



SOUTH LAKE MARKETPLACE

Giant
SHEETZ
NOW
OPEN!



The Bowie Place to Be

**COMING
SOON!**



**+
MORE!**

Phases I & II Now Leasing!

The DC Region's New Sports Tourism Destination

UP TO 600,000 SQUARE FEET OF COMMERCIAL SPACE

South Lake Marketplace is poised to be Bowie's new destination retail & entertainment center. Commercial space is available for retail, office, hospitality, and more.



**CHESAPEAKE
REALTY PARTNERS**

NAMichael
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

MORE DELIVERIES IN 2025

LEGEND

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



Availability

- Up to 600,000 square feet of commercial space (anchor, pad, and in-line sites), with flexible deal structures

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 and prominent pylon signage

Regional Location

- Closest retail to major employment centers Collington Trade Zone & National Capital Business Park, featuring 8M+ SF
- 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



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



2025 DEMOGRAPHICS



	POPULATION	HOUSEHOLDS	AVG HOUSEHOLD INCOME
5 MILES	90,319	32,238	\$173,596
10 MILES	435,698	155,135	\$148,152
15 MILES	1,290,715	486,202	\$137,055

14%
POPULATION
GROWTH
(2010 - 2025)



The Bowie Place to Stay

214

301

CENTRAL AVE

Charter School

Single-Family Homes

Townhomes

214

RAILROAD HWY

Single-Family Homes

55+ Condos

**SOUTH LAKE
MARKETPLACE**

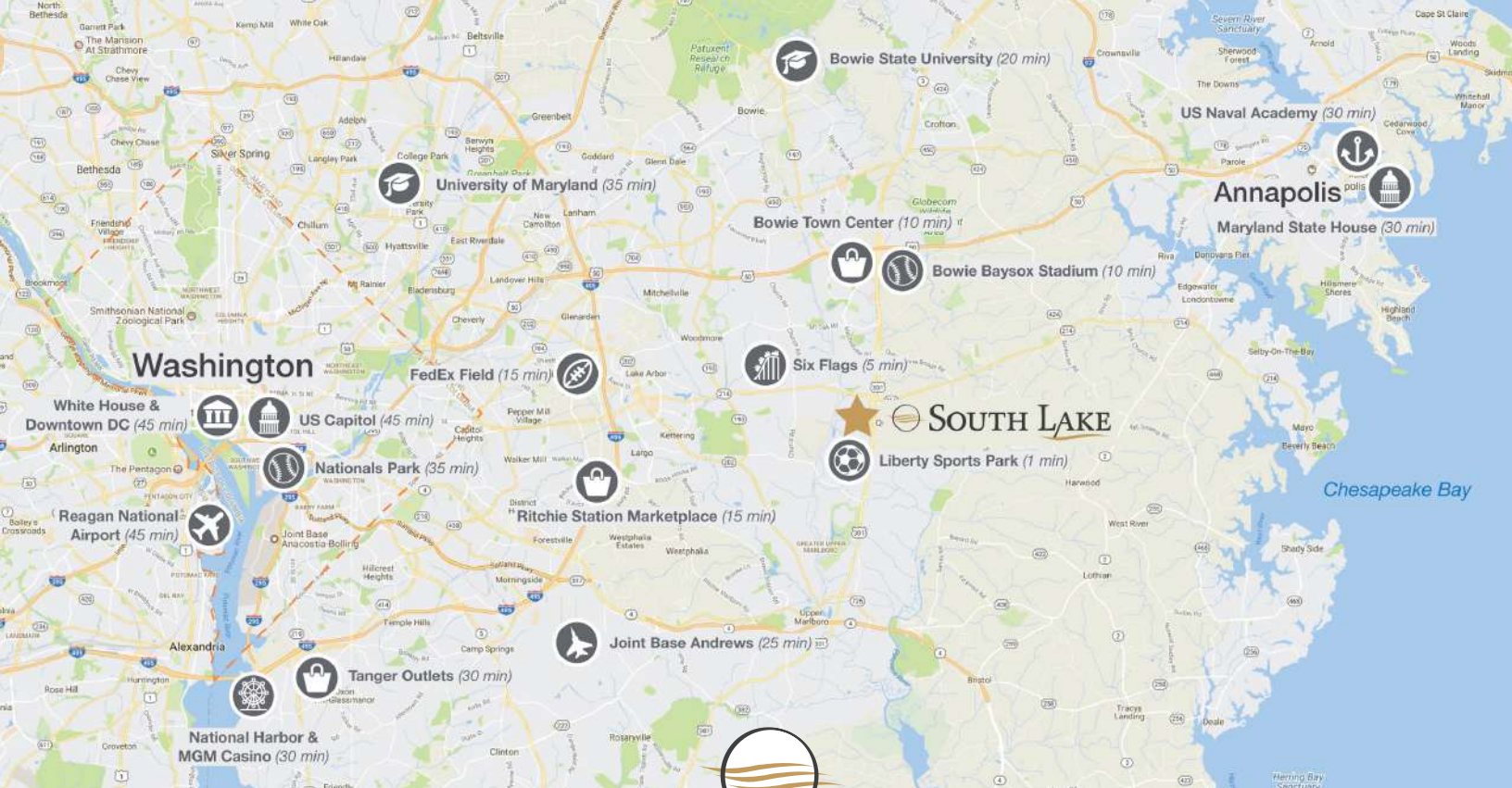
**LIBERTY
SPORTS PARK**

Prince George School

301

Collington Trade Zone

**National Capital Business Park
(under construction)**



SOUTH LAKE

MARKETPLACE

SouthLakeMarketplace.com

NAIMichael
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



FOR MORE INFO ABOUT RETAIL LEASING, PLEASE CONTACT:

MICHAEL ISEN (301) 918-2908 | misen@naimichael.com

MICHAEL DIMEGLIO (301) 918-2949 | mdimeglio@naimichael.com

NAI MICHAEL (301) 459-4400 | 10100 Business Parkway | Lanham, MD 20706



The Bowie Place to Live