

For Sale

Development Site



16200 Old Central Avenue Bowie, Maryland

Property Features

- 7.93± acres available
- Zoned C-M (Commercial Misc)
- Adjacent to South Lake, a premier mixed-use development currently under construction and Liberty Sports Park, an athletic tournament destination
- Near many commuter arteries connecting Maryland to Washington DC and the Capital Beltway (I-495/I-95), as well as major employment centers



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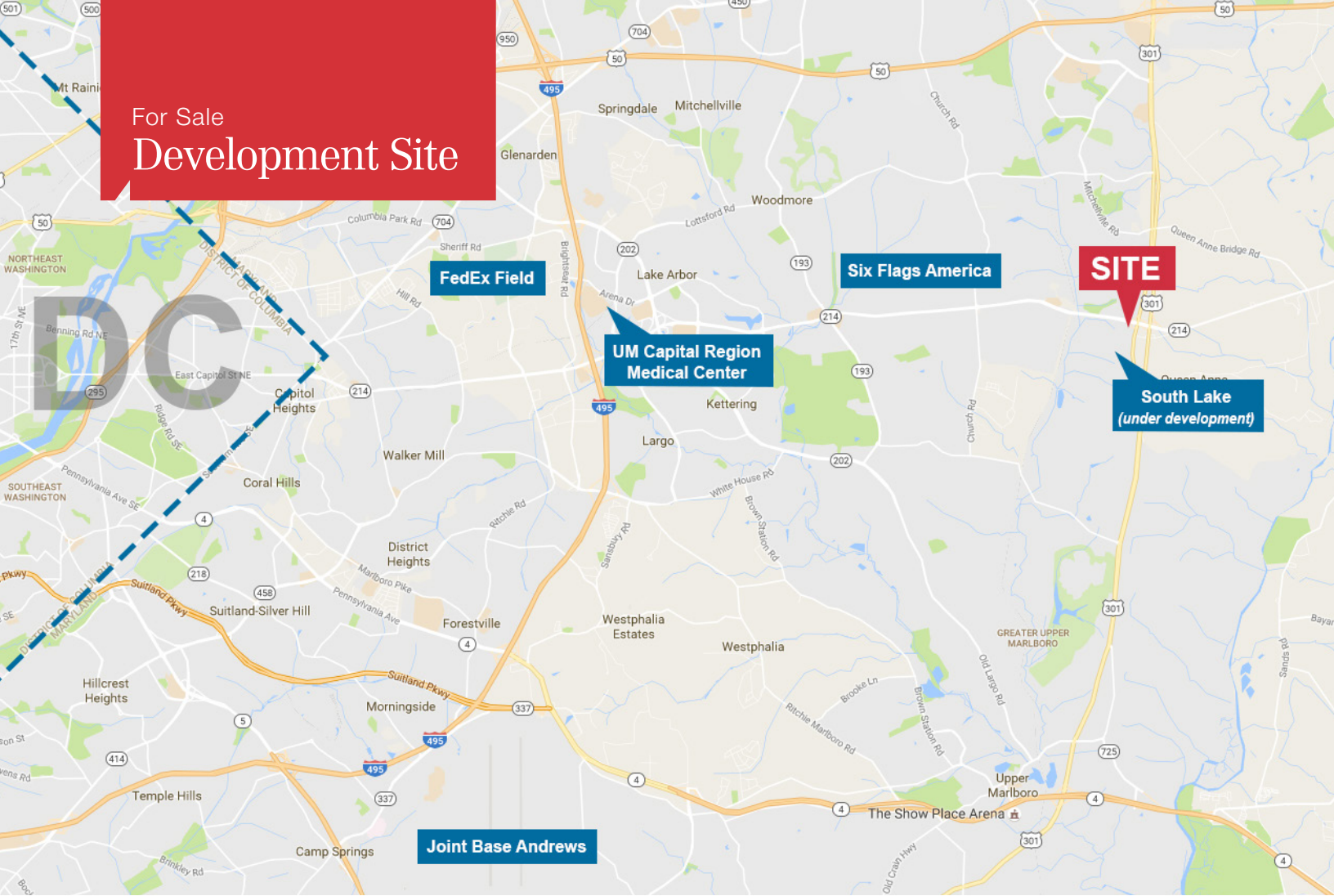
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Located in dense & affluent residential suburbs of Washington DC

Demographics (Spotlight 2021)

	3 miles	5 miles	10 miles
POPULATION	30,179	81,305	413,884
HOUSEHOLDS	10,705	28,823	147,877
AVG HOUSEHOLD INCOME	\$153,413	\$160,219	\$135,811

Nearby Development

- **South Lake** is a 381± acre mixed-use community, currently under construction
- Includes 1,300± residential units including single-family, condos, townhouses and multifamily
- **Liberty Sports Park** is anticipated to host 20-22 tournaments annually and attract 280,000 to 308,000 attendees by its 5th year

Traffic (MD SHA 2019)

Intersection of Crain Highway (Route 301) and Central Avenue (Route 214) - **57,560 vehicles per day**



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