

# SOUTH LAKE

381± ACRE MIXED-USE COMMUNITY  
Bowie, Maryland

## LEGEND

- RETAIL
- OFFICE OVER RETAIL
- OFFICE
- HOTEL
- SINGLE FAMILY HOMES
- TOWNHOMES
- 2-OVER-2 CONDOMINIUM
- MULTIFAMILY HOMES
- TRAILHEAD



CHESAPEAKE  
REALTY PARTNERS

**NAMichael**







South Lake is a new, 381± acre mixed-use development in Bowie, Maryland. The site is under construction and will include residential homes, commercial space, and recreation areas.

Commercial space is available for retail, office, hospitality, and more.

## AVAILABILITY

- ▶ Up to 600,000 square feet of commercial space
- ▶ Anchor, pad, and in-line sites

## FLEXIBLE DEAL STRUCTURES

- ▶ Sales
- ▶ Leases
- ▶ Ground Leases
- ▶ Build-to-Suits

## ACCESS & VISIBILITY

- ▶ Intersection of Crain Highway (Route 301) and Central Avenue (Route 214)
- ▶ Main entrance at fully signalized intersection with Crain Highway (Route 301), north- and southbound lanes
- ▶ Multiple points in ingress/egress along Crain Highway (Route 301)
- ▶ 3,600+ feet of frontage along Crain Highway (Route 301)
- ▶ Two large multi-tenant pylon signs

## REGIONAL LOCATION

- ▶ Ideally situated between Washington DC and Annapolis, Maryland
- ▶ Quick access to major highways including Route 301, Route 50, the Capital Beltway (I-495) and I-95
- ▶ Near major employment centers, such as Joint Base Andrews, NASA Goddard Space Flight Center and other federal agencies



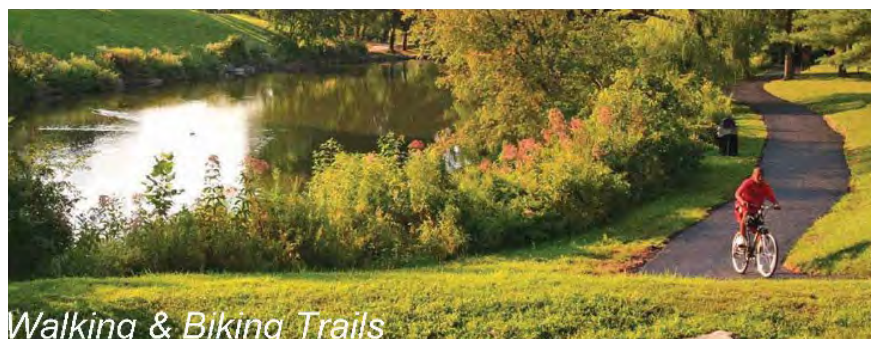
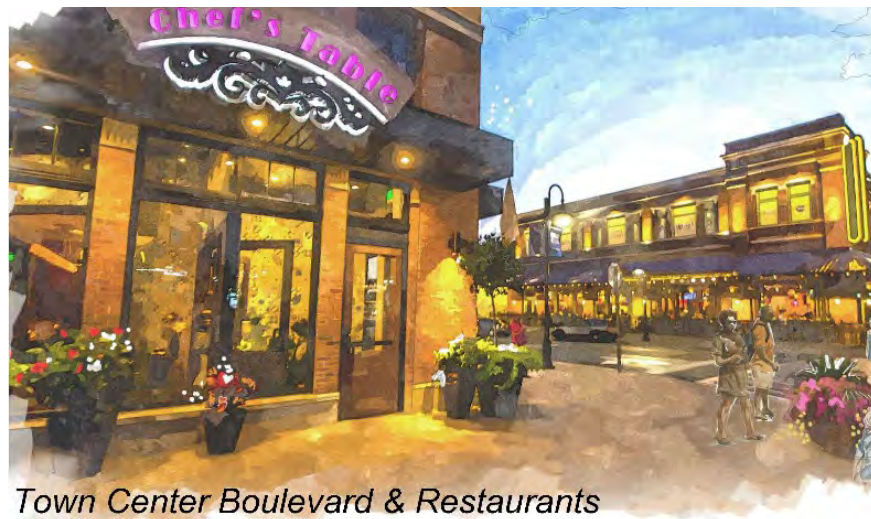
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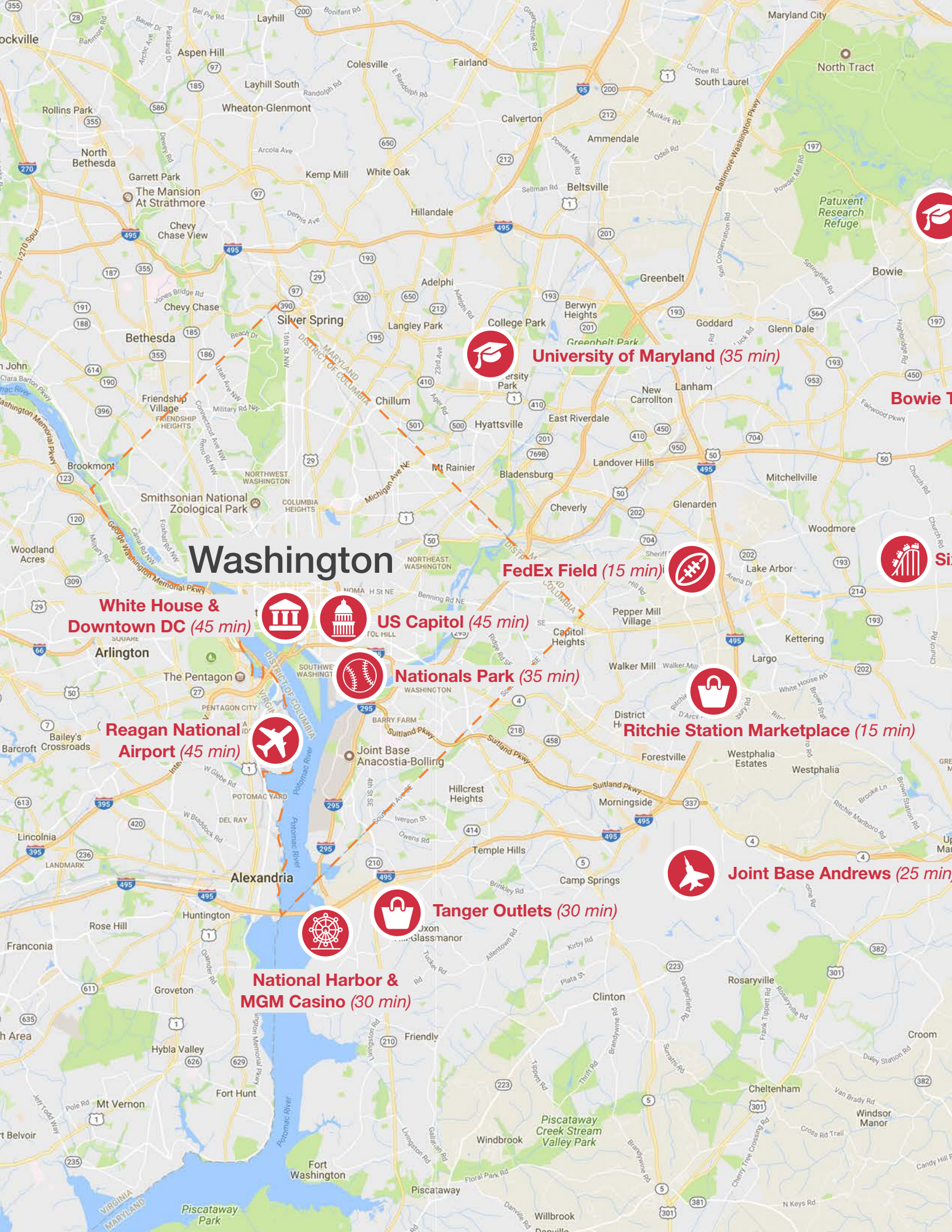




# SOUTH LAKE







# Washington

**White House &  
Downtown DC (45 min)**



**US Capitol (45 min)**



**Nationals Park (35 min)**

**Reagan National  
Airport (45 min)**



**FedEx Field (15 min)**



**Ritchie Station Marketplace (15 min)**



**Joint Base Andrews (25 min)**



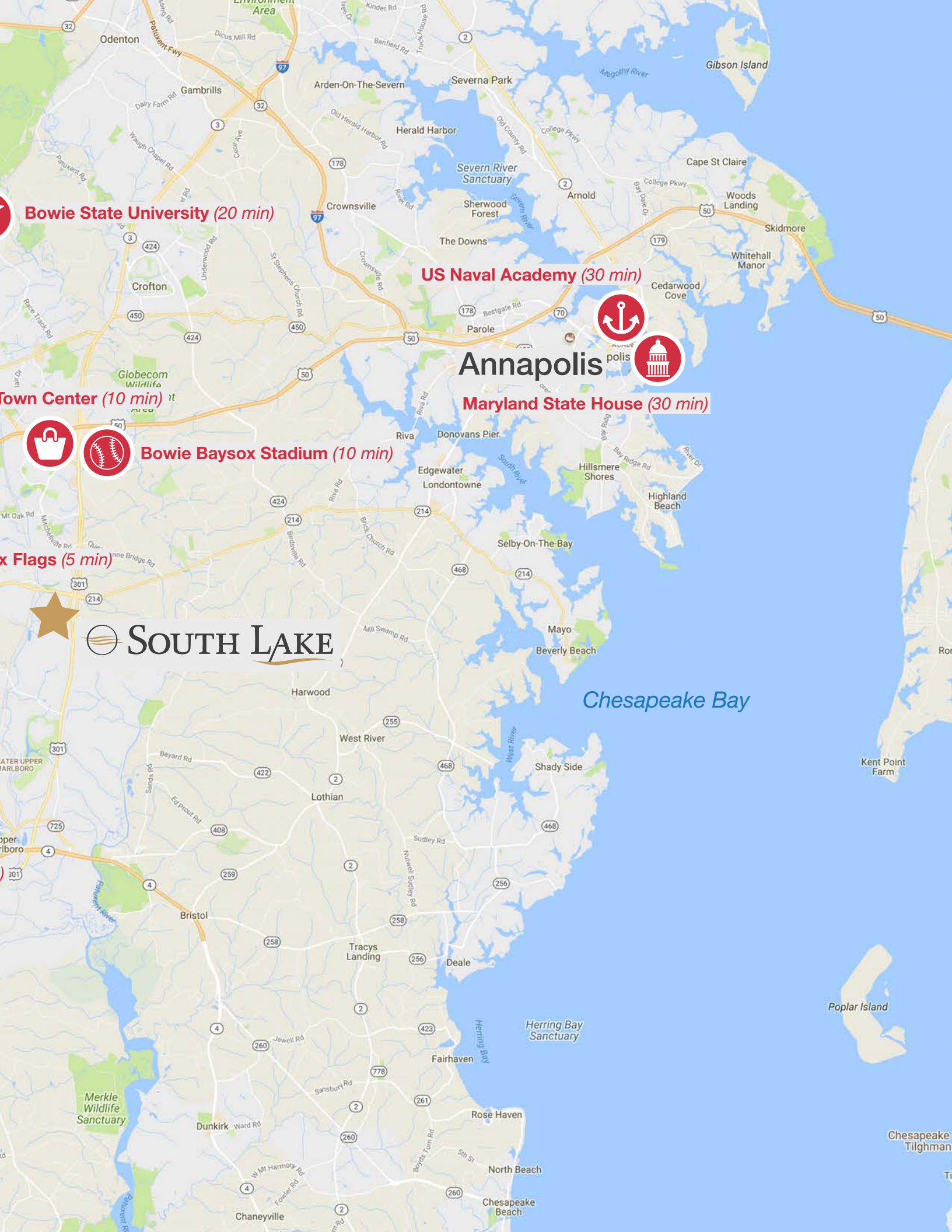
**National Harbor &  
MGM Casino (30 min)**



**Tanger Outlets (30 min)**







**Bowie State University (20 min)**

**US Naval Academy (30 min)**

**Annapolis**

**Maryland State House (30 min)**

**Bowie Baysox Stadium (10 min)**

**Flags (5 min)**

**SOUTH LAKE**

**Chesapeake Bay**



# 2020 DEMOGRAPHICS

Within 5-Mile Radius of South Lake



87,836  
Total Population



31,480  
Households



10%  
Population Growth (2010-2020)



\$153,190  
Average Household Income

## 10 MILES

Population: 419,615  
Households: 149,488  
Avg. Household Income: \$131,369

## 15 MILES

Population: 1,275,710  
Households: 474,387  
Avg. Household Income: \$116,593







## ADJACENT TO LIBERTY SPORTS PARK

Liberty Sports Park is a new tournament field complex that is connected to South Lake via pedestrian and vehicle paths. Liberty is anticipated to\*:

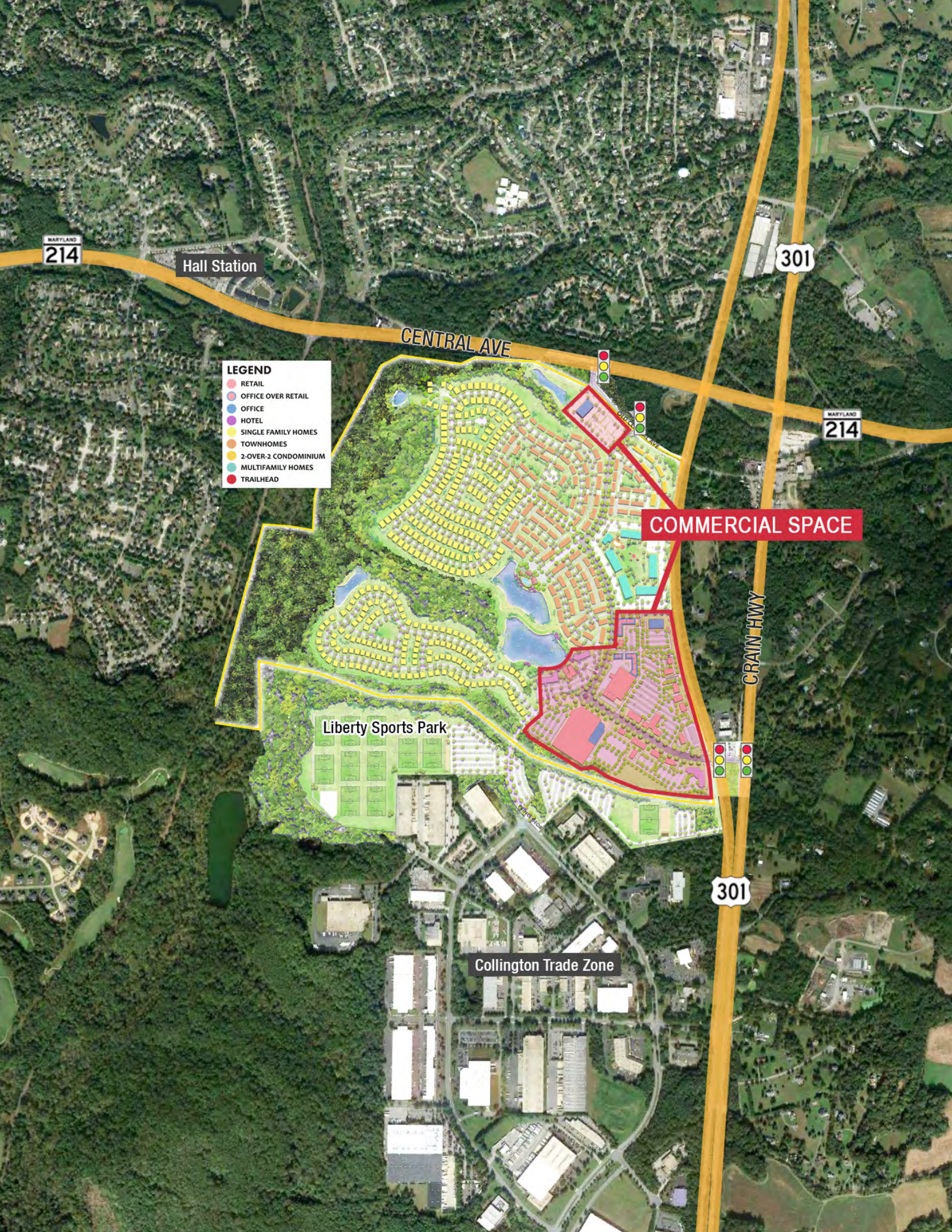
- ▶ Host 35-38 tournaments annually
- ▶ Attract 584,500-652,400 tournament & league attendees annually
- ▶ Generate 98,000-107,800 hotel stays

### PROPOSED MULTI-FIELD SPORTS COMPLEX ESTIMATE OF EVENT ACTIVITY

Season	March 1 to November 30		
CATEGORY	RANGE		
Tournament Activity			
Total Events	35	-	38
Total Event Days	70	-	77
Number of Participants	70,000	-	77,000
Number of Spectators	175,000	-	192,500
Avg. Length of Stay (Days)	2	-	2
Total Attendee Days	490,000	-	539,000
Room Nights	98,000	-	107,800
League Activity			
Total Participant Days	94,500	-	113,400
GRAND TOTAL ATTENDEE DAYS	334,000		372,800

\* Estimates from MD Stadium Authority Study & recently updated Liberty Park marketing reports





MARYLAND  
214

Hall Station

301

MARYLAND  
214

CENTRAL AVE

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COMMERCIAL SPACE

Liberty Sports Park

CRAIN HWY

301

Collington Trade Zone









[SOUTHLAKEBOWIE.COM](http://SOUTHLAKEBOWIE.COM)

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**NAI Michael**

