

# THE SHOPPES AT HIGHBRIDGE

Highbridge Rd & Annapolis Rd, Bowie, MD 20720  
Prince George's County



## RETAIL FOR LEASE

JOIN:



- Availability - 4,000 SF 2nd Generation Restaurant for Lease
- Located across from newly constructed Lidl at the signalized intersection of Annapolis Road and Highbridge Road
- CVS anchored center with a wide range of retail co-tenants serving the affluent Bowie population
- Seeking restaurants, retail, medical and professional services

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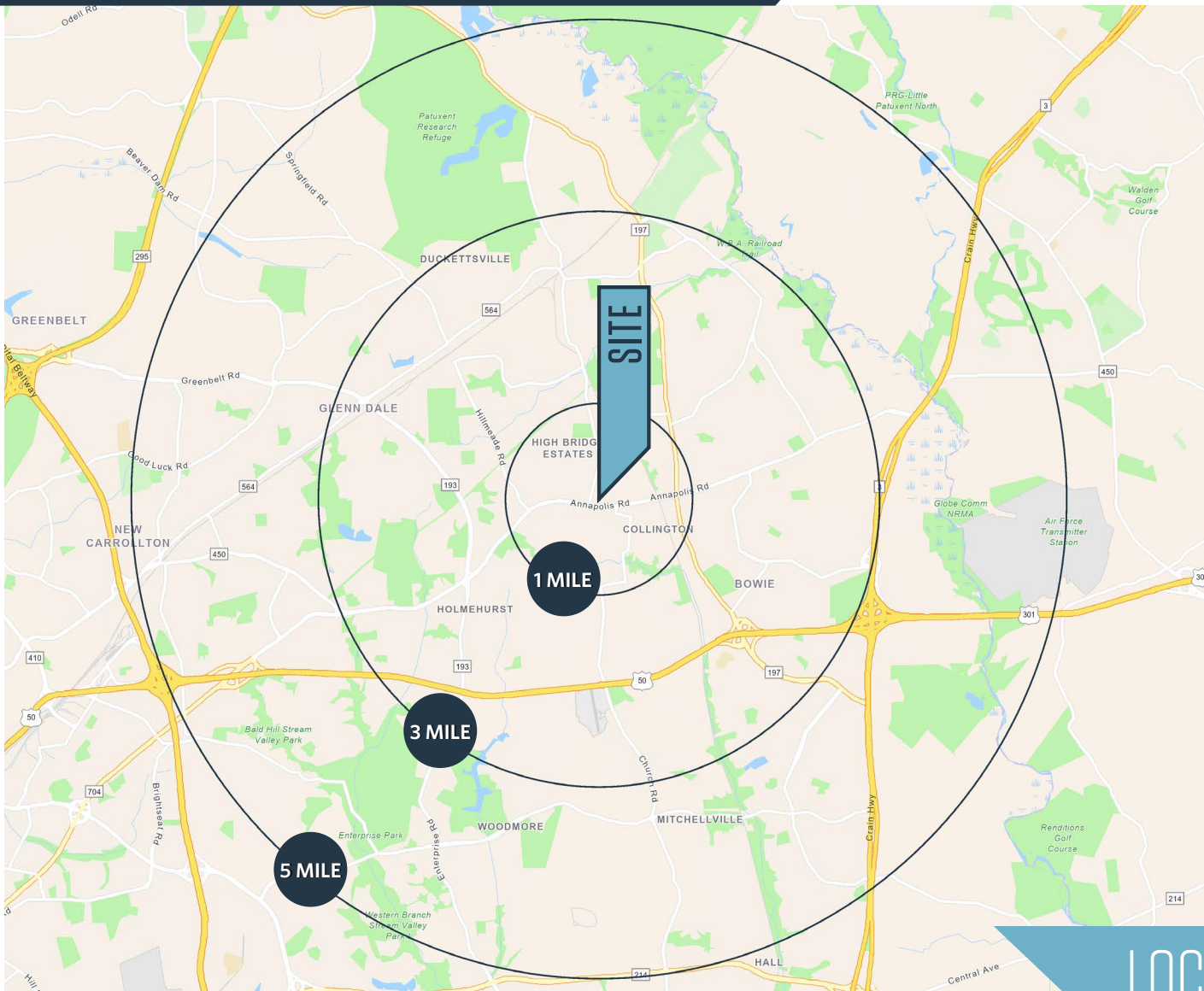
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## AVAILABLE SPACE

4,000 SF 2nd Gen Restaurant

## DEMOGRAPHICS | 2025:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 7,563              | 63,773    | 147,456   |
| Daytime Population |           |           |
| 5,559              | 46,962    | 147,566   |
| Households         |           |           |
| 2,456              | 21,495    | 49,115    |
| Average HH Income  |           |           |
| \$210,166          | \$182,789 | \$170,461 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                          |            |
|--------------------------|------------|
| Annapolis Road (Rt. 450) | 30,400 ADT |
| Highbridge Rd            | 6,715 ADT  |

## LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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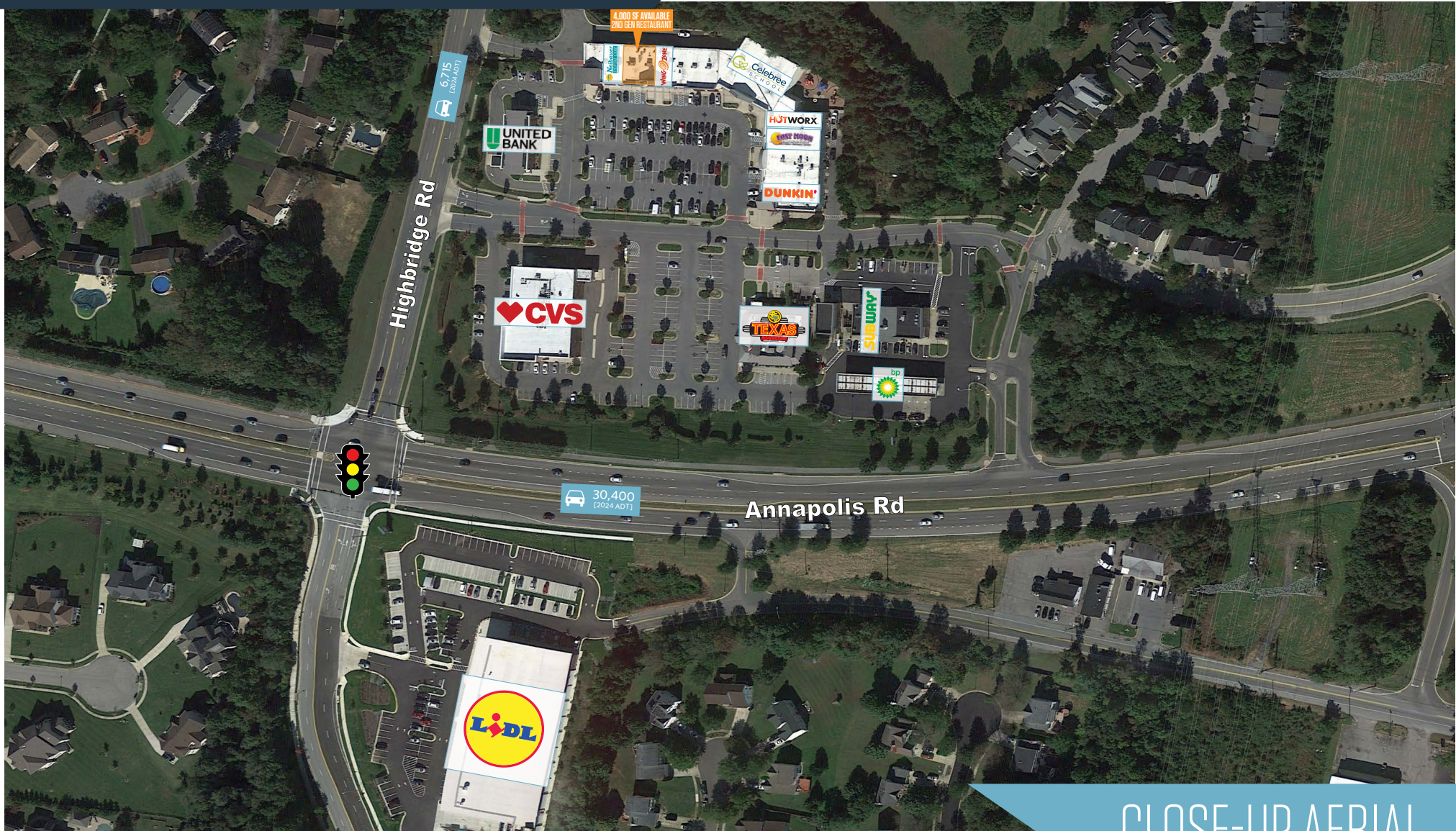
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CLOSE-UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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