

# COLLINGTON PLAZA

BOWIE, MD



## SIZE

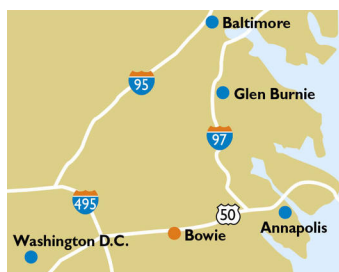
121,932 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,423	41,727	96,926
<b>Households</b>	4,280	15,216	34,736
<b>Median HH Income (\$)</b>	102,094	123,999	132,042

## 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 41,700 people in a three-mile radius with an average household income of more than \$144,200

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



**PHILLIPS EDISON & COMPANY®**

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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: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Owned by Others
<span style="display: inline-block; border-bottom: 2px dashed blue; width: 30px; margin-right: 5px;"></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.

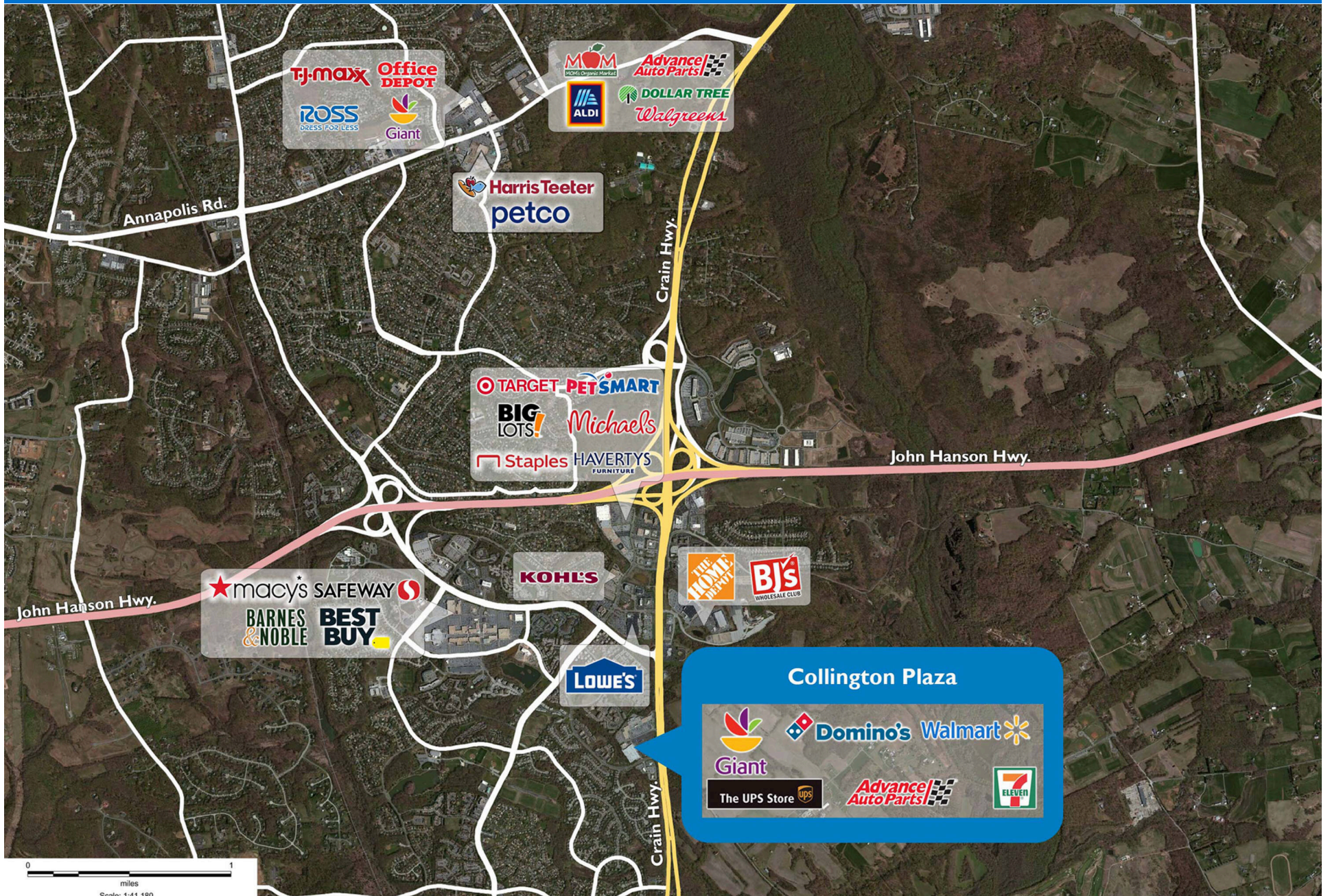
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Collington Plaza Bowe, MD		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,423	41,727	96,926
	2027 Projected Population	10,324	41,773	97,550
	2010 Census Population	10,048	38,876	89,723
	2000 Census Population	8,896	36,544	77,593
	1990 Census Population	4,226	27,722	61,064
	Historical Annual Growth 1990 to 2000	7.73%	2.80%	2.42%
	Historical Annual Growth 2000 to 2010	1.22%	0.62%	1.46%
	Estimated Annual Growth 2010 to 2022	0.29%	0.56%	0.61%
	Projected Annual Growth 2022 to 2027	-0.19%	0.02%	0.13%
	Median Age	40.5	41.9	43.7
Households	Q2 2022 Estimated Households	4,280	15,216	34,736
	2027 Projected Households	4,240	15,203	34,924
	2010 Census Households	4,122	14,241	32,212
	2000 Census Households	3,672	13,286	27,289
	1990 Census Households	1,519	9,665	20,626
	Historical Annual Growth 1990 to 2000	9.23%	3.23%	2.84%
	Historical Annual Growth 2000 to 2010	1.16%	0.70%	1.67%
	Estimated Annual Growth 2010 to 2022	0.29%	0.52%	0.59%
	Projected Annual Growth 2022 to 2027	-0.19%	-0.02%	0.11%
	Population per Household	2.43	2.73	2.78
Population by Race	White	18.4%	30.4%	32.6%
	Black or African American	68.1%	55.8%	54.3%
	Asian & Pacific Islander	4.5%	3.6%	4.1%
	Other Races	3.7%	4.3%	4.1%
	Hispanic Population	5.3%	5.8%	4.9%
Income	Average Household Income	\$126,750	\$144,282	\$155,012
	Median Household Income	\$102,094	\$123,999	\$132,042
	Per Capita Income	\$52,155	\$52,813	\$55,673
Education (Age 25+)	Elementary	2.1%	1.3%	1.3%
	Some High School	2.8%	2.8%	2.6%
	High School Graduate	23.5%	20.6%	17.9%
	Some College	17.9%	19.9%	18.8%
	Associates Degree Only	6.1%	6.8%	6.7%
	Bachelors Degree Only	24.1%	24.3%	25.4%
	Graduate Degree	23.4%	24.3%	27.3%
Business	Number of Businesses	361	913	2,121
	Total Number of Employees	6,648	15,160	33,081
	Employees per Business	18.40	16.61	15.60
	Residential Population per Business	28.86	45.72	45.70

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