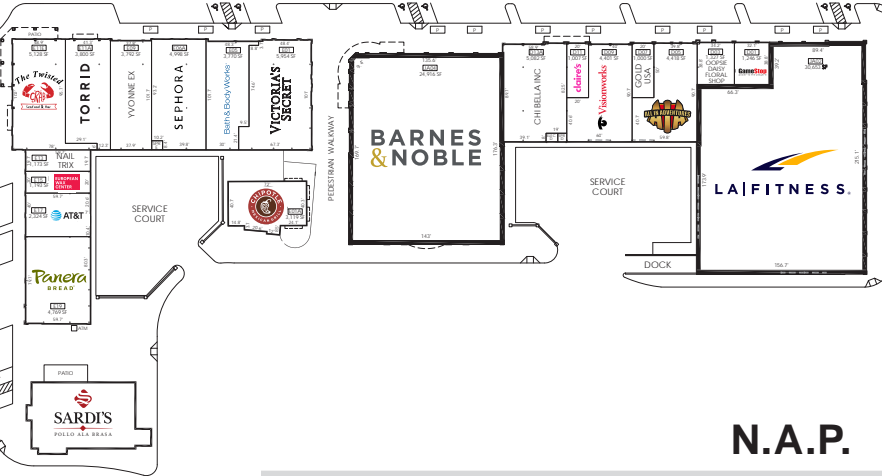
2nd Generation Restaurant Space



**8,284 SF
SPACE R02A**

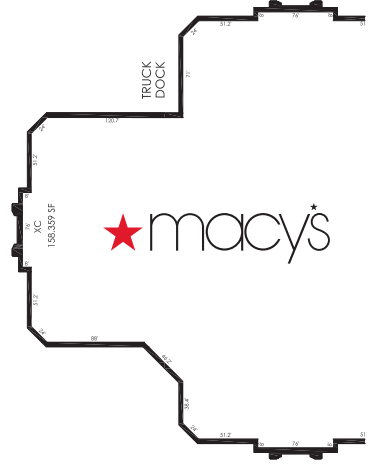
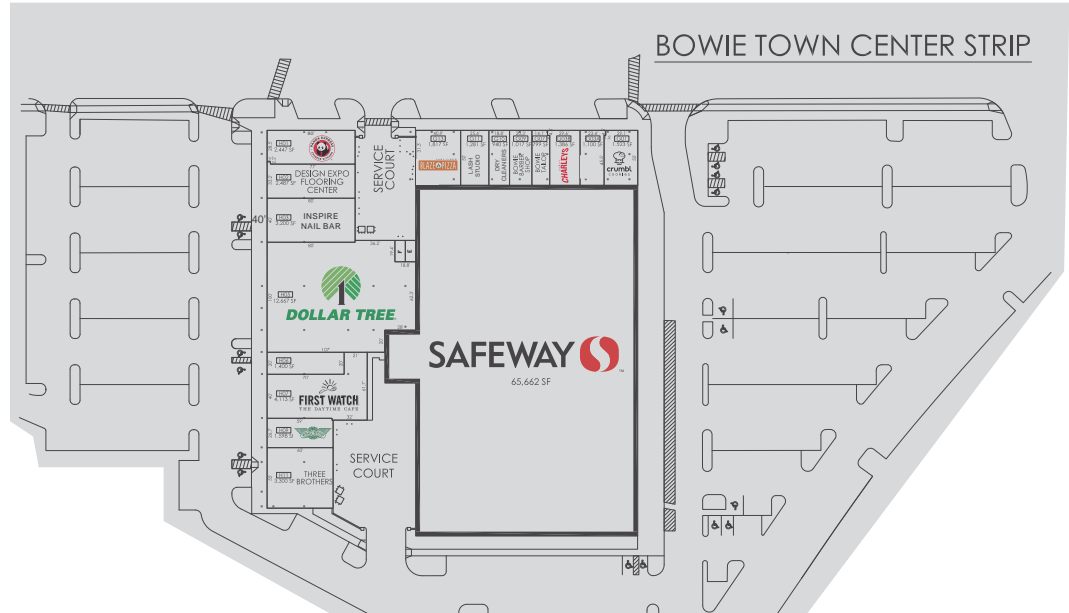


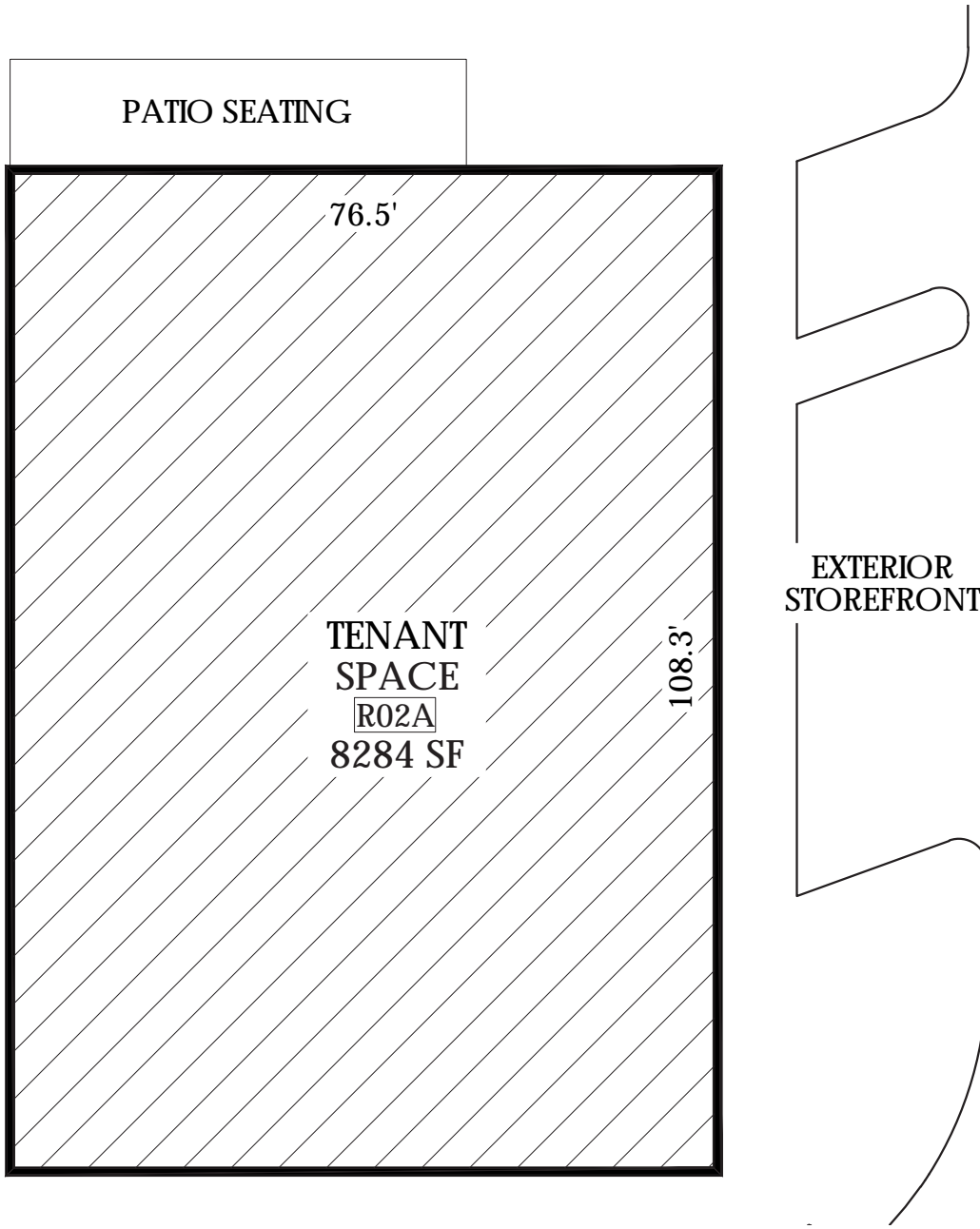
TOWN CENTER BLVD



N.A.P.

BOWIE TOWN CENTER STRIP







THE CITY OF BOWIE GYMNASIUM

BOWIE TOWN CENTER

21,545 AADT

197

Collington Rd

16,020 AADT

macy's

SITE

BOWIE CITY HALL

Evergreen Pkwy

THE SHOPPES AT BOWIE TOWN CENTER

