

# FOR LEASE



Prince George's County, MD

# 4201 MITCHELLVILLE ROAD

BOWIE, MARYLAND 20716

## AVAILABLE

3rd Floor: 1,500 - 10,687 sf (*divisible*)

## PARKING RATIO

3.7:1,000 sf

## CONDITION

Shell - ready for Tenant Improvements

## OCCUPANCY

Immediate

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Highly visible and accessible from US 50 and MD 301
- ▶ Four balconies on floor
- ▶ Comcast and Fios for connectivity
- ▶ Monument signage available
- ▶ Metrobus stop on-site
- ▶ Variety of retail and dining options within walking distance

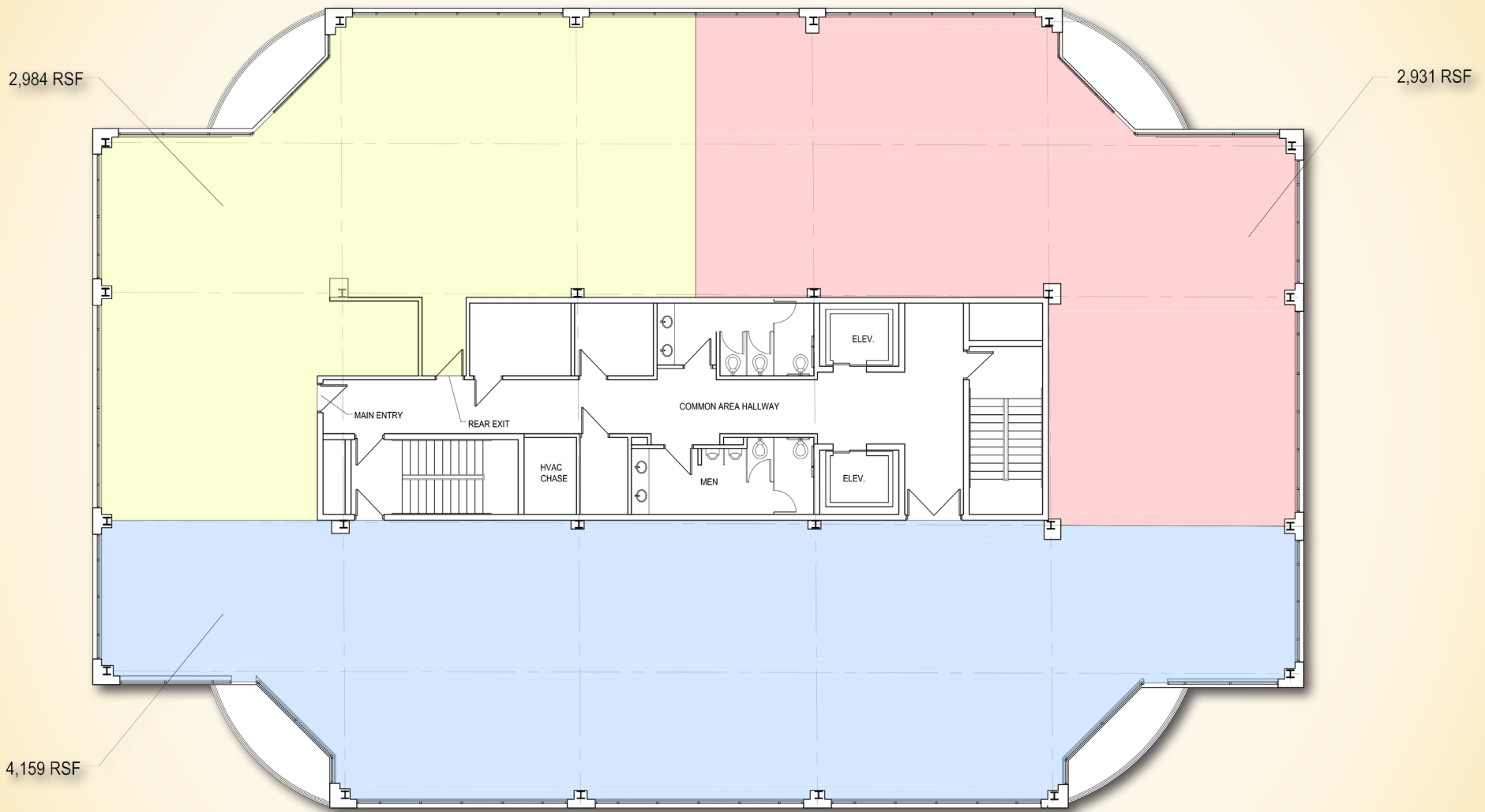


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# FLOOR PLAN

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# TRADE AREA

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## DOMINANT LIFESTYLES

2 mile radius



66.5% Entering Professionals



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esri.com/tapestry

Average HH Size: 2.46  
Median Age: 24.8  
Median HH Income: \$77,000

20.6% Pleasantville



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Average HH Size: 2.86  
Median Age: 41.9  
Median HH Income: \$85,000

12.9% Soccer Moms



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Average HH Size: 2.96  
Median Age: 36.6  
Median HH Income: \$84,000



**Bowie Town Center**

SAFeway | UPS A BANK | LA FITNESS | Panera Bread  
 FIVE GUYS | RED ROBIN | GameStop  
 BEST BUY | FAMOUS footwear | SMOOTHIE KING | verizon  
 Lane Bryant | BARNES & NOBLE | YANKEE CANDLE | noodles | DuClay  
 NEW YORK & COMPANY | Bath & Body Works  
 GNC | sears | macy's | Visionworks



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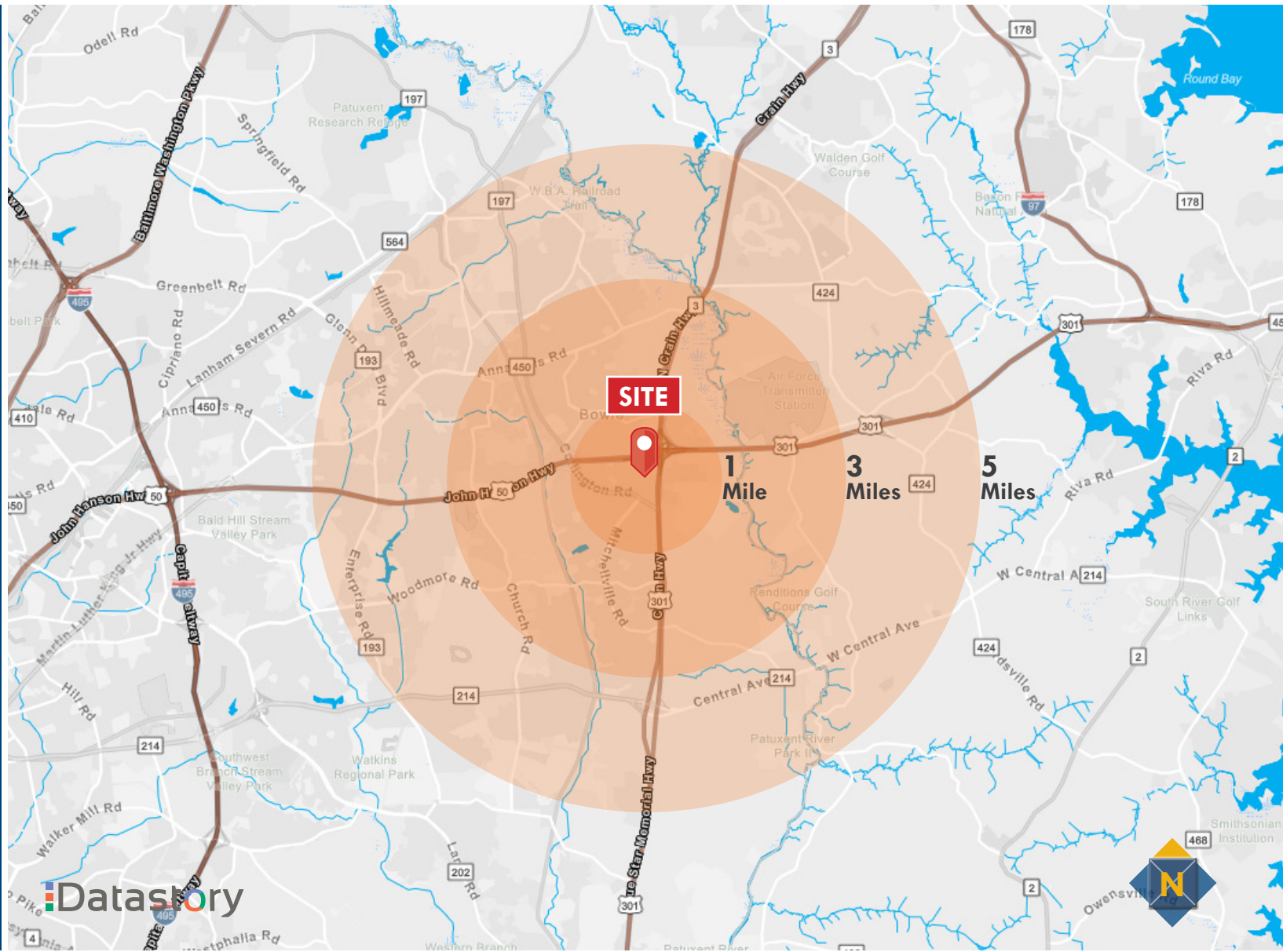
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# LOCATION / DEMOGRAPHICS

4201 MITCHELLVILLE ROAD | BOWIE, MARYLAND 20716

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	8,385	45,591	102,375
Male Population	3,753	21,464	48,655
Female Population	4,632	24,127	53,719
Number of Households	3,538	16,487	36,537
Average Household Size	2.35	2.75	2.79
Median Age	38.8	40.6	41.7
Average Household Income	\$114,901	\$127,273	\$139,661
Daytime Population	7,294	16,730	35,536
Education (College+)	53.4%	57%	58.8%



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