



SOUTH LAKE MARKETPLACE

Giant
SHEETZ
NOW
OPEN!

The Bowie Place to Be

**COMING
SOON!**



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

The Bowie Place to Love

PACK'
BUSINESS
SOLUTIONS

N'STYLE
HAIR GROOMING

BL
SALON

Indoor Sports Facility

LONDON'S
RESTAURANT & BAR

MA PEARL'S
RESTAURANT & BAR

Jersey
Mikes
SUBS

dat jerk

CLUB



PILATES®

Lebo
Pizza

Cancun Grill
Tulum Grill

SHEETZ

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& SPA

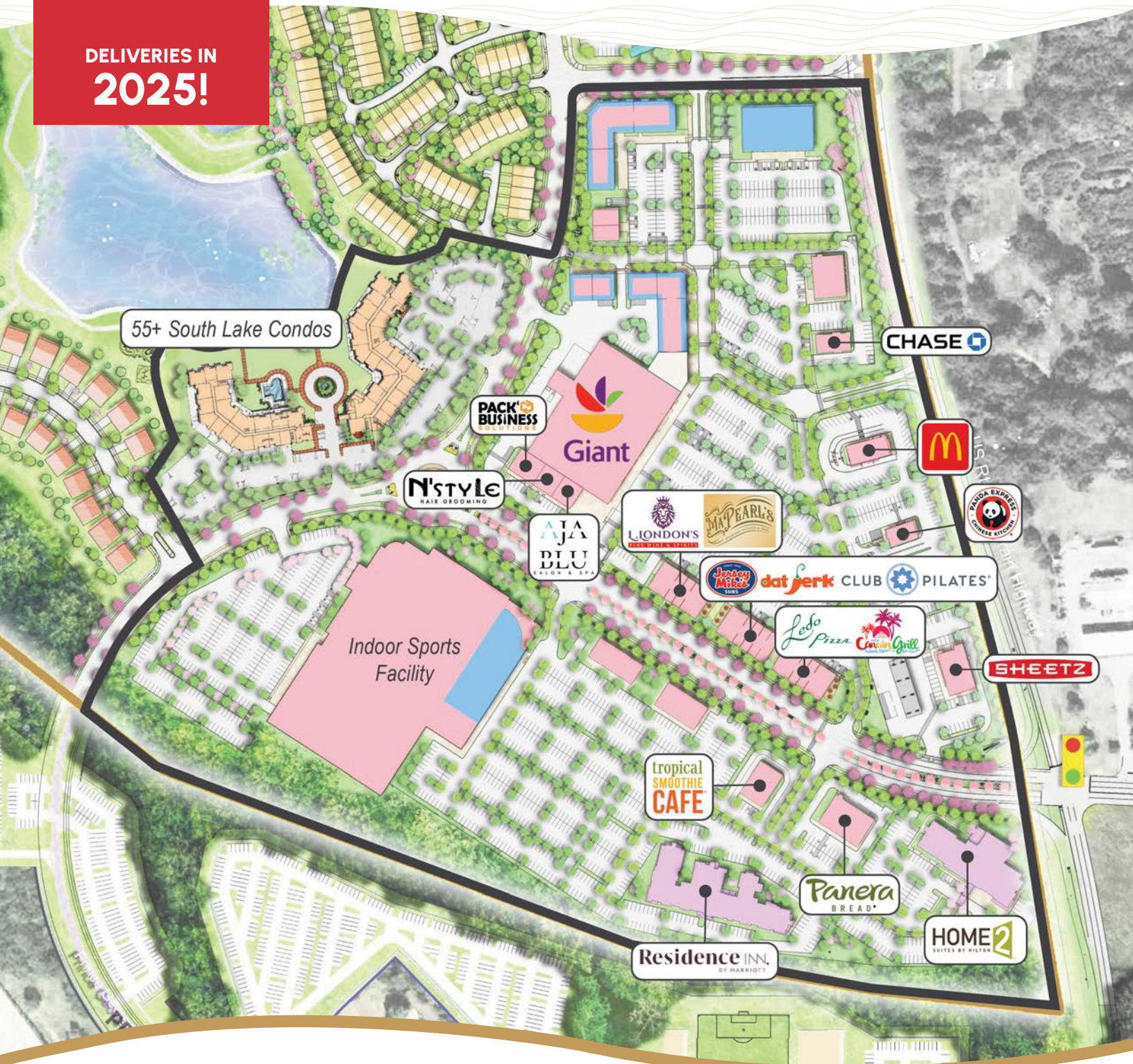


SOUTH LAKE MARKETPLACE

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.

DELIVERIES IN
2025!



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



Giant - opened March 2025

Main entrance, next to Sheetz



McDonalds - opened June 2025



Multi-tenant building adjoining Giant



Multi-tenant buildings under construction



Digital welcome sign at main entrance

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

The Bowie Place to Play

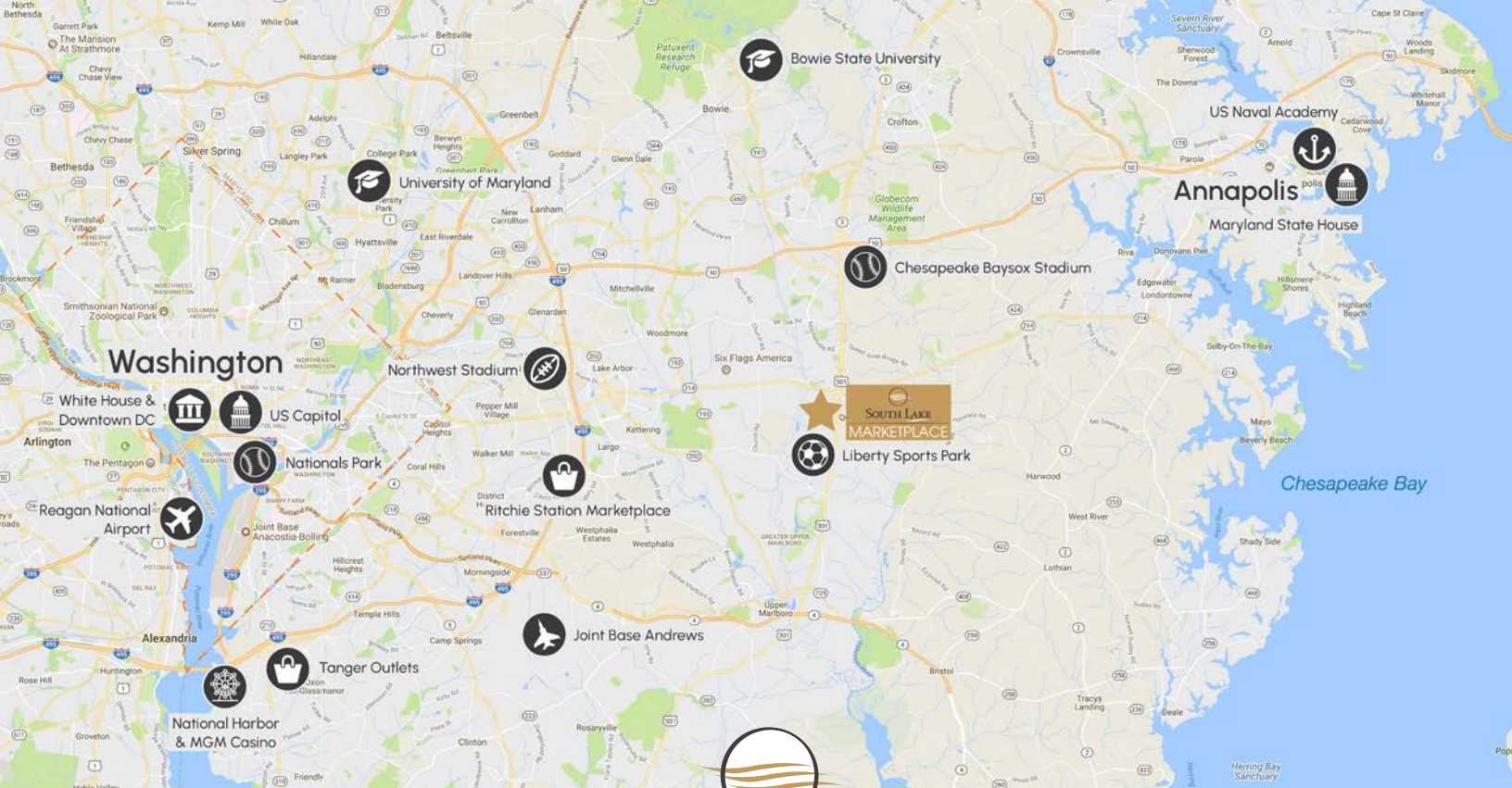


Adjoins Liberty Sports Park

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





SOUTH LAKE MARKETPLACE

SouthLakeMarketplace.com



FOR MORE INFO ABOUT RETAIL LEASING, PLEASE CONTACT:

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