

# 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

Scott Faloni  
Mobile (410) 693-3248  
sfaloni@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://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  |
| 3470          | COMING AVAILABLE              | 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          | 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  |
| TOTAL SQ. FT. |                               | 121,932   |

## SITE LEGEND

|                                                                                                                                                     |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied       |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |





# COLLINGTON PLAZA

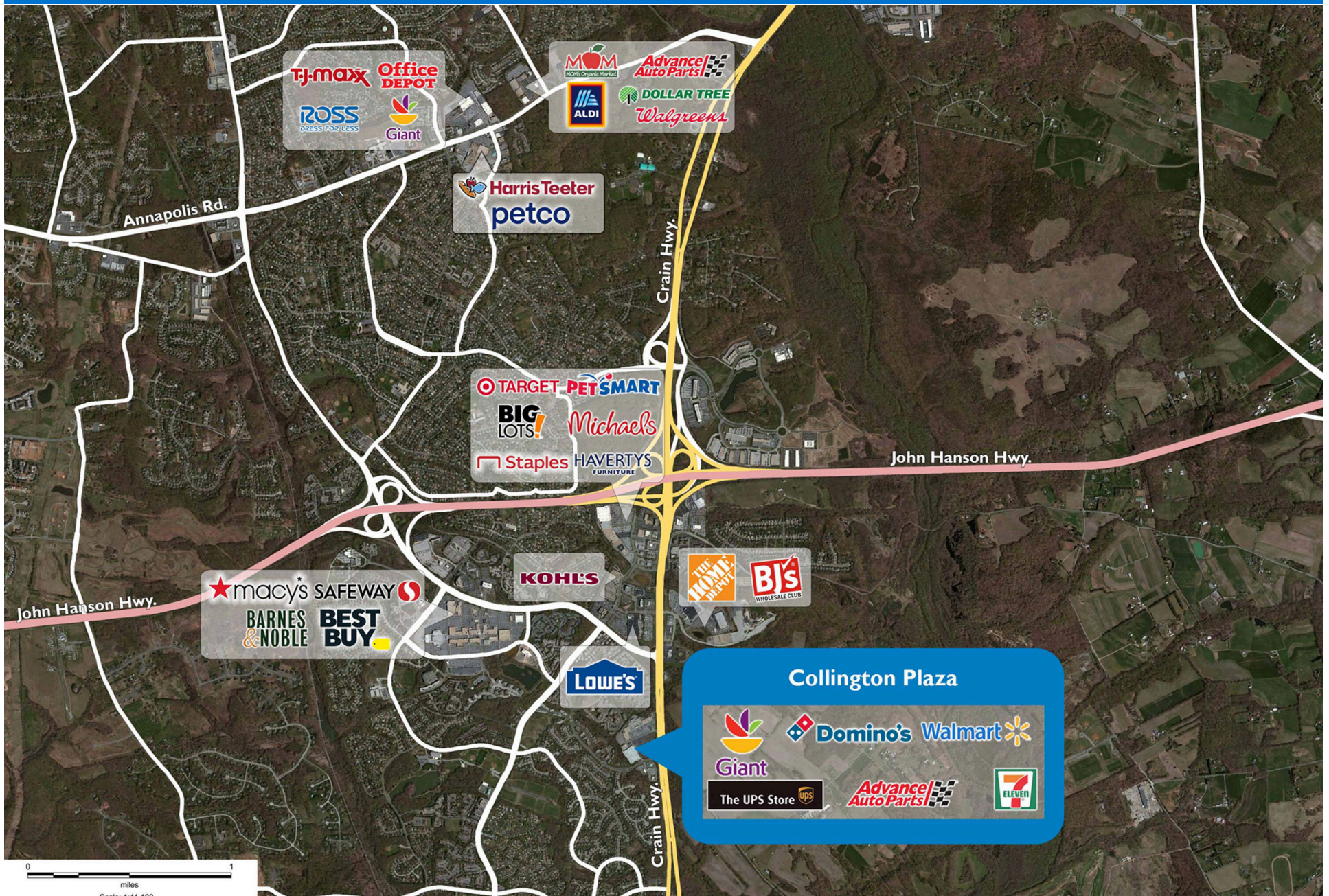
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3400-3570 Crain Highway | Bowie, MD 20716





# 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.