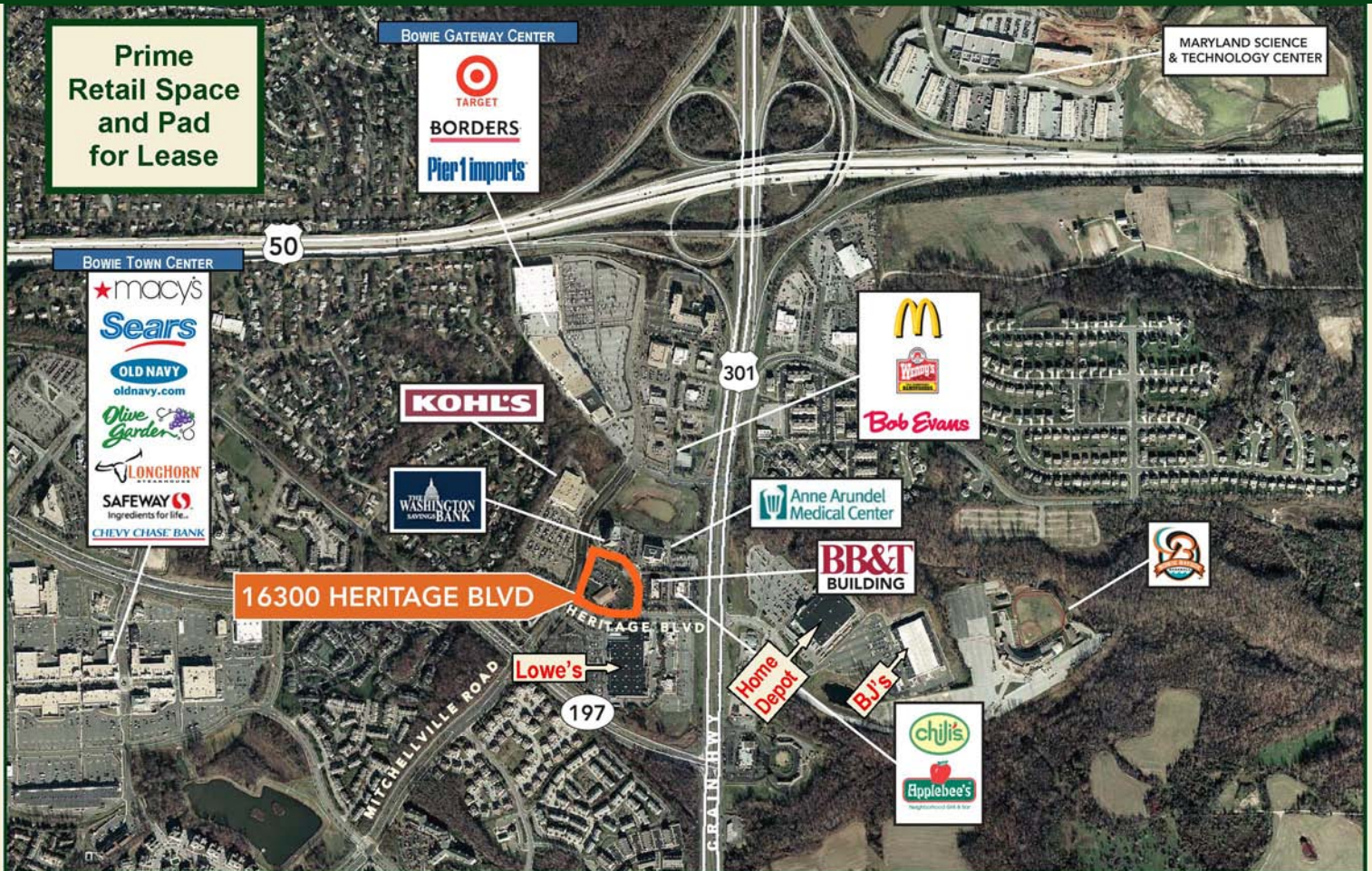


# Planned Shopping Center The Shops at Bowie

16300 Heritage Blvd, Bowie (Prince George's County), MD 20715



## HIGHLIGHTS

The planned Shops at Bowie development will consist of about 24,000 SF GLA in one-story retail buildings on 3.17 acres on the NE corner of the Mitchellville Road/ Heritage Boulevard intersection.

- > **Prime Retailing Market:** Located in the heart of the Bowie Class A office and retail district, the Property benefits from proximity to major retailers (Lowe's, Home Depot, BJ's, Borders, Target, Kohl's), strong car counts, major affluent residential PUDs, heavy daytime office population, and proximity to the Routes 301/50 interchange (just 0.8 miles north). The 55,754 SF Washington Savings Bank headquarters and Maxim Healthcare Services buildings abut this site.
- > **Superior Corner Location:** The development site plan contemplates 3 curb cuts on Mitchellville Road, Heritage Boulevard, and North Hanson Court. The local road network gives shoppers easy and multiple access points to Route 197 and Route 301, which lie about 0.1 miles to the East, respectively.
- > **Visibility:** The site sits at street grade and offers excellent site lines to the road traffic and the freestanding Lowe's and Kohl's parking lots across the street.

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*The information contained herein was furnished to us by sources we deem to be reliable. However, no representations or warranties are made as to the accuracy of this information. This information is subject to correction, errors, omissions and/or withdrawal from the market without notice.*

# THE SHOPS AT BOWIE

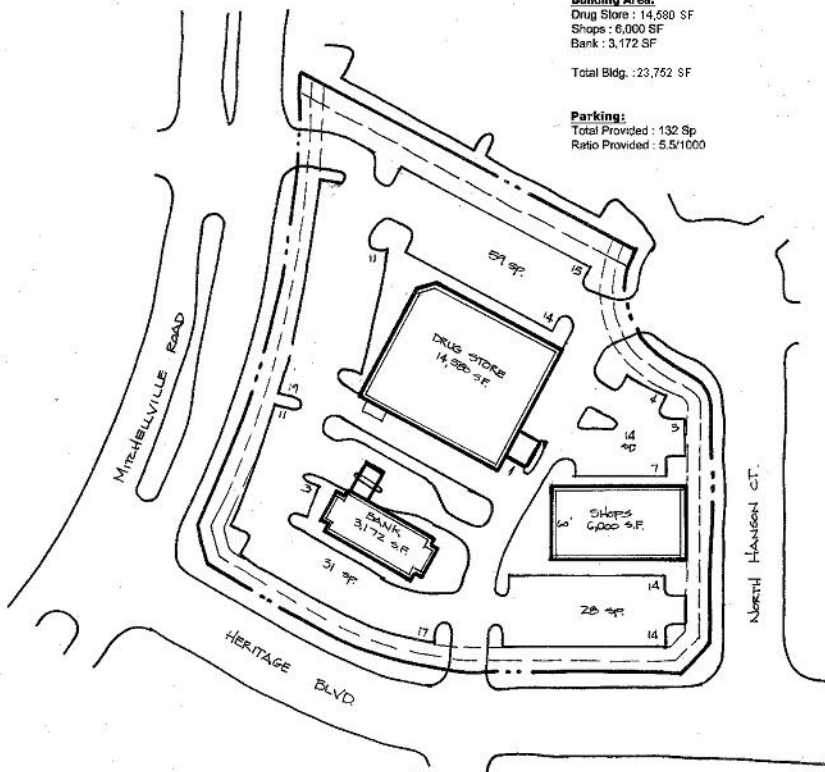
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## Design Details:

**Building Area:**  
 Drug Store : 14,580 SF  
 Shops : 6,000 SF  
 Bank : 3,172 SF

Total Bldg. : 23,752 SF

**Parking:**  
 Total Provided : 132 Sp  
 Ratio Provided : 5.5/1000



## Site Facts:

- 3.17 acres
- Planned 1.5 acre pad plus retail buildings with highly visible end caps
- Corner location
- 3 Curb cuts
- Easy access from US 50, US 301, and Mitchellville Road
- CM Zoning
- 5 Parking spaces per 1,000 SF
- Pad delivery and groundbreaking expected Late 2010

## 2007 Traffic Counts:

US 301 0.2 mi N of MD 197: 49,340 CPD  
 MD 197 0.1 mi W of US 301: 19,250 CPD

## Bowie Heritage

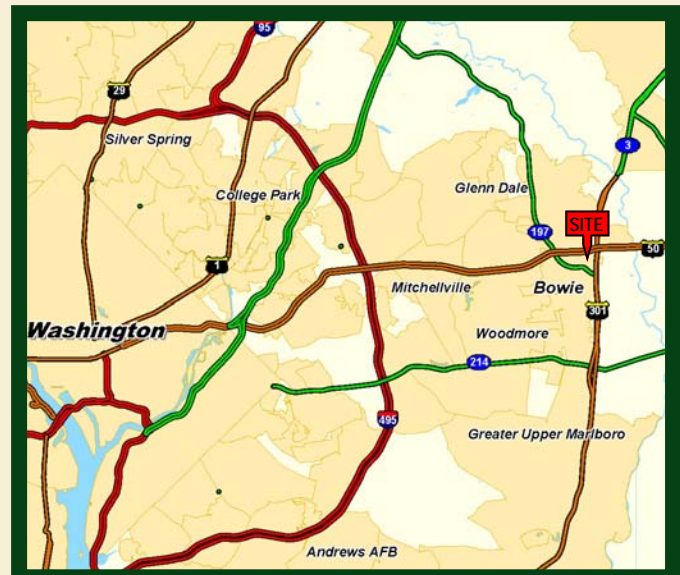
Prince George's County, Maryland

Prepared for:  
Seneca Properties

Sketch Plan  
B  
June 9, 2008  
Job No. 08041.00

## 2007 Demographic Profile:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,354	40,830	88,873
# of Households	3,483	15,005	31,556
Avg. HH Income	\$83,677	\$96,614	\$104,520
Med. HH Income	\$82,000	\$88,071	\$94,088
Daytime Population	5,041	13,900	28,970
2006-2011 Projected Annual Pop Growth	2.0%	1.1%	1.1%



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