



# SOUTH LAKE MARKETPLACE



*PHASE I RETAIL NOW LEASING!*



COMING  
SOON!



New Destination Retail Center in the DC Region  
*Up to 600,000 square feet of commercial space available*



CHESAPEAKE  
REALTY PARTNERS

**NAI**Michael



**LEGEND**

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





*Delivering Q3 2023!*



**SOUTH LAKE**

**MARKETPLACE**

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

South Lake Marketplace is poised to be Bowie's new destination retail & entertainment center. 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

## RAPIDLY DEVELOPING MARKET

- ▶ Adjoins Liberty Sports Park, the Mid-Atlantic region's premier sports tournament venue attracting over 500,000 visitors annually. Liberty Sports Park opened in 2022.
- ▶ Closest retail to major employment centers Collington Trade Zone & National Capital Business Park, featuring 8+ million square feet

## ACCESS & VISIBILITY ALONG ROUTE 301

- ▶ Main entrance at fully signalized intersection with Crain Highway (Route 301), north- and southbound lanes; additional entrance at Central Avenue (Route 214)
- ▶ Multiple points in ingress/egress along Crain Highway
- ▶ 3,600+ feet of frontage
- ▶ Prominent pylon signage

## 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 Joint Base Andrews, NASA Goddard Space Flight Center and other federal agencies



# 2022 DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG HOUSEHOLD INCOME

|          |           |         |           |
|----------|-----------|---------|-----------|
| 5 MILES  | 88,949    | 31,785  | \$160,800 |
| 10 MILES | 432,311   | 154,218 | \$138,970 |
| 15 MILES | 1,287,493 | 478,430 | \$127,650 |







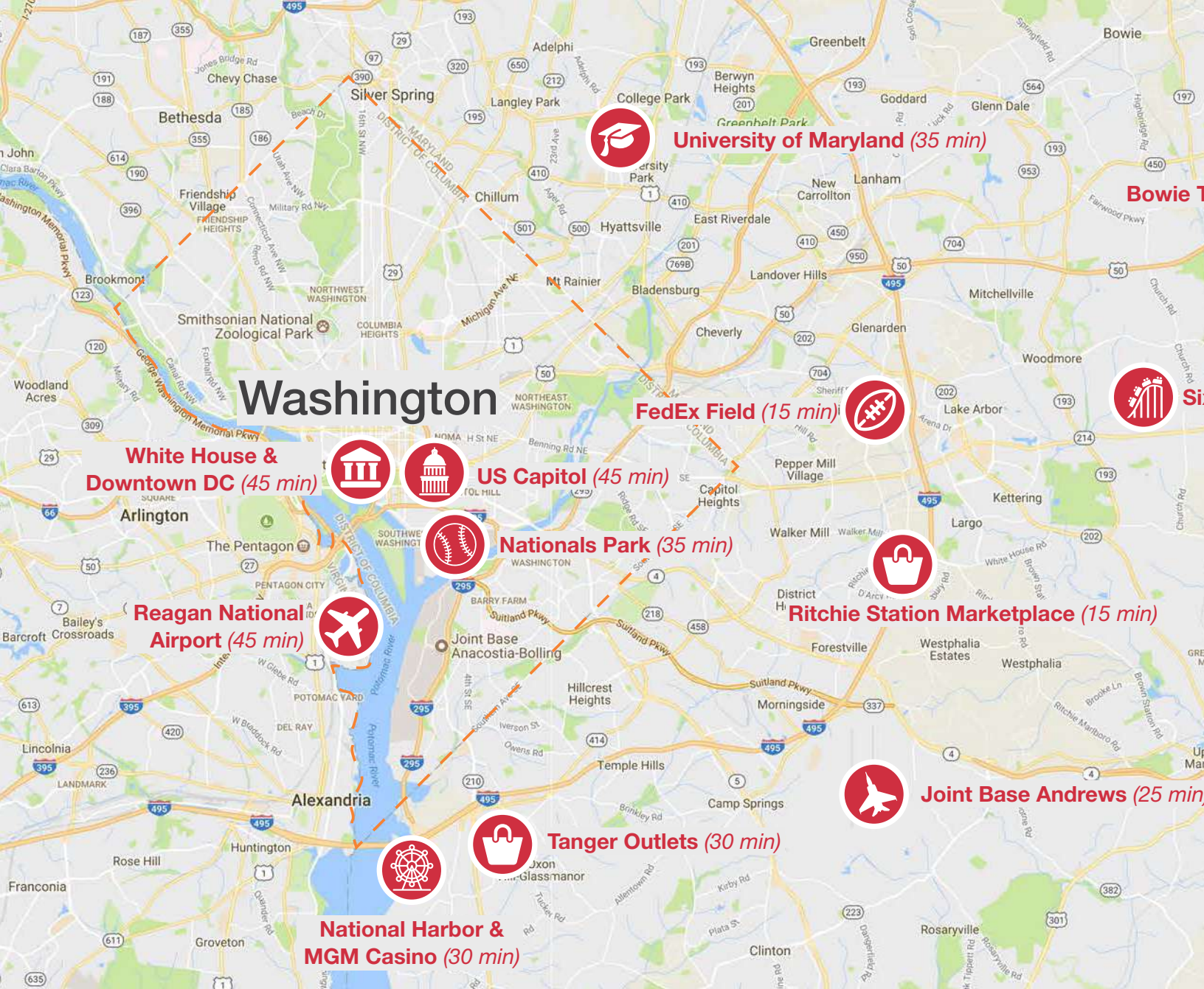
## ADJOINS LIBERTY SPORTS PARK

Liberty Sports Park, opened in Fall 2022, is the Mid-Atlantic region's premier sports vacation destination.

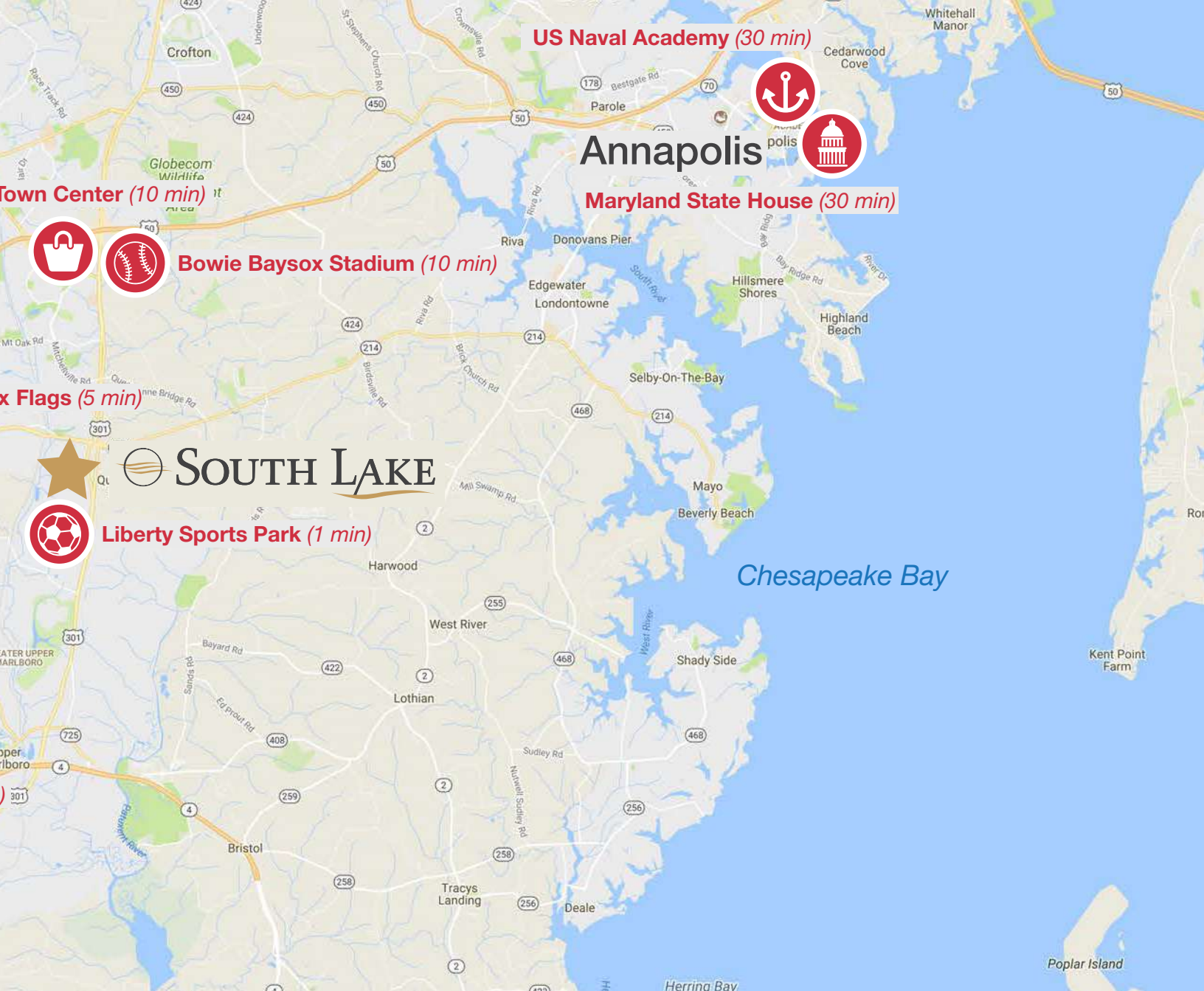
- ▶ Host 30+ tournaments annually
- ▶ Attracts 344,000+ tournament & league attendees annually
- ▶ 10 lit fields for adult and youth lacrosse, field hockey, football, soccer, rugby and ultimate frisbee tournaments













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

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