Vista Gardens Marketplace & West are prominent mixed-use developments in Bowie, Maryland. The Marketplace offers established retail & dining options and West will offer new retail, residential, and hospitality services. The sites have excellent access from Martin Luther King Jr. Highway with multiple lighted intersections and cross access between the two centers.
10250 Martin Luther King Jr. Hwy
Bowie, Prince George’s County, MD

PROPERTY HIGHLIGHTS

TENANTS TO INCLUDE:
- Wawa
- McDonald’s
- Tropical Smootie Cafe
- Slim Chickens
- Panda Express
- Marriott Residence Inn
- Pylon signage available
- Project completion in 2021

AVAILABLE SPACE

**Inline Space**
Up to 8,000± SF available
PROPERTY HIGHLIGHTS

TENANTS INCLUDE:
- Target
- Home Depot
- Shoppers
- Office Depot
- Grace’s
- Panera Bread
- Starbucks
- Buffalo Wild Wings
- Capital One Bank
- Chipotle
- Jersey Mike’s
- AT&T

- Pylon signage available
- 87’ depth
- High foot traffic within the shopping center

AVAILABLE SPACE

| Unit 130 | 3,115± SF | Vanilla box condition |

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LOCATION HIGHLIGHTS

• Excellent access to the Capital Beltway (I-495/I-95) and Route 50 (John Hanson Highway)

• Close to major employment centers, including Safeway, FedChoice Federal Credit Union, Herman/Stewart Construction, Lockheed Martin, and many more

• Close to high-end residential neighborhoods

• Very strong day and evening demographics

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>6,544</td>
<td>88,769</td>
<td>240,332</td>
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<tr>
<td>Households</td>
<td>2,044</td>
<td>29,017</td>
<td>82,972</td>
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<tr>
<td>Avg Household Income</td>
<td>$145,717</td>
<td>$133,312</td>
<td>$120,171</td>
</tr>
</tbody>
</table>

Environics Analytics 2020

TRAFFIC

Average daily traffic on Martin Luther King Jr. Highway is 44,311 vehicles

(MDSHA 2018)