



SOUTH LAKE MARKETPLACE



PHASE I RETAIL NOW LEASING!



COMING
SOON!

 **Giant**

 **SHEETZ**
FRESH FOOD
MADE TO ORDER

 **tropical CAFE**
SMOOTHIE

 **HOME2**
SUITES BY HILTON

+ more!

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



CHESAPEAKE
REALTY PARTNERS

NAI Michael



Delivering Q2 2024!



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

2023 DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG HOUSEHOLD INCOME

5 MILES	92,502	33,209	\$169,455
10 MILES	445,050	158,351	\$141,761
15 MILES	1,305,901	492,471	\$129,458



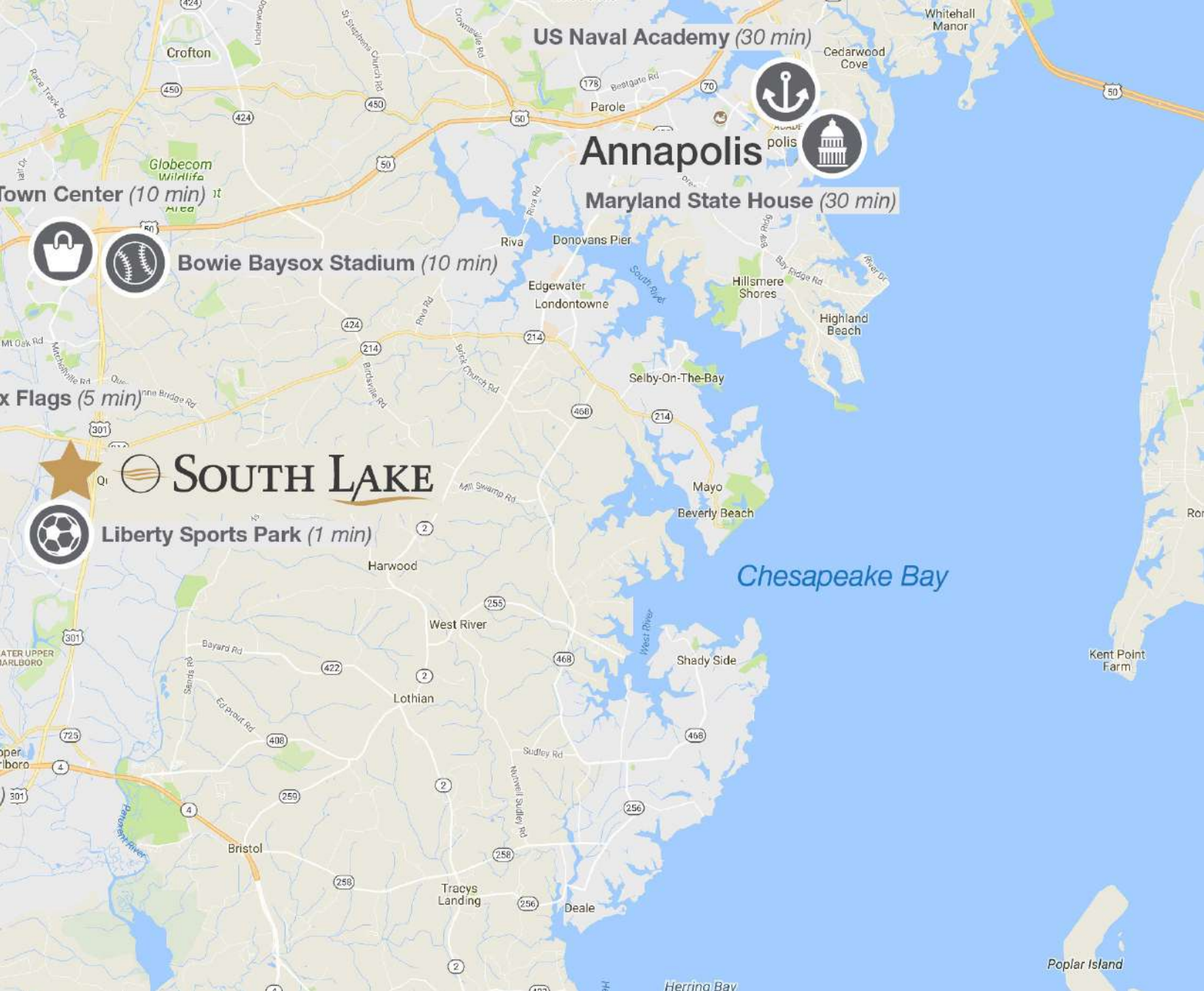


ADJOINS LIBERTY SPORTS PARK

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

For more information about retail leasing, please contact:

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