

# COLLINGTON PLAZA

BOWIE, MD



## SIZE

121,932 square feet

## DEMOGRAPHICS

|                              | 1 mile  | 3 mile  | 5 mile  |
|------------------------------|---------|---------|---------|
| <b>Population</b>            | 11,345  | 44,057  | 103,460 |
| <b>Households</b>            | 4,639   | 16,148  | 36,493  |
| <b>Median HH Income (\$)</b> | 113,982 | 134,616 | 141,084 |

## MAJOR TENANT(S)

Giant  
Advance Auto Parts



## LOCATION

3400-3570 Crain Highway | Bowie, MD 20716

## PROPERTY HIGHLIGHTS

- Anchored by Giant Food, the leading grocer in greater Washington, D.C., and shadow-anchored by Walmart Supercenter
- National tenants include Advance Auto Parts, The UPS Store and 7-Eleven
- Located on Crain Highway, benefiting from the daily traffic of more than 65,200 vehicles
- Population exceeds 44,00 people in a three-mile radius with an average household income of more than \$153,700

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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| SPACE                | TENANT                        | SQ. FT.         |
|----------------------|-------------------------------|-----------------|
| 3400                 | Collington Wine & Spirits     | 2,816 SF        |
| 3410                 | ATI Physical Therapy          | 2,000 SF        |
| 3420                 | Nora's Angels Learning Center | 2,982 SF        |
| 3430                 | Voorpret Nail Bar             | 4,018 SF        |
| 3440                 | America's Best Wings          | 2,000 SF        |
| 3450                 | National Vision               | 3,980 SF        |
| <b>3470</b>          | <b>COMING AVAILABLE</b>       | <b>2,850 SF</b> |
| 3480                 | Kumon Learning Center         | 5,800 SF        |
| 3490                 | Advance Auto Parts            | 9,200 SF        |
| 3500                 | Giant                         | 64,885 SF       |
| 3520                 | Go To Burgers                 | 1,600 SF        |
| 3524                 | Calabar Kitchen & Lounge      | 2,000 SF        |
| 3528                 | Batteries Plus Bulbs          | 1,200 SF        |
| 3532                 | Tight N Up Barber Salon       | 1,200 SF        |
| 3536                 | Salon 809                     | 1,200 SF        |
| 3540                 | The UPS Store                 | 1,200 SF        |
| 3544A                | Domino's Pizza                | 1,700 SF        |
| 3544B                | Island Spyce                  | 1,900 SF        |
| 3552                 | DC Charcoal Chicken           | 2,624 SF        |
| 3560                 | Sherwin Williams              | 3,577 SF        |
| 3570                 | 7-Eleven                      | 3,200 SF        |
| <b>TOTAL SQ. FT.</b> |                               | <b>121,932</b>  |

| SITE LEGEND  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available                | <span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Occupied            |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Owned by Others |
| <span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary                                     |  |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# COLLINGTON PLAZA

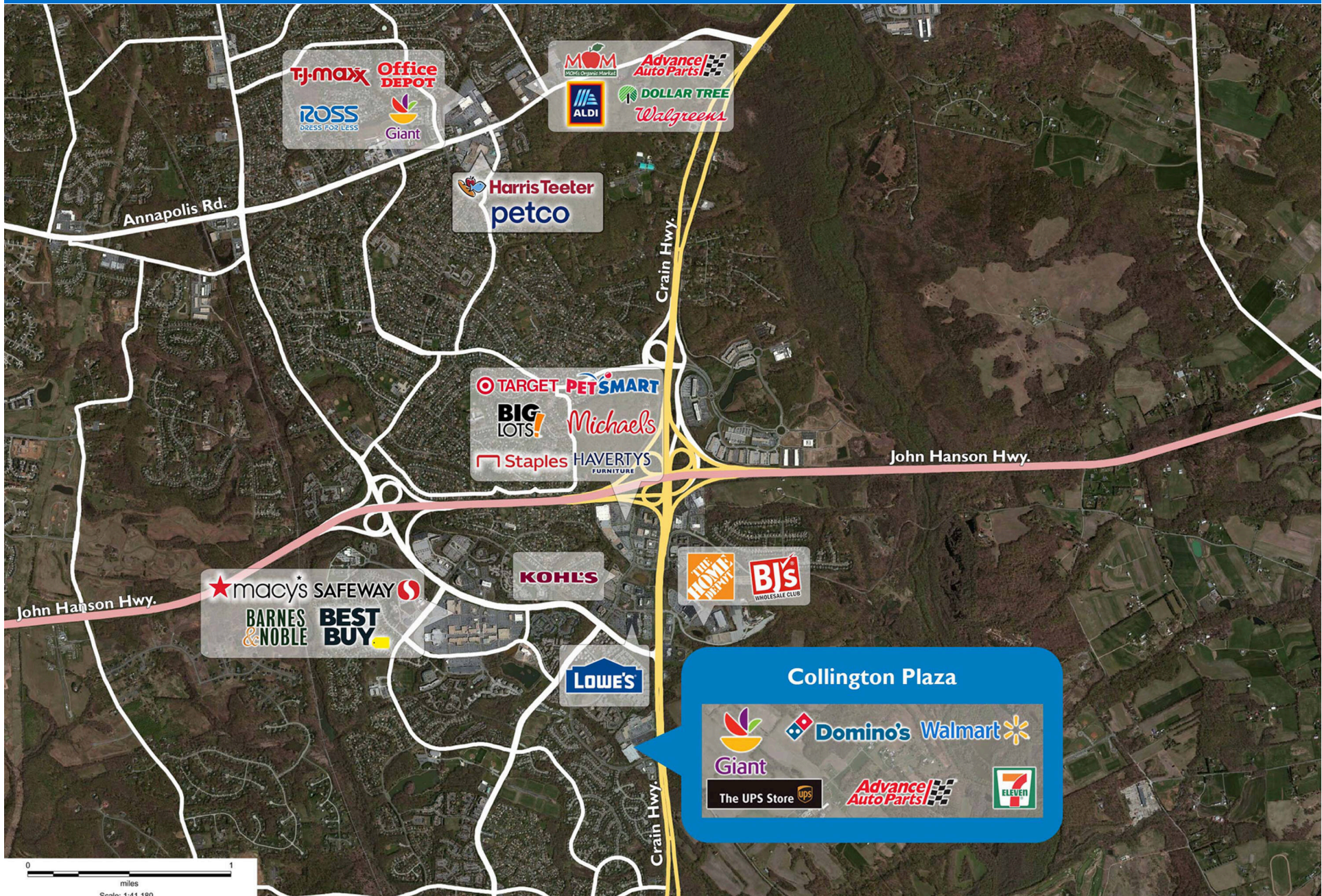
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.937743

Longitude: -76.720214

| Collington Plaza<br>Bowe, MD |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                   | Q4 2023 Estimated Population          | 11,345           | 44,057           | 103,460          |
|                              | 2028 Projected Population             | 11,422           | 44,458           | 104,782          |
|                              | 2010 Census Population                | 10,016           | 39,076           | 90,915           |
|                              | 2000 Census Population                | 8,730            | 36,693           | 78,901           |
|                              | 1990 Census Population                | 5,112            | 27,566           | 61,705           |
|                              | Historical Annual Growth 1990 to 2000 | 5.50%            | 2.90%            | 2.49%            |
|                              | Historical Annual Growth 2000 to 2010 | 1.38%            | 0.63%            | 1.43%            |
|                              | Estimated Annual Growth 2010 to 2023  | 0.91%            | 0.88%            | 0.94%            |
|                              | Projected Annual Growth 2023 to 2028  | 0.14%            | 0.18%            | 0.25%            |
|                              | Median Age                            | 41.4             | 42.6             | 43.8             |
| Households                   | Q4 2023 Estimated Households          | 4,639            | 16,148           | 36,493           |
|                              | 2028 Projected Households             | 4,670            | 16,277           | 36,917           |
|                              | 2010 Census Households                | 4,104            | 14,306           | 32,739           |
|                              | 2000 Census Households                | 3,633            | 13,335           | 27,884           |
|                              | 1990 Census Households                | 2,035            | 9,579            | 20,728           |
|                              | Historical Annual Growth 1990 to 2000 | 5.97%            | 3.36%            | 3.01%            |
|                              | Historical Annual Growth 2000 to 2010 | 1.23%            | 0.71%            | 1.62%            |
|                              | Estimated Annual Growth 2010 to 2023  | 0.90%            | 0.88%            | 0.79%            |
|                              | Projected Annual Growth 2023 to 2028  | 0.13%            | 0.16%            | 0.23%            |
|                              | Population per Household              | 2.42             | 2.70             | 2.81             |
| Population by Race           | White                                 | 14.3%            | 25.0%            | 27.8%            |
|                              | Black or African American             | 70.0%            | 58.4%            | 56.2%            |
|                              | Asian & Pacific Islander              | 3.9%             | 3.6%             | 4.0%             |
|                              | Other Races                           | 5.0%             | 5.5%             | 5.4%             |
|                              | Hispanic Population                   | 6.8%             | 7.5%             | 6.6%             |
| Income                       | Average Household Income              | \$136,417        | \$153,795        | \$163,736        |
|                              | Median Household Income               | \$113,982        | \$134,616        | \$141,084        |
|                              | Per Capita Income                     | \$56,335         | \$56,912         | \$58,110         |
| Education (Age 25+)          | Elementary                            | 2.4%             | 1.7%             | 1.5%             |
|                              | Some High School                      | 4.1%             | 3.5%             | 2.9%             |
|                              | High School Graduate                  | 24.4%            | 20.5%            | 18.5%            |
|                              | Some College                          | 16.2%            | 17.7%            | 17.8%            |
|                              | Associates Degree Only                | 5.4%             | 7.2%             | 6.9%             |
|                              | Bachelors Degree Only                 | 23.5%            | 24.3%            | 25.3%            |
|                              | Graduate Degree                       | 23.9%            | 25.2%            | 27.1%            |
| Business                     | Number of Businesses                  | 305              | 906              | 2,021            |
|                              | Total Number of Employees             | 4,556            | 13,176           | 26,891           |
|                              | Employees per Business                | 14.92            | 14.54            | 13.30            |
|                              | Residential Population per Business   | 37.16            | 48.63            | 51.18            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.