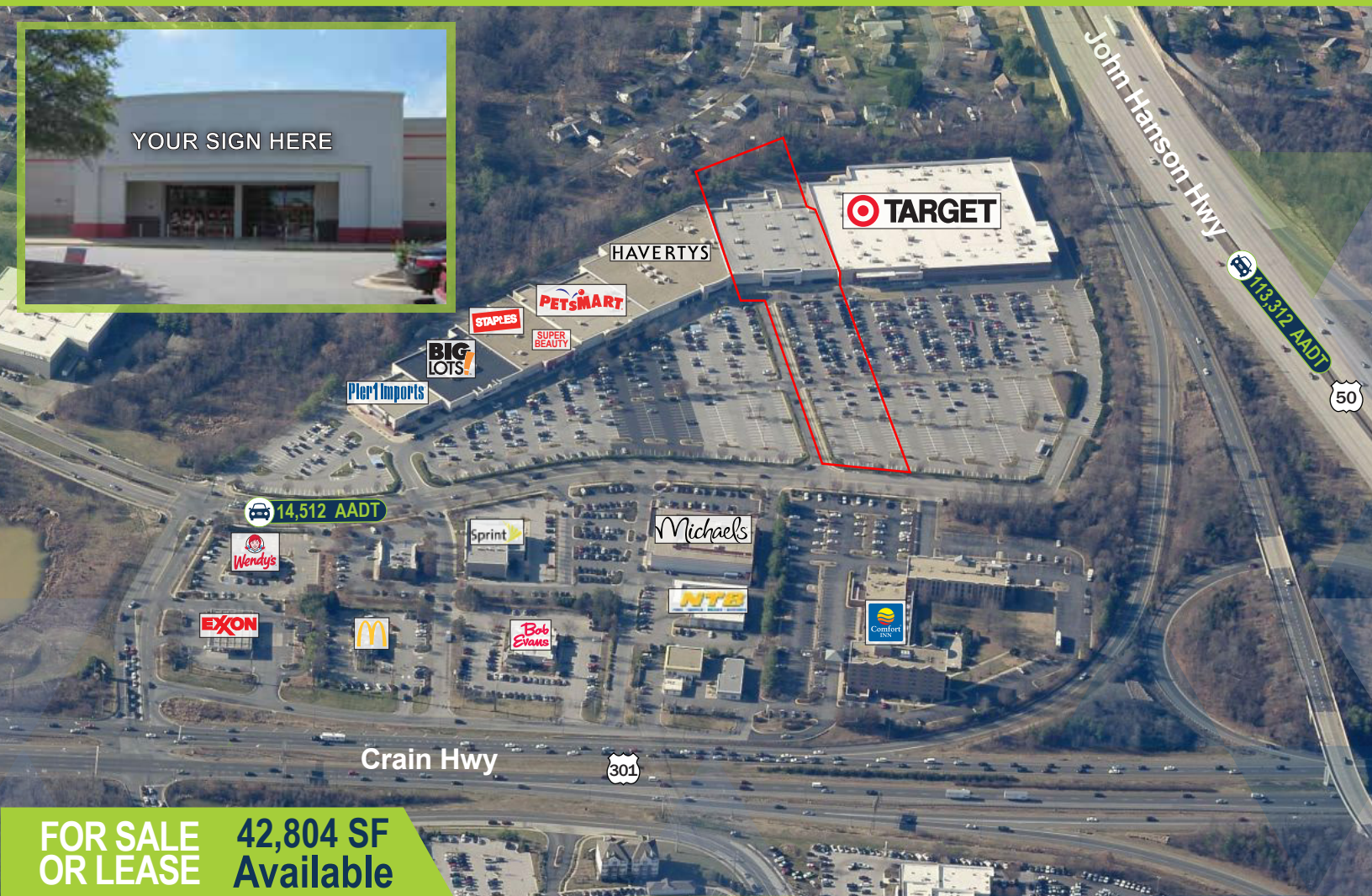


# BOWIE GATEWAY CENTER

42,804 SF BOX FOR SALE OR LEASE

4520 Mitchellville Road  
Bowie, MD 20716



**FOR SALE  
OR LEASE** 42,804 SF  
Available

## PROPERTY HIGHLIGHTS:

- This 42,804 SF former Sports Authority is adjacent to **TARGET** & **HAERTYS** with cotenants including: **PETSMART** **STAPLES** **BIG LOTS** **Pter Imports**
- Regionally located off Route 50, midway between Washington, D.C. & Annapolis, MD.
- Within the largest municipality in Prince George's County.
- Bowie was ranked 28th in the 2014 CNN Money list, Best Places to Live in America.
- Easy access from Route 301, Crain Highway.
- Excellent demographics and income within 3 & 5 mile radius.

## 2015 TRAFFIC COUNTS

Route 50: 113,312 AADT  
Route 301: 62,811 AADT  
Mitchellville Rd: 14,512 AADT



## DEMOGRAPHICS\*



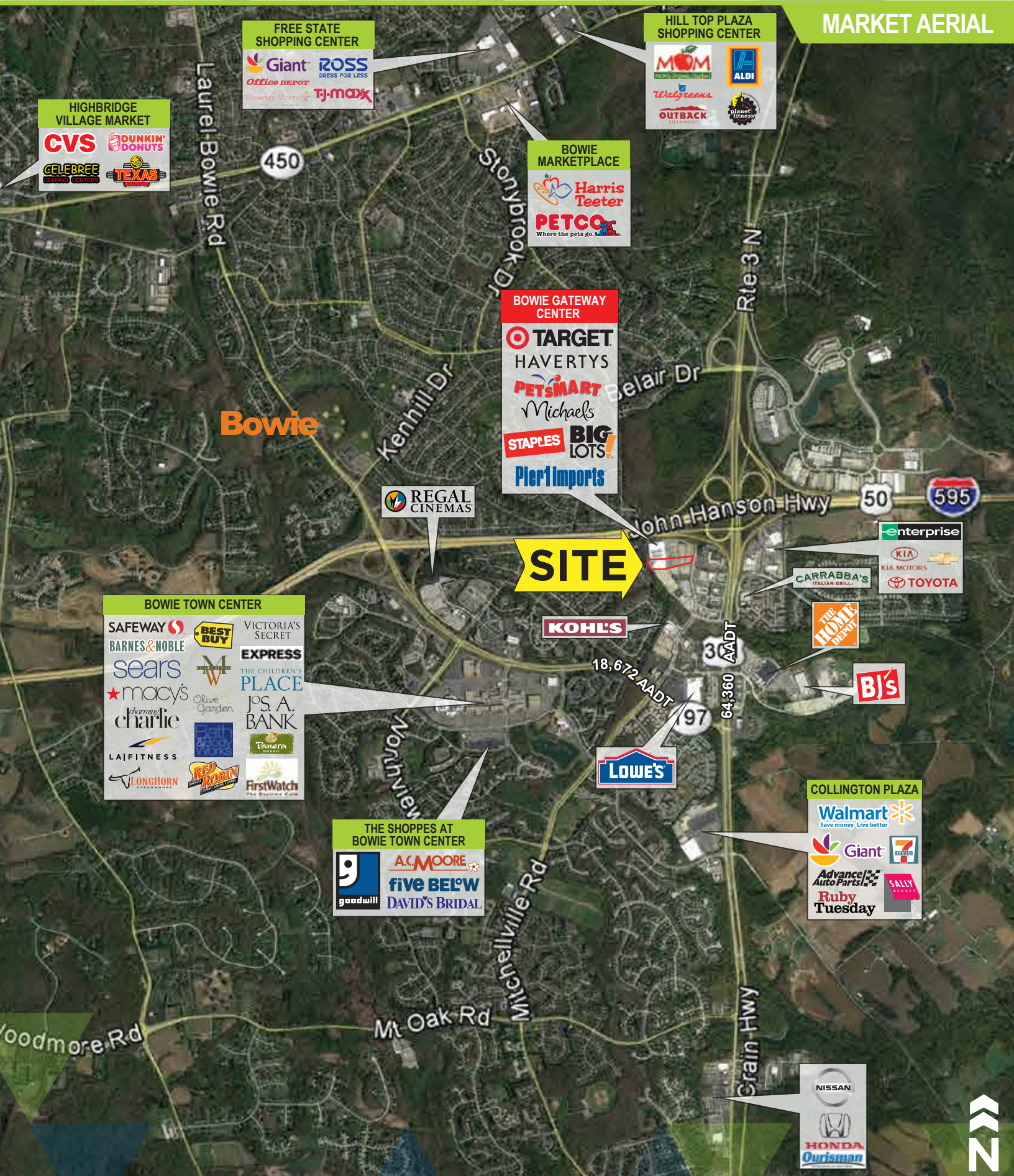
	3-Miles	5-Miles	10-Miles
2016 Est. Pop.	41,788	100,959	419,650
Households	15,598	36,626	153,952
Average HH Income	\$122,327	\$135,411	\$113,123
Med Housing Value	\$351,199	\$378,794	\$343,019
Employees	32,775	79,698	333,562

\*Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

For More Information, Please Contact:

**ANDREW S. TKACH** | [atkach@nextrealty.com](mailto:atkach@nextrealty.com) | 703.442.8843  
**GEORGE GALLOWAY** | [ggalloway@nextrealty.com](mailto:ggalloway@nextrealty.com) | 703.442.8816

# MARKET AERIAL



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