COLLINGTON PLAZA



SIZE 121,932 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile	
Populatio		103,460	
Househo 4,639	l ds 16,148	36,493	
Median HH Income (\$) 113,982 134,616 141,084			

MAJOR TENANT(S)

Giant

Advance Auto Parts

Collington Plaza



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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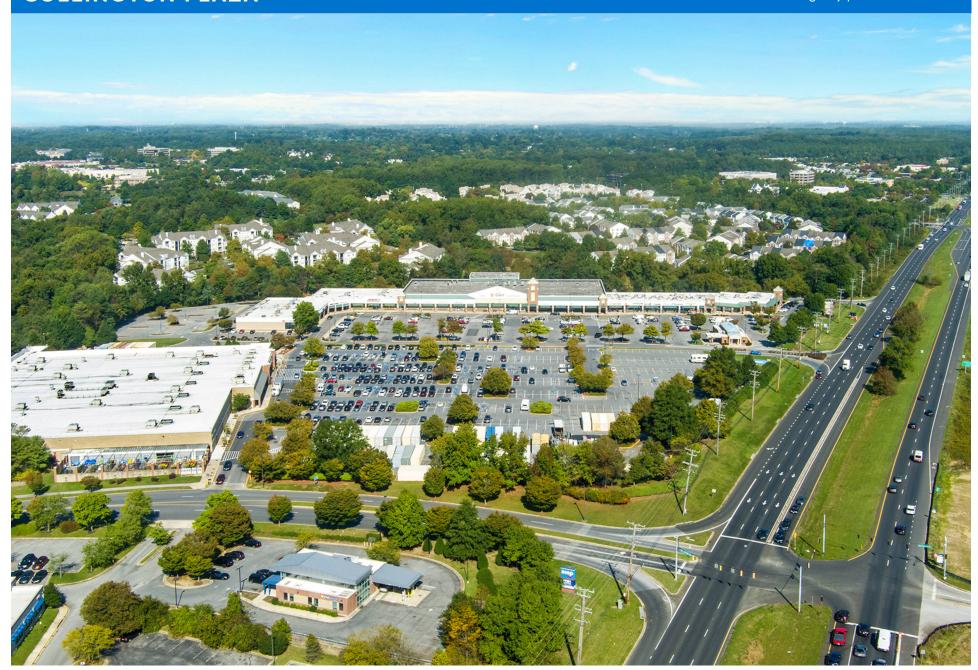
MORE INFO

www.phillipsedison.com

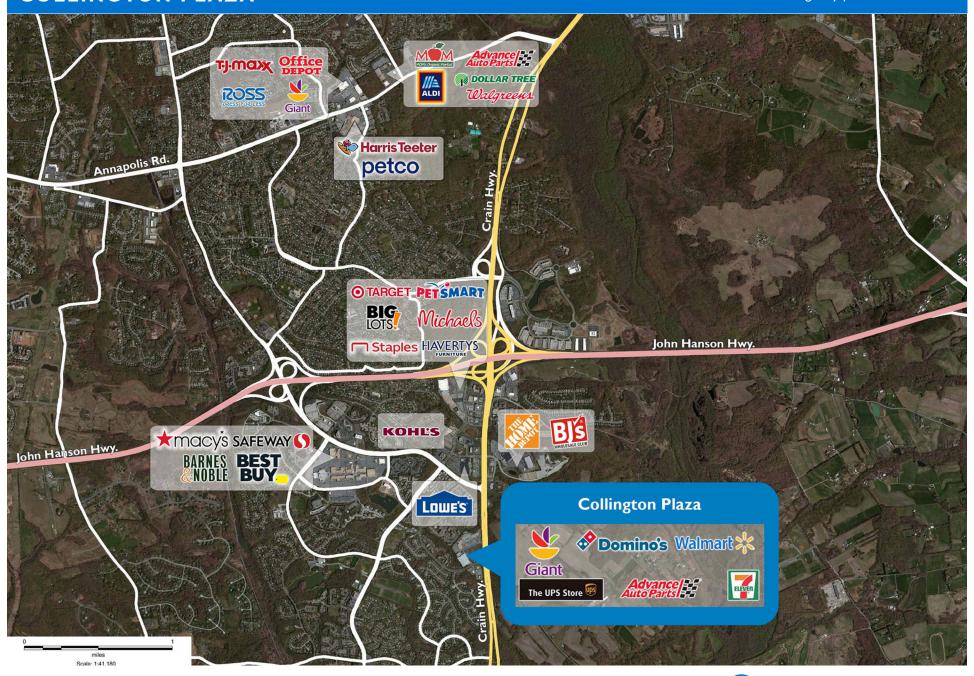


SPACE	TENANT	SQ. FT
3400	Collington Wine & Spirits	2,816 SF
3410	ATI Physical Therapy	2,000 SF
3420	Nora's Angels Learning Center	2,982 SF
3430	Voorpret Nail Bar	4,018 SF
3440	America's Best Wings	2,000 SF
3450	National Vision	3,980 SF
3470	COMING AVAILABLE	2,850 SF
3480	Kumon Learning Center	5,800 SF
3490	Advance Auto Parts	9,200 SF
3500	Giant	64,885 SI
3520	Go To Burgers	1,600 SI
3524	Calabar Kitchen & Lounge	2,000 SI
3528	Batteries Plus Bulbs	1,200 SI
3532	Tight N Up Barber Salon	1,200 SI
3536	Salon 809	1,200 SI
3540	The UPS Store	1,200 SI
3544A	Domino's Pizza	1,700 SI
3544B	Island Spyce	1,900 SI
3552	DC Charcoal Chicken	2,624 SI
3560	Sherwin Williams	3,577 SI
3570	7-Eleven	3,200 SI
TOTAL SQ. FT.		121,932
SITE LEC	GEND	
Avail:	able \Box Occupied	
_	ed (not occupied) Owned by (Others
	Boundary	





COLLINGTON PLAZA



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Collington Plaza 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Bowe, MD 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 78,901 36,693 **Population** 61,705 1990 Census Population 5,112 27,566 Historical Annual Growth 1990 to 2000 2.49% 5.50% 2.90% Historical Annual Growth 2000 to 2010 1.38% 0.63% 1.43% 0.94% Estimated Annual Growth 2010 to 2023 0.91% 0.88% Projected Annual Growth 2023 to 2028 0.14% 0.18% 0.25% 42.6 43.8 Median Age 41.4 Q4 2023 Estimated Households 36,493 4,639 16,148 2028 Projected Households 4,670 16,277 36,917 2010 Census Households 4,104 14,306 32,739 2000 Census Households 27,884 3,633 13,335 Households 1990 Census Households 2,035 9,579 20,728 Historical Annual Growth 1990 to 2000 5.97% 3.01% 3.36% 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 0.23% 0.13% 0.16% 2.70 Population per Household 2.42 2.81 White 14.3% 25.0% 27.8% Population by Race 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% Average Household Income \$136,417 \$153,795 \$163,736 ncome Median Household Income \$141,084 \$113,982 \$134,616 Per Capita Income \$56,335 \$56,912 \$58,110 2.4% 1.7% 1.5% Elementary Some High School 4.1% 3.5% 2.9% Education High School Graduate 24.4% 20.5% 18.5% Some College 16.2% 17.8% 17.7% Associates Degree Only 5.4% 7.2% 6.9% Bachelors Degree Only 23.5% 25.3% 24.3% 27.1% Graduate Degree 23.9% 25.2% **Number of Businesses** 305 906 2,021 Business 26,891 **Total Number of Employees** 4,556 13,176 **Employees per Business** 14.92 14.54 13.30 Residential Population per Business 37.16 48.63 51.18

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