



RETAIL AVAILABLE FOR LEASE

# Vista Gardens Marketplace & West

Vista Gardens Marketplace & Vista Gardens 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.

# Vista Gardens West



## 10250 Martin Luther King Jr. Hwy

Bowie, Prince George's County, MD

## PROPERTY HIGHLIGHTS

### TENANTS TO INCLUDE:

- Wawa
  - Slim Chickens
  - McDonald's
  - Panda Express
  - Tropical Smoothie Cafe
  - Marriott Residence Inn
- Pylon signage available
  - Project completion in 2021

## AVAILABLE SPACE

Inline Space

Up to 8,000± SF available



# Vista Gardens Marketplace



**10201 Martin Luther King Jr. Hwy**

Bowie, Prince George's County, MD

## 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
  - High foot traffic within the shopping center



## AVAILABLE SPACE

### PAD SITE

Allows for up to 5,000± SF building

Fully finished, graded with utilities stubbed to site

\$145,000 per year, NNN



**MICHAEL ISEN**

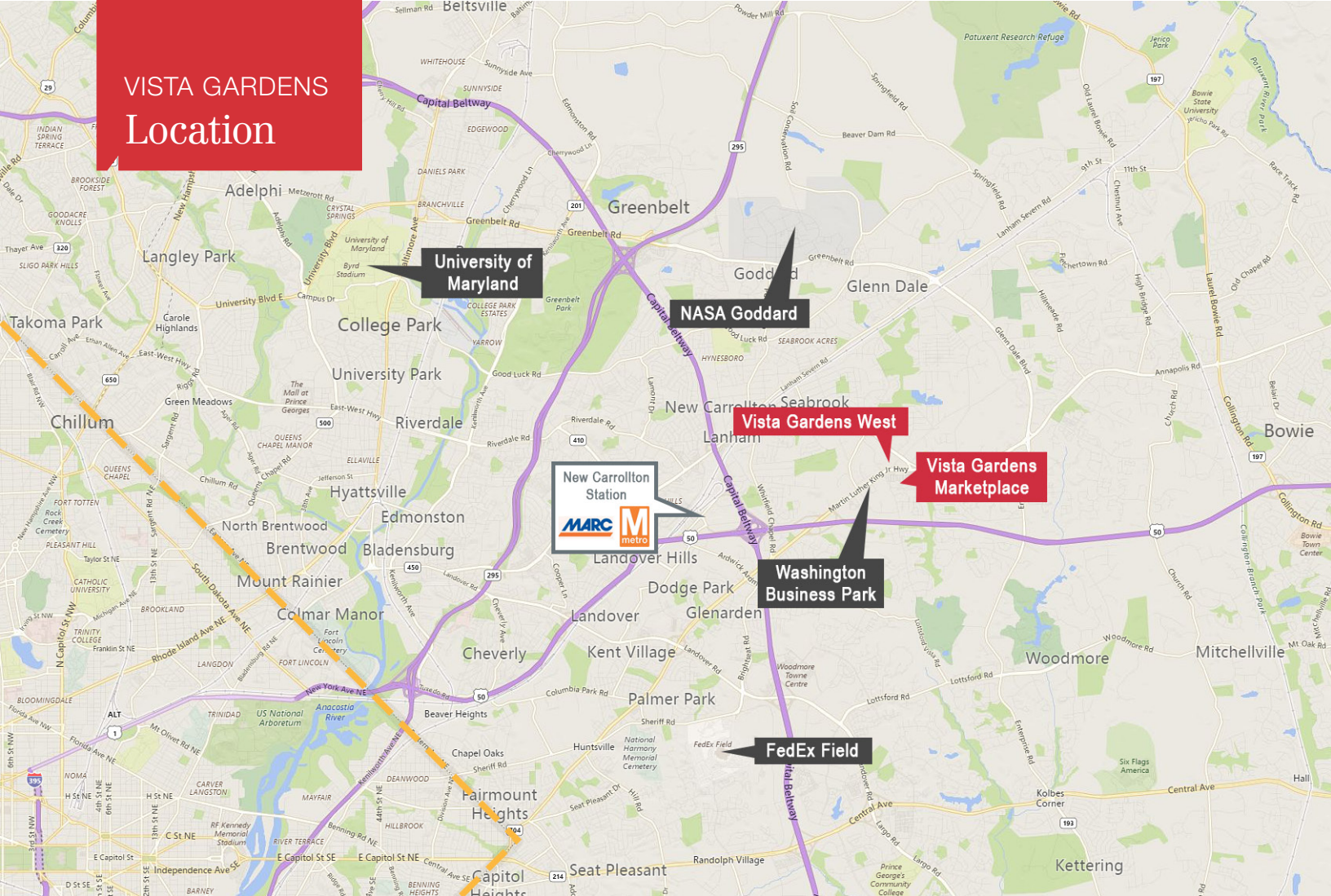
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## LOCATION HIGHLIGHTS

- Excellent access to the Capital Beltway (I-495/I-95) and Route 50 (John Hanson Highway)
- Close to major employment centers, including Amazon, Safeway, FedChoice Federal Credit Union, Thompson Creek Windows, Lockheed Martin, Colony Hardware, and many more
- Close to high-end residential neighborhoods
- Very strong day and evening demographics

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,544	88,769	240,332
Households	2,044	29,017	82,972
Avg Household Income	\$145,717	\$133,312	\$120,171

*Environics Analytics 2020*

## TRAFFIC

Average daily traffic on Martin Luther King Jr. Highway is 44,312 vehicles

*(MDSHA 2019)*

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