



SOUTH LAKE MARKETPLACE



The Bowie Place to Be

**COMING
SOON!**



**+
MORE!**

Phase 1 Retail Now Leasing!

New Destination Retail Center in the DC Region

UP TO 600,000 SQUARE FEET OF COMMERCIAL SPACE AVAILABLE



**CHESAPEAKE
REALTY PARTNERS**

NAMichael
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2024 DEMOGRAPHICS



| | POPULATION | HOUSEHOLDS | AVG HOUSEHOLD INCOME |
|----------|------------|------------|----------------------|
| 5 MILES | 86,598 | 30,967 | \$172,238 |
| 10 MILES | 429,459 | 153,342 | \$148,949 |
| 15 MILES | 1,258,525 | 471,369 | \$132,962 |

14%
POPULATION
GROWTH
(2010 - 2024)



The Bowie Place to Stay



The Bowie Place to Play



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



**DELIVERING
Q2 2024**

LEGEND

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



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The Bowie Place to Love

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

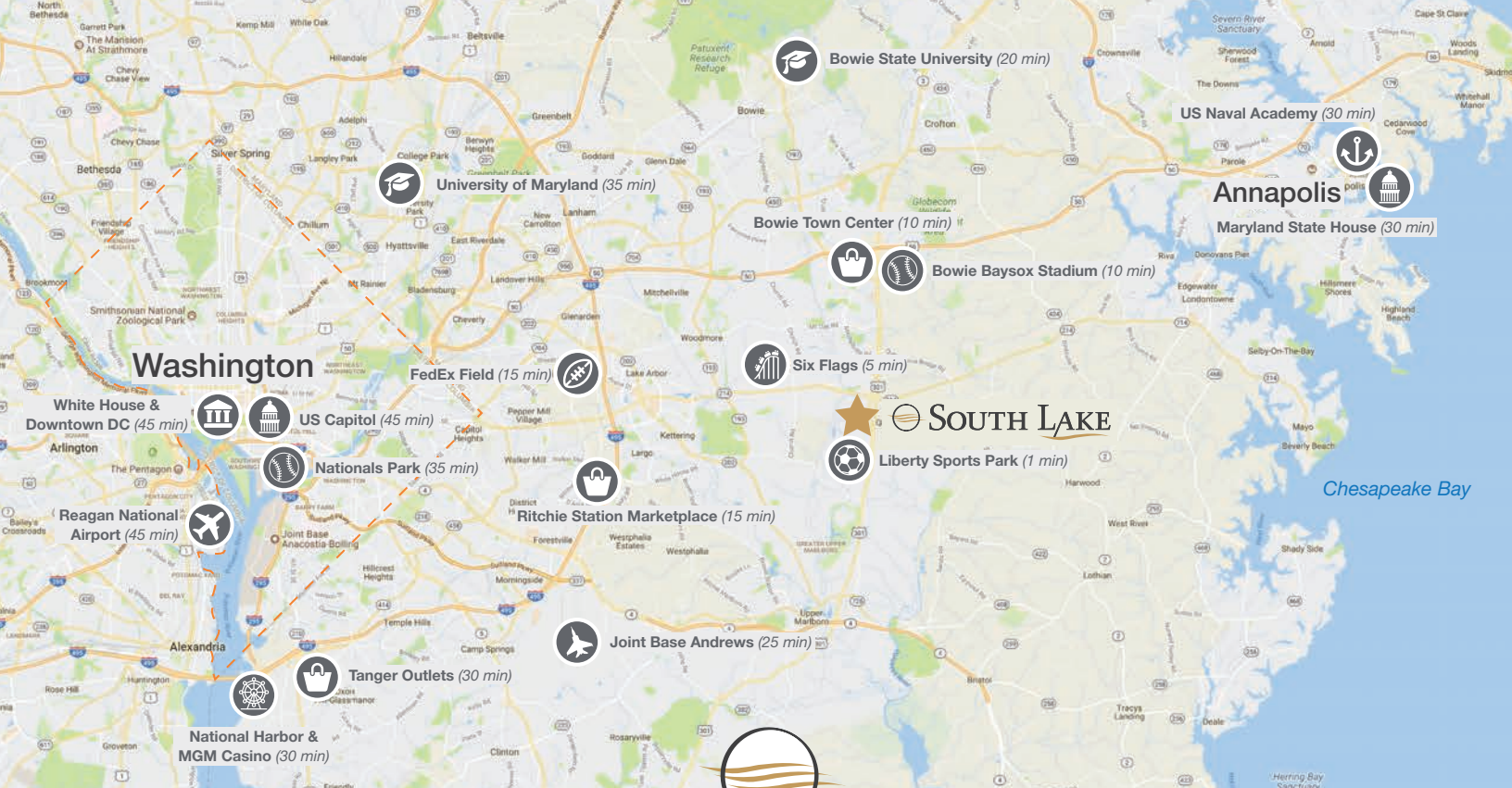
- Adjoins Liberty Sports Park, the Mid-Atlantic region's premier sports tournament venue
- Closest retail to major employment centers Collington Trade Zone & National Capital Business Park, featuring 8+ million square feet

Access & Visibility Along Route 301

- Main entrance at fully signalized intersection with Crain Highway (Route 301); 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



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SouthLakeMarketplace.com



FOR MORE INFO ABOUT RETAIL LEASING, PLEASE CONTACT:

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The Bowie Place to Live