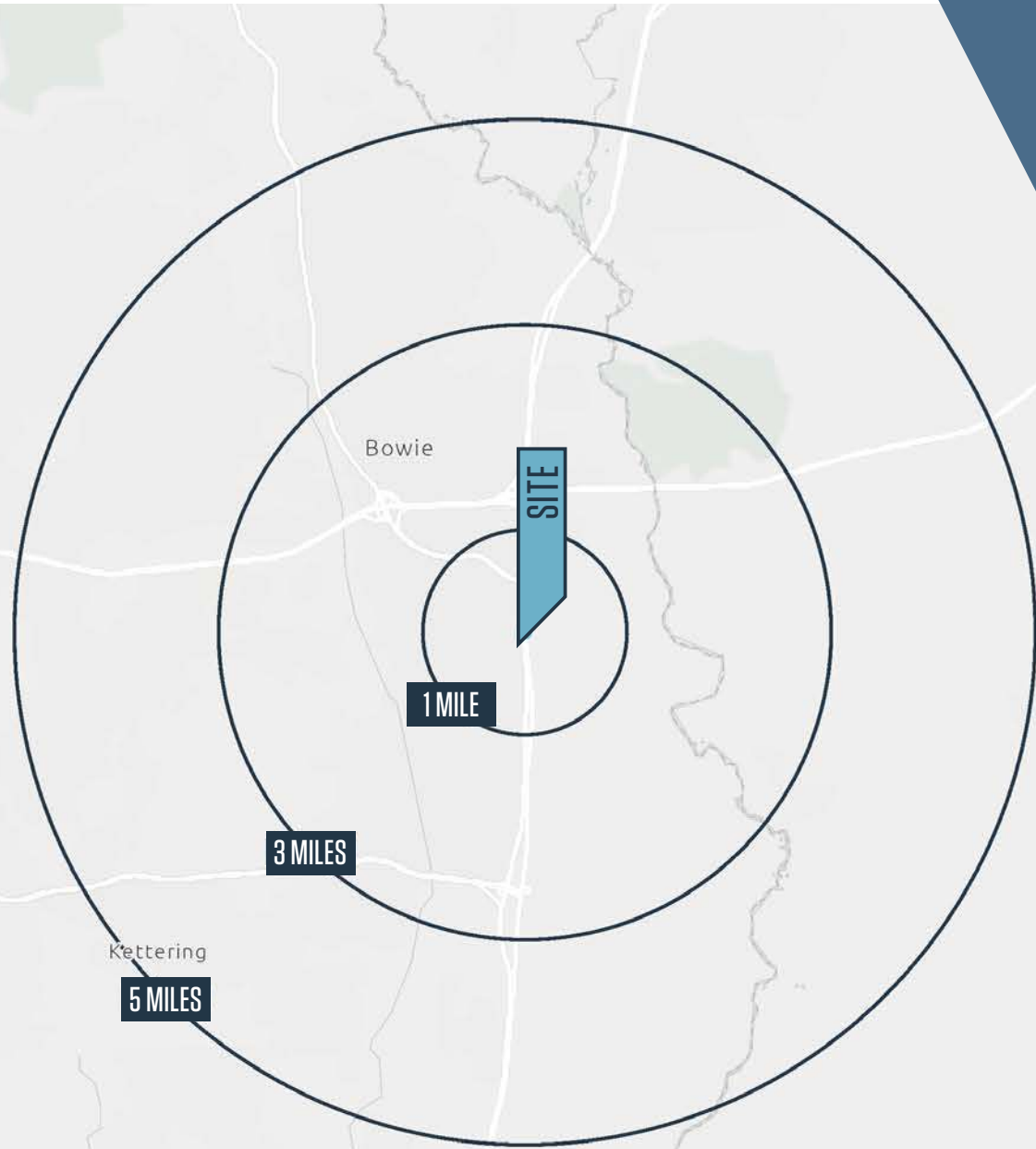






# PROPERTY SNAPSHOT

BOWIE, MD



## AVAILABILITY

Pad	Sq. Ft.	Acres
L	9,603	2.47
I	13,820	1.9
D	9,000	1.94
Q	150 Key Hotel	2.45

## JOIN NEARBY



CRAIN HWY [RT-301]  
62,382 ADT

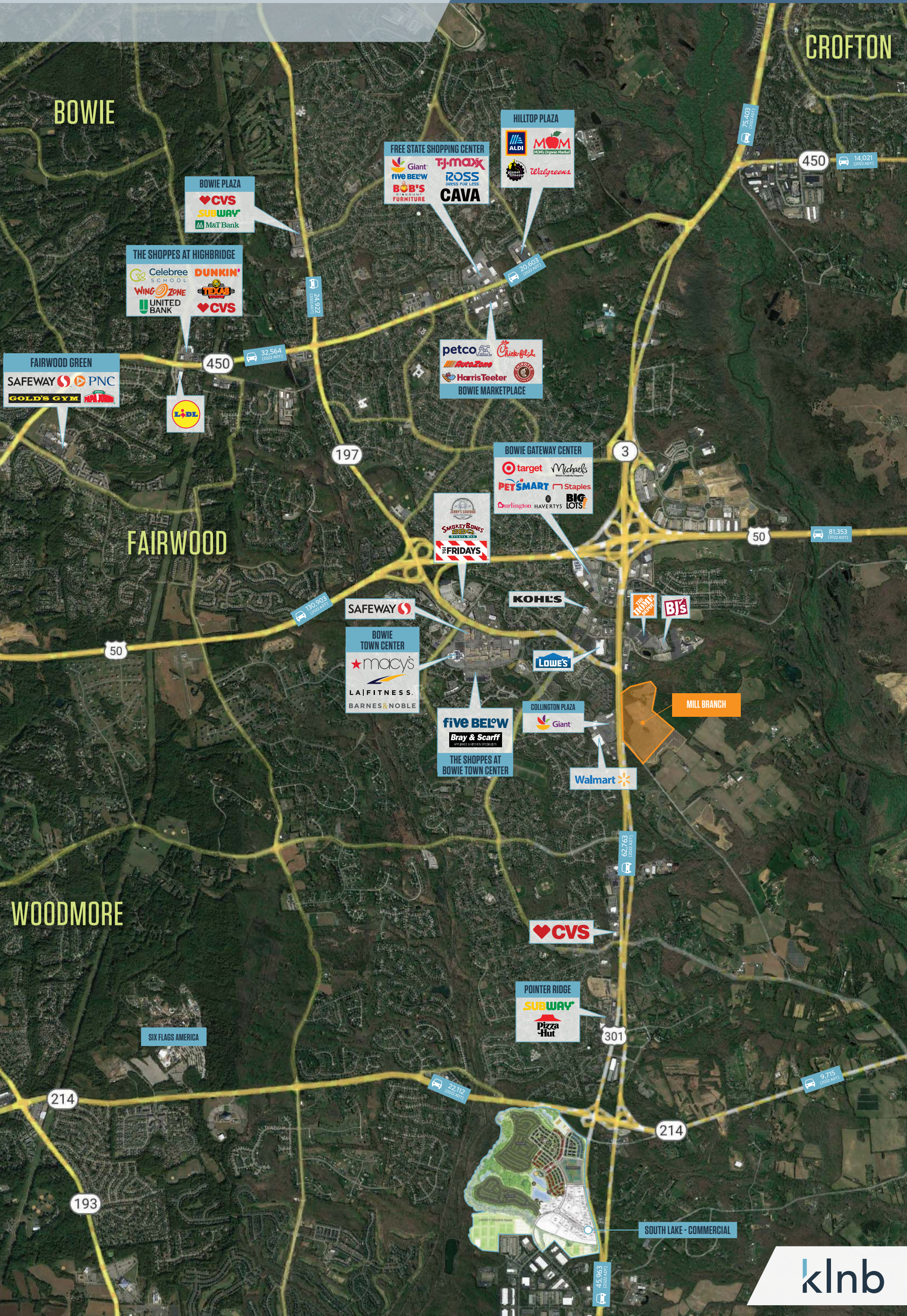
## DEMOGRAPHICS | 2023

	1-MILE	3-MILES	5-MILES
POPULATION	7,902	43,323	99,893
DAYTIME POPULATION	3,651	15,296	35,234
HOUSEHOLDS	3,299	15,886	35,098
AVERAGE HH INCOME	\$135,987	\$158,100	\$173,372



# MARKET AERIAL

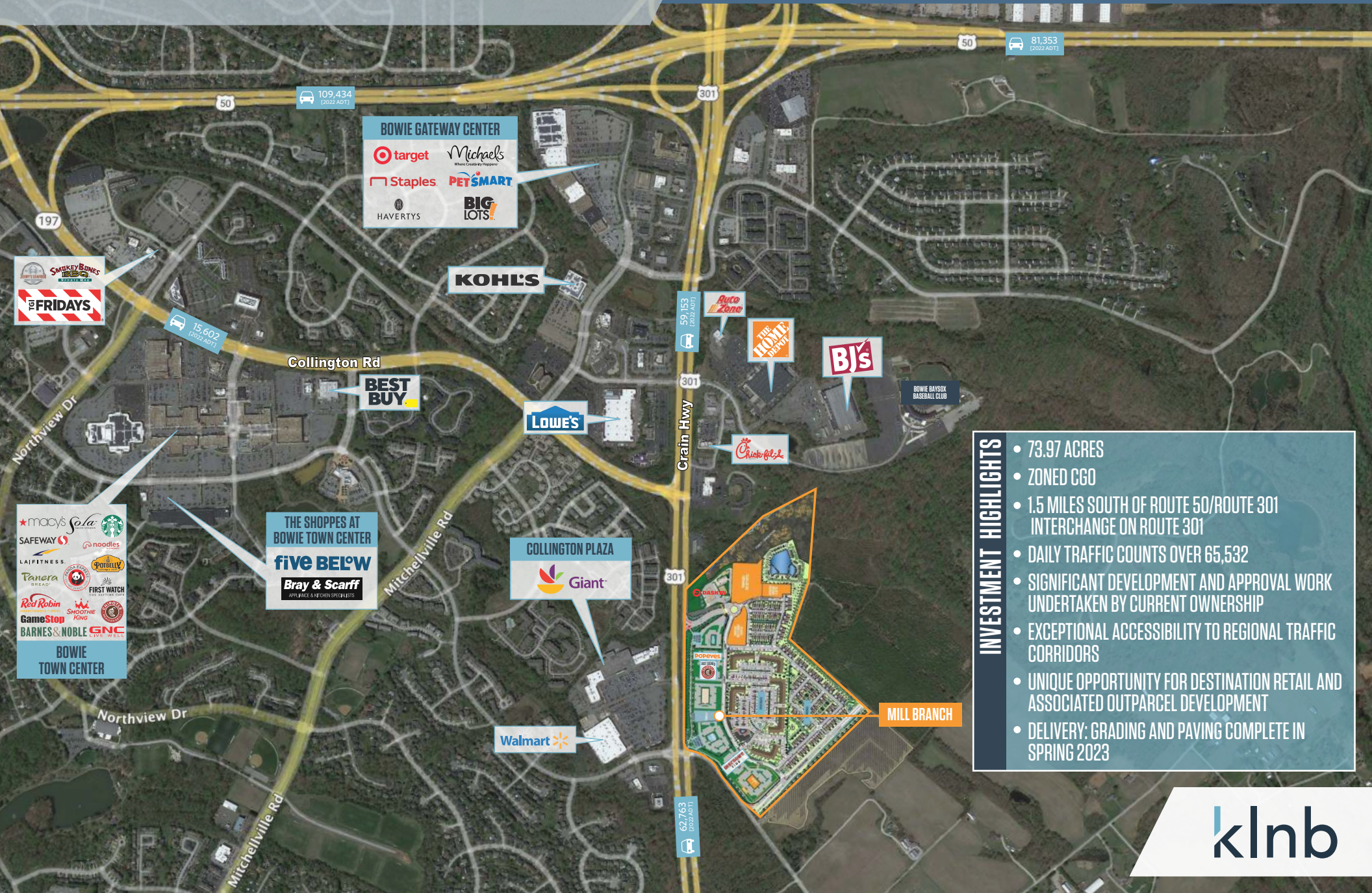
RT. 301 & MILL BRANCH RD, BOWIE, MD





# MID-VIEW AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



**INVESTMENT HIGHLIGHTS**

- 73.97 ACRES
- ZONED CGO
- 1.5 MILES SOUTH OF ROUTE 50/ROUTE 301 INTERCHANGE ON ROUTE 301
- DAILY TRAFFIC COUNTS OVER 65,532
- SIGNIFICANT DEVELOPMENT AND APPROVAL WORK UNDERTAKEN BY CURRENT OWNERSHIP
- EXCEPTIONAL ACCESSIBILITY TO REGIONAL TRAFFIC CORRIDORS
- UNIQUE OPPORTUNITY FOR DESTINATION RETAIL AND ASSOCIATED OUTPARCEL DEVELOPMENT
- DELIVERY: GRADING AND PAVING COMPLETE IN SPRING 2023



# SITE PLAN

RT. 301 & MILL BRANCH RD, BOWIE, MD



62,763  
[2022 ADT]

MULTI-FAMILY APARTMENTS: 408  
TOWNHOMES: 190



# RESIDENTIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



# MILL BRANCH

RT. 301 & MILL BRANCH RD  
BOWIE, MD

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