

# Melford

TOWN CENTER

Bowie, MD 20715







## Retail

Inline space & pad sites

The retail component of Melford Town Center will contain more than 64,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

### Traffic Count (MDOT)

US Route 50: 107,900 vehicles per day

MD Route 3/301: 72,900 vehicles per day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,844	47,235	112,779
Avg. Household Income	\$160,059	\$160,077	\$182,164

### Retail Buildings

16921 Melford Boulevard	8,167 SF	
16951 Melford Boulevard	10,264 SF	
Retail A	6,500 SF	FUTURE
Retail B	6,500 SF	FUTURE
Retail C	12,025 SF	FUTURE
Retail D	21,420 SF	FUTURE

### Pad Sites

Pad A	2.09 Acres
Pad B	1.85 Acres





Aspen at Melford Town Center: Now Open

## Residential

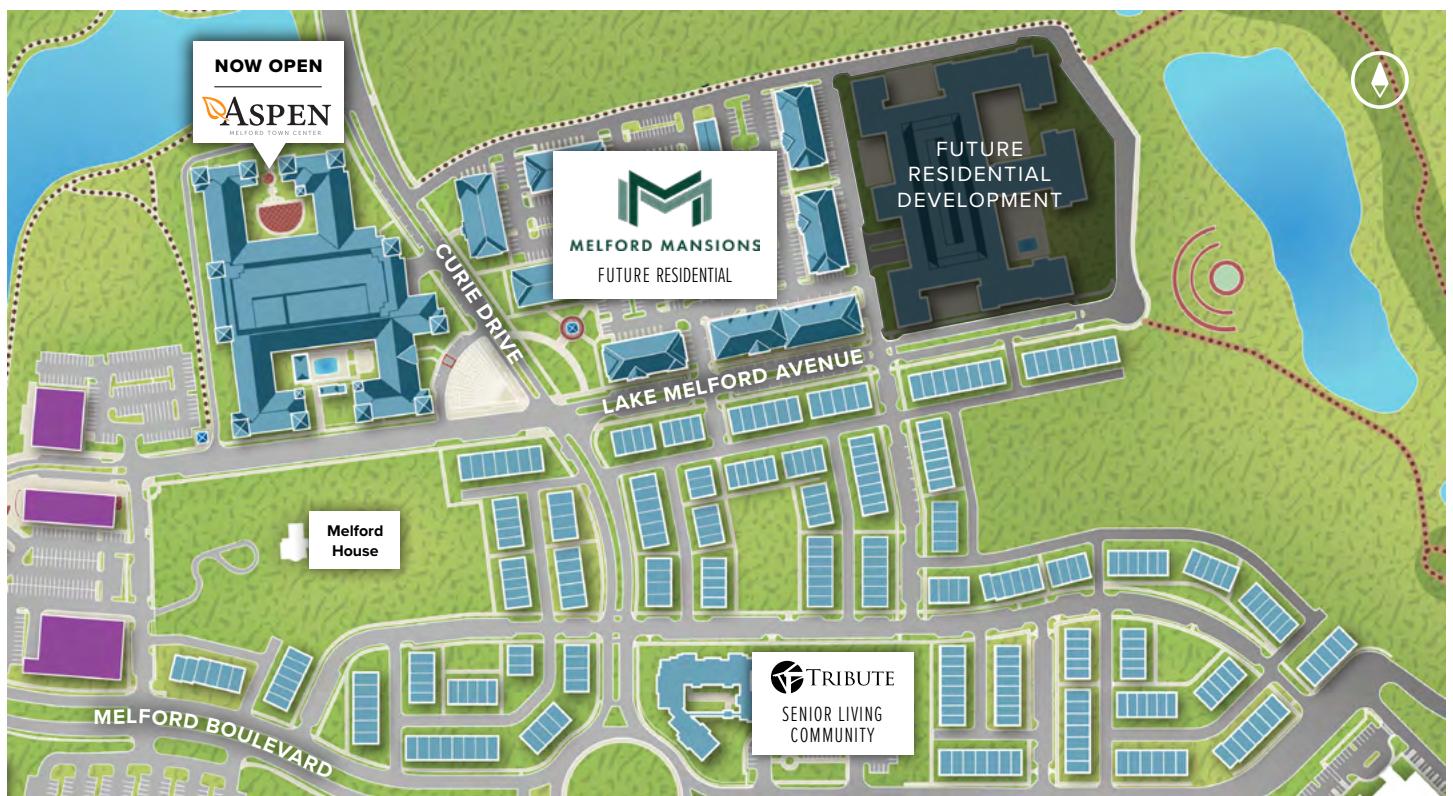
Now under development

The residential component of Melford Town Center will include approximately 250 townhomes, 1,200 market rate rental units, and 140 senior living units.

*For more information on the residential component at Melford Town Center, visit: [MelfordTownCenter.com](http://MelfordTownCenter.com)*



Tribute at Melford Town Center





# Melford TOWN CENTER

## PRODUCT LEGEND

COMMERCIAL	
327,526 SF	Class 'A' Office
81,600 SF	Two-Story Office
30,450 SF	Single-Story Office
483,960 SF	Flex/R&D
64,876 SF	Retail

RESIDENTIAL & HOSPITALITY	
1,400+ UNITS	Townhomes, & multi-family rental units
140 UNITS	Senior living units
3 HOTELS	Courtyard by Marriott hotel open now

For more information on Melford Town Center, visit: [MelfordTownCenter.com](http://MelfordTownCenter.com)

For more information on Melford Town Center, visit: [sji.com/melford](http://sji.com/melford)





### Distances to:

Interstate 495 (Capital Beltway) .....	8 miles
Annapolis, MD (Downtown) .....	13 miles
BWI Airport .....	18 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Regan National Airport .....	24 miles
Baltimore, MD (Downtown) .....	25 miles
Columbia, MD .....	25 miles
Washington, D.C. (Downtown) .....	27 miles



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#### About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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