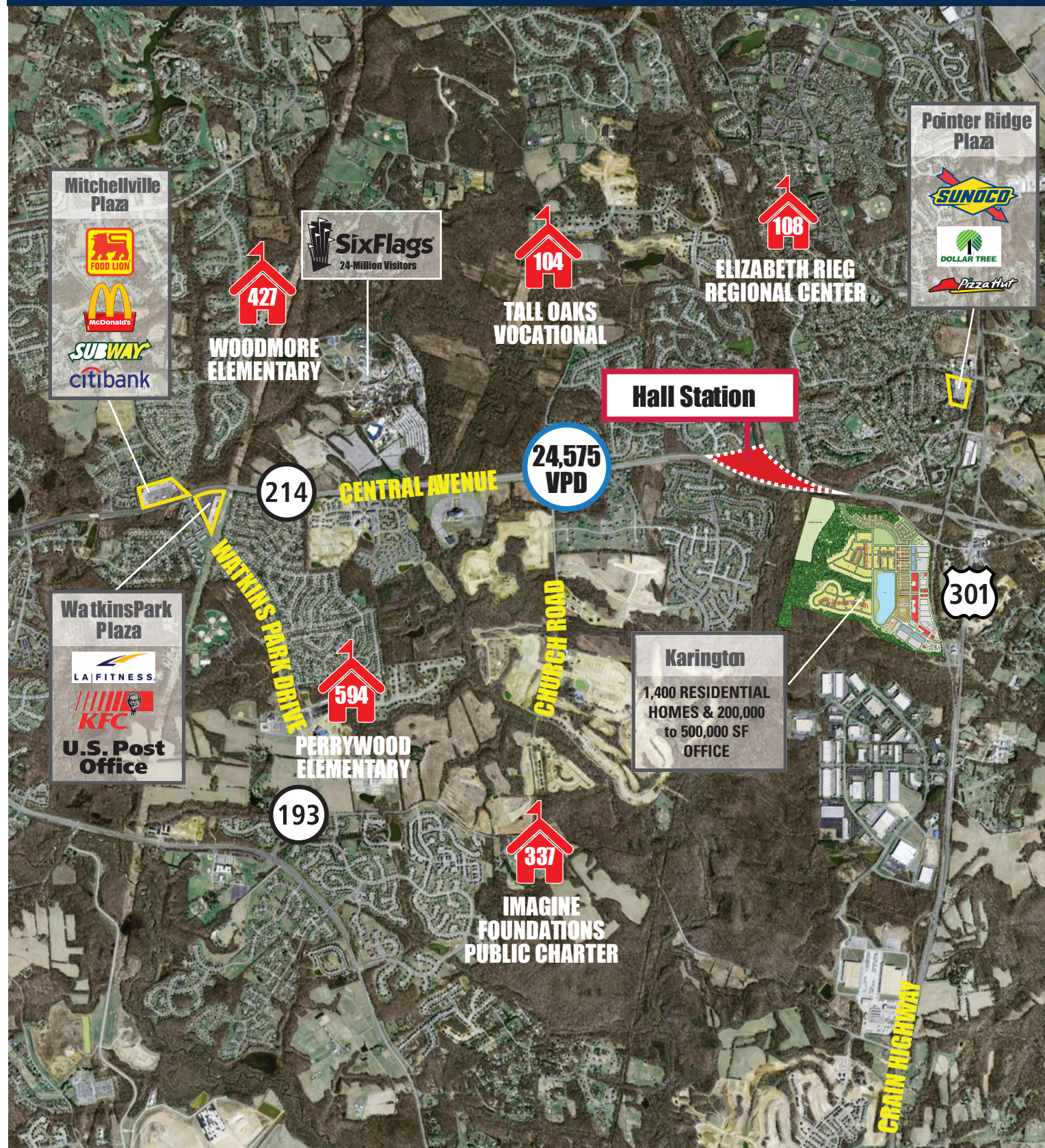


RAPPAPORT

HALL STATION Bowie, MD

Pad Site and a Variety of Spaces Available



RAPPAPORT

HALL STATION Bowie, MD

Pad Site and a Variety of Spaces Available



STATISTICAL SNAPSHOT

5-MILE RADIUS, 2014 DEMOS



POPULATION
93,497

AVG HH INCOME
\$128,041



TRAFFIC COUNTS
24,425 VPD
(AVE-ST)



TRADE AREA SCHOOLS

Elizabeth Rieg Regional Center (108), Tall Oaks Vocational (104), Imagine Foundations Public Charter (337), Woodmore Elementary (427), Perrywood Elementary (594)

HALL STATION FACTS AT-A-GLANCE

- 13,000-SF new mixed-use retail development featuring a two-story, \$14-million library facility and sold-out 109-unit townhome community
- Within close proximity is Karington, a new mixed-use development with 1,400-residential units and 200,000 to 500,000 SF of office space
- Nearby attractions include Six Flags America, with more than 24-million annual visitors and the Baysox minor league baseball stadium

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	36,937	93,497	448,162
AVG HH INCOME	\$129,718	\$128,041	\$102,001

SITE FACTS

- SPACE:** Pad Site and a Variety of Spaces from 1,270 SF to 10,000 SF
- TRAFFIC COUNTS:** Central Avenue/Route 214 (24,575 VPD)
- DEVELOPMENT:** 109-unit townhome community & \$14-million library

CON-
Will Collins
wcollins@rappaportco.com
(T) 571.382.1225



HALL STATION TENANT LIST	
101.	DUNKIN DONUTS/BASKIN ROBBINS
102.	THE MEN'S ROOM BARBER SHOP
103.	BOWIE DENTAL WELLNESS
104.	AVAILABLE: 1,437 SF
105.	ZEN DAY SPA
106.	HALL STATION CLEANERS
107.	AVAILABLE: 1,466 SF
108.	MY PLACE SEAFOOD & WINGS

PAD SITE: AVAILABLE: 1,270 SF