



# 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

DI  
SALON

Indoor Sports Facility







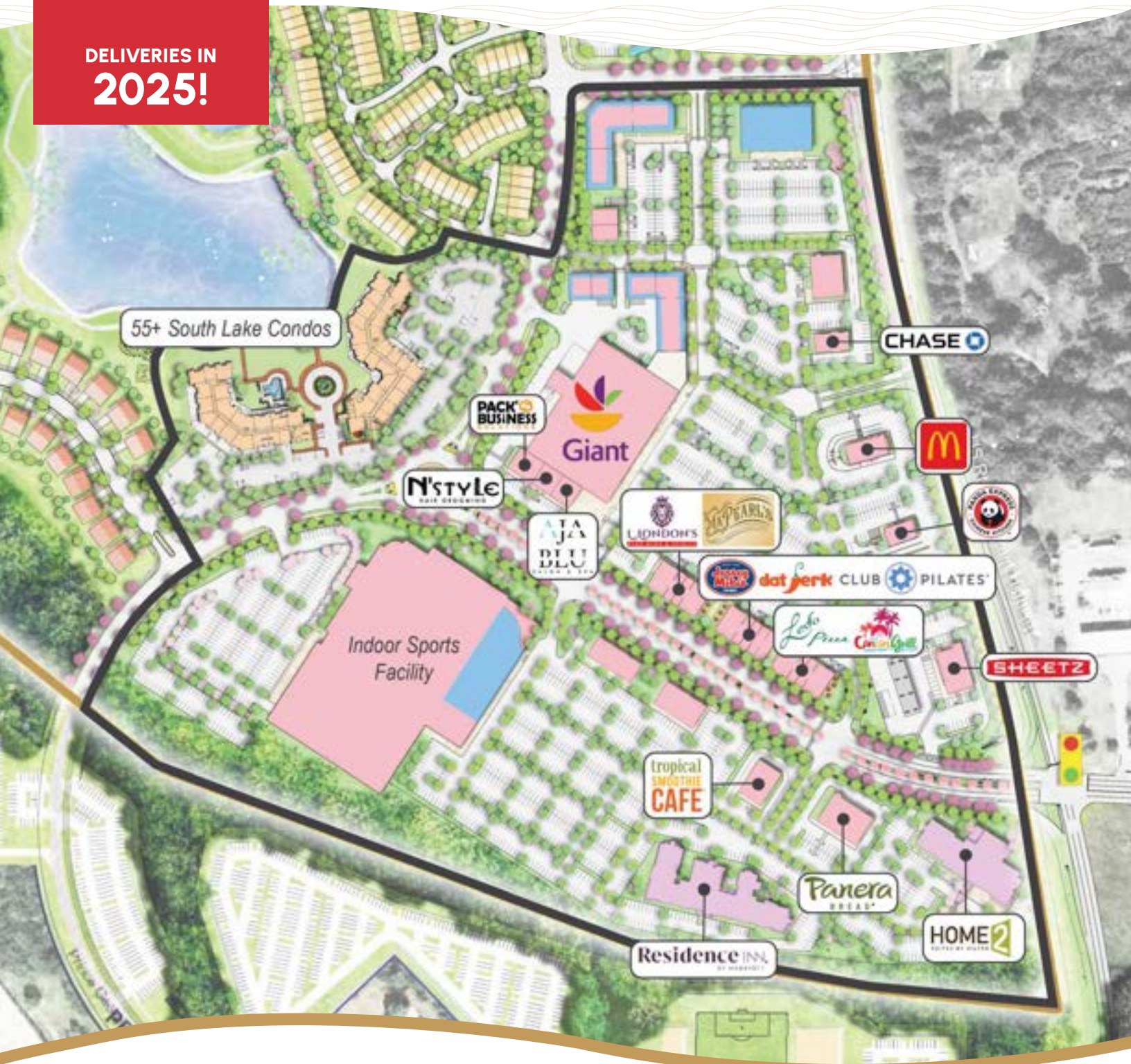
# SOUTH LAKE MARKETPLACE

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

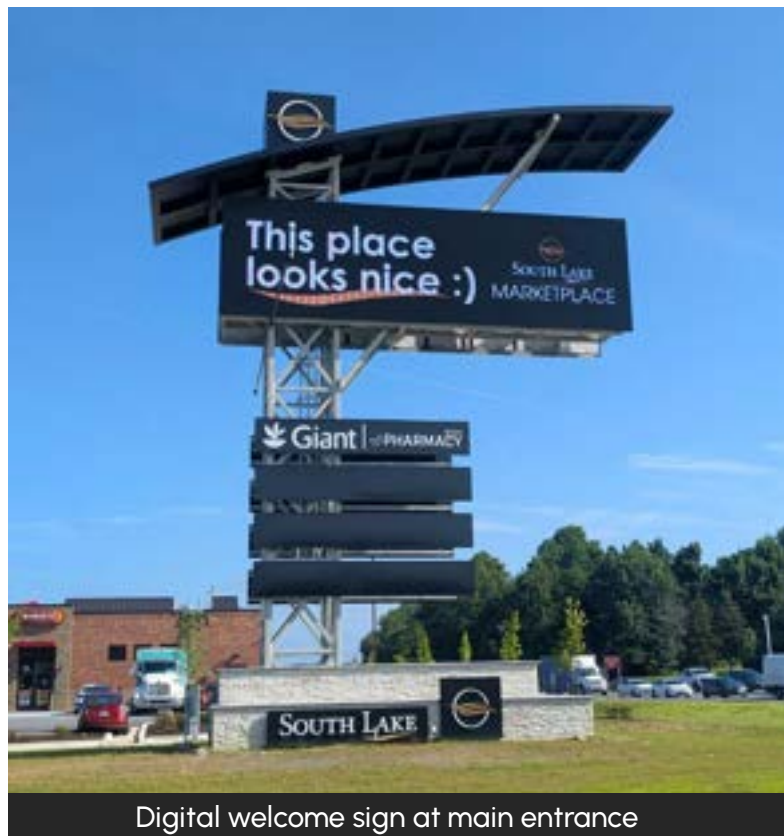


McDonalds - opened June 2025



Multi-tenant building adjoining Giant

Multi-tenant buildings under construction



Digital welcome sign at main entrance





	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*



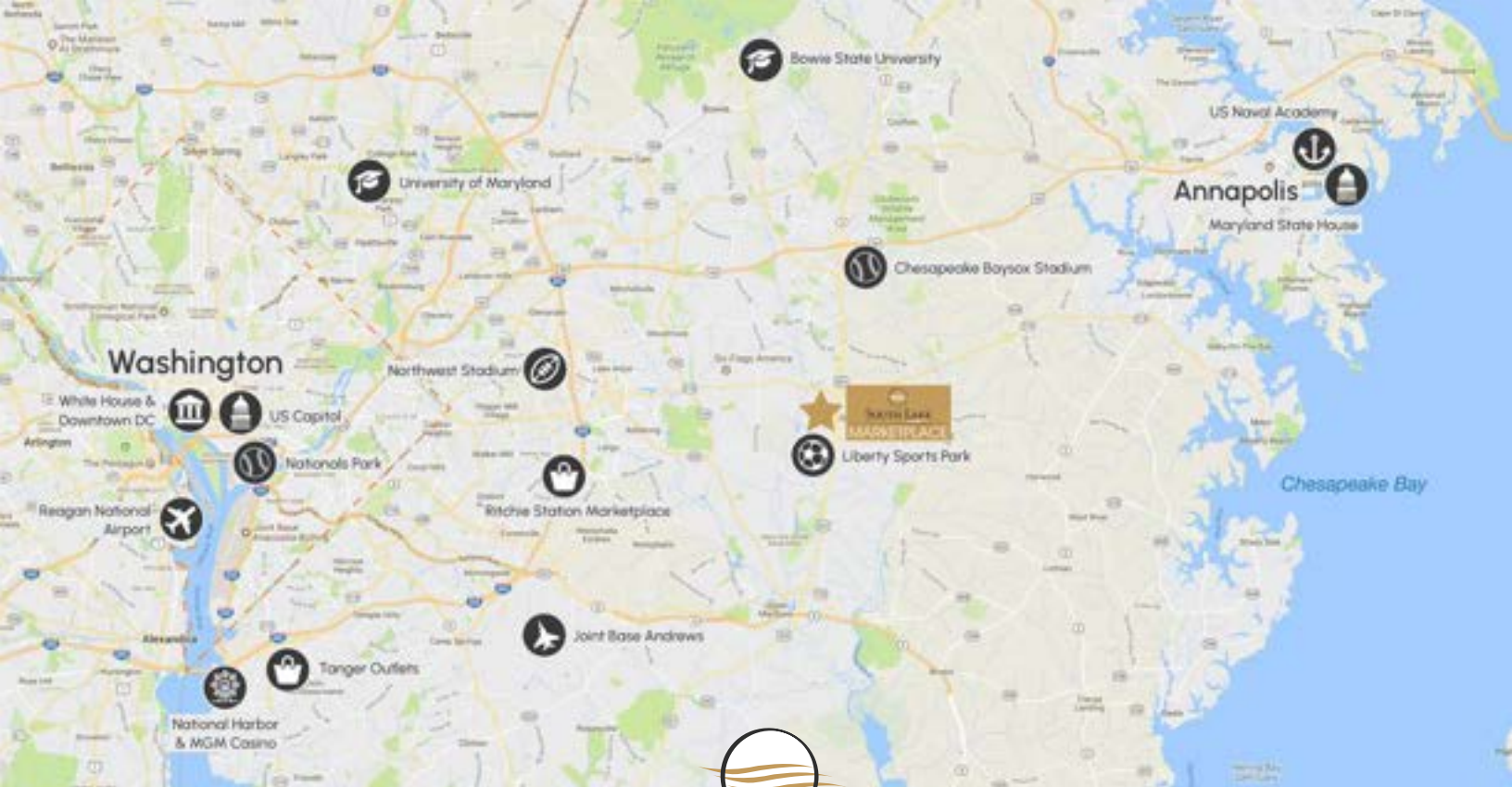
## Adjoins Liberty Sports Park

**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](http://SouthLakeMarketplace.com)



**FOR MORE INFO ABOUT RETAIL LEASING, PLEASE CONTACT:**

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