



SIZE

121,932 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	11,345	44,057	103,460
Households	4,639	16,148	36,493
Median HH Income (\$)	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



COLLINGTON PLAZA

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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
3470	Beauty Point	2,850 SF
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	AVAILABLE	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	AVAILABLE	1,900 SF
3552	DC Charcoal Chicken	2,624 SF
3560	Sherwin Williams	3,577 SF
3570	7-Eleven	3,200 SF
TOTAL SQ. FT.		121,932

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 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, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.937743

Longitude: -76.720214

Collington Plaza 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.