



1550 & 1610 NW Crain Highway

Bowie, Maryland 20716

Property Highlights

- Total of 2.49± acres available in two lots
- Excellent visibility and direct access to Crain Highway (Route 301), with approx. 530' of frontage
- Traffic count on Route 301 is 62,382 vehicles per day
- Sites are finished and graded with utilities stubbed to the site
- Part of Amber Ridge, with 187 residential homes
- Zoned RMF-48, permitting urgent care, medical or dental office/lab, animal shelter, restaurant, quick service restaurant (with or without drive-thru), shared commercial kitchen and catering, general office, financial institution, convenience store, pharmacy, grocery store/food market, farmers market, place of worship (on the larger site only)

Offering Summary

LOT 1:	1.551+/- acres
Lot 1 Price:	\$1,500,000
LOT 2:	0.942+/- acres
Lot 2 Price:	UNDER CONTRACT

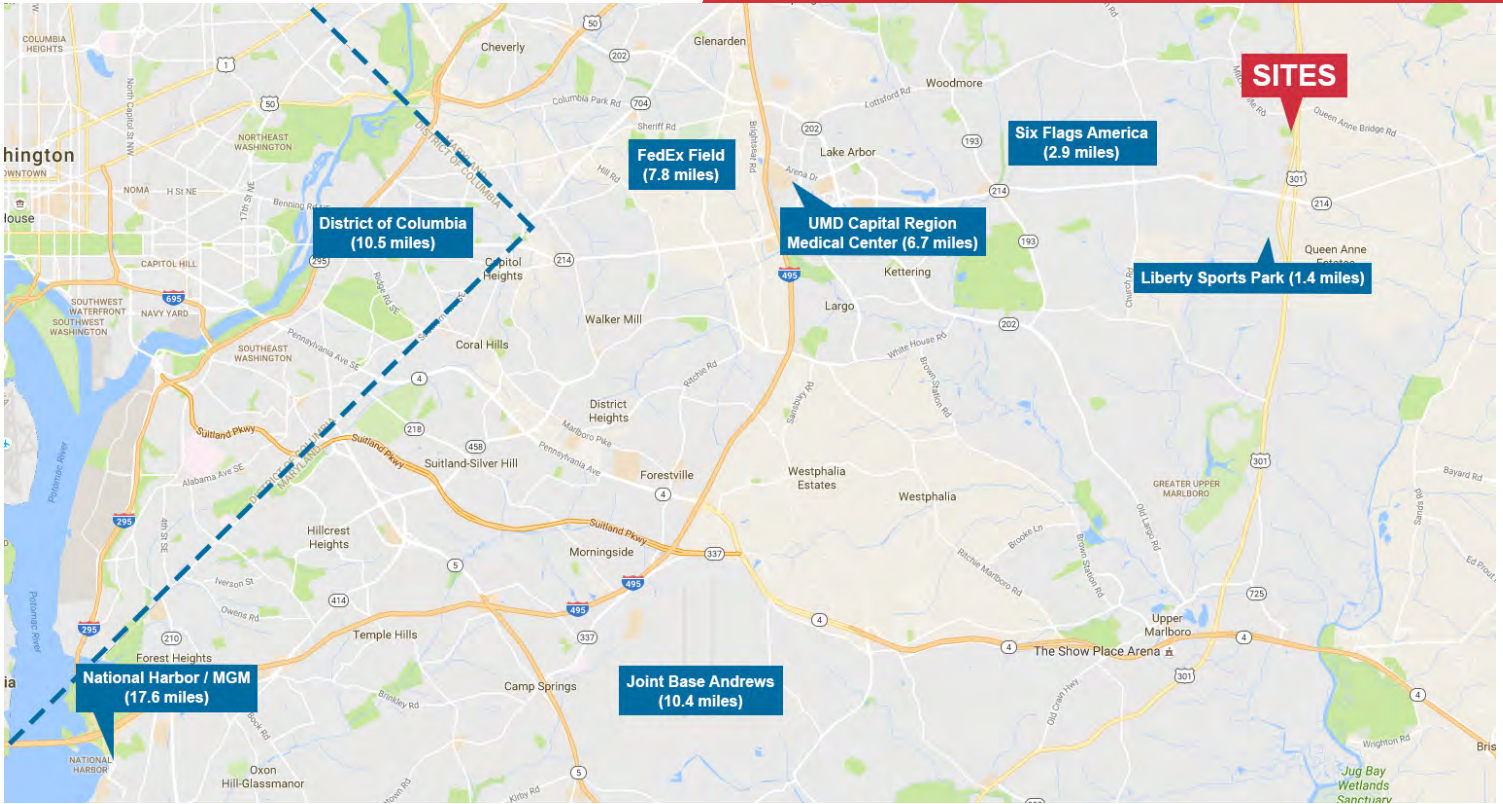
For More Information

Michael Isen

O: 301 918 2908
 misen@naimichael.com

Michael DiMeglio

O: 301 918 2949
 mdimeglio@naimichael.com



Demographics

	1 Mile	3 Miles	5 Miles
Total population	3,740	45,914	106,381
Total households	1,475	17,337	38,520
Average HH income	\$115,948	\$129,704	\$144,753

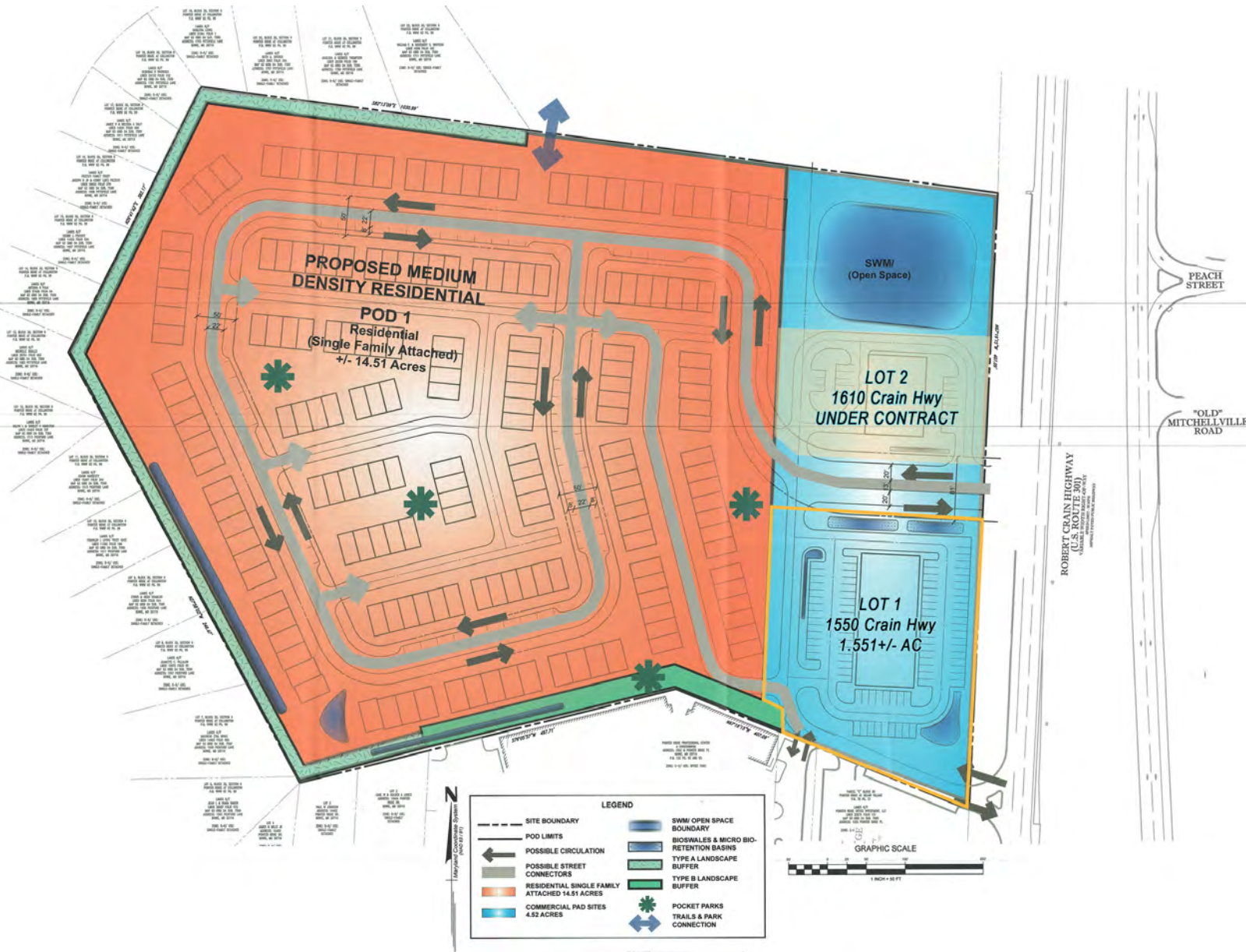
Location Overview

Quick access to major highways including Route 301, Route 50, Capital Beltway (I-495) and I-95

Ideally situated between Washington, DC and Annapolis, MD

Close proximity to the new Liberty Sports Park, the Mid-Atlantic region's premier sports tournament venue with 10 outdoor sports fields, attracting over 500,000 visitors annually. Liberty Sports Park opened in 2022.

Near major employment centers such Collington Trade Zone & National Capital Business Park, featuring 3+ million SF





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