

FOR LEASE

New office/ Medical building in Bowie, MD

Construction Pre -Leasing



16461 Excalibur Road, Bowie, Maryland 20716
Prince George's County

<u>Location:</u>	At the signalized intersection of Rt. 301(Crain Hwy.) and Excalibur Rd.		
<u>Traffic count:</u>	59,342 ADT		
<u>Acreage:</u>	1.57– Lot 3. Lot 2 contains 1.6 acres and is designated as shared parking with Ruby Tuesday.		
<u>Building:</u>	Space available from 1,000 square feet to 15,000 square feet! Two Stories, elevator served. Plenty of parking, nice setting and easy access to all the major highways, restaurants, shopping and neighborhoods!		
<u>Zoning:</u>	CSC– proposed uses include; Restaurants, Banks/ Financial, Office, Medical/ Dental offices or clinics.		
<u>Delivery:</u>	Summer/ Fall 2014		
<u>Demographics:</u>	1 mile	3 mile	5 mile
Population:	8,185	37,626	85,237
Households:	3,444	13,863	30,226
Avg. Income:	\$91,009	\$99,918	\$110,630

**A
rare opportunity
to locate in a NEW
Bowie Office Building
in a high income
and growth area.**

RELIABLE
REAL ESTATE SERVICES, LLC

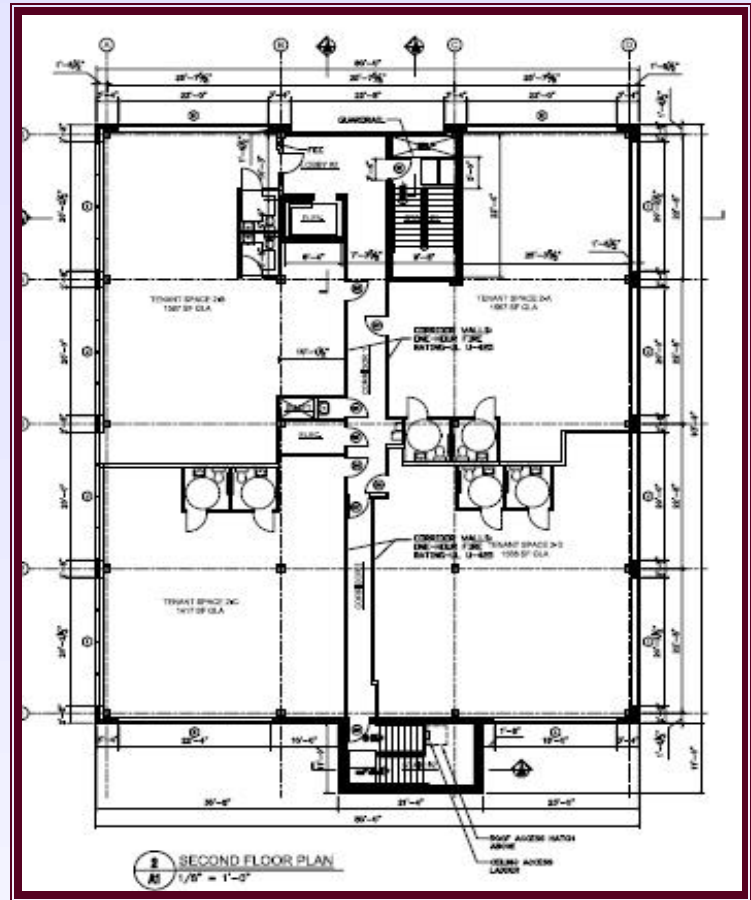
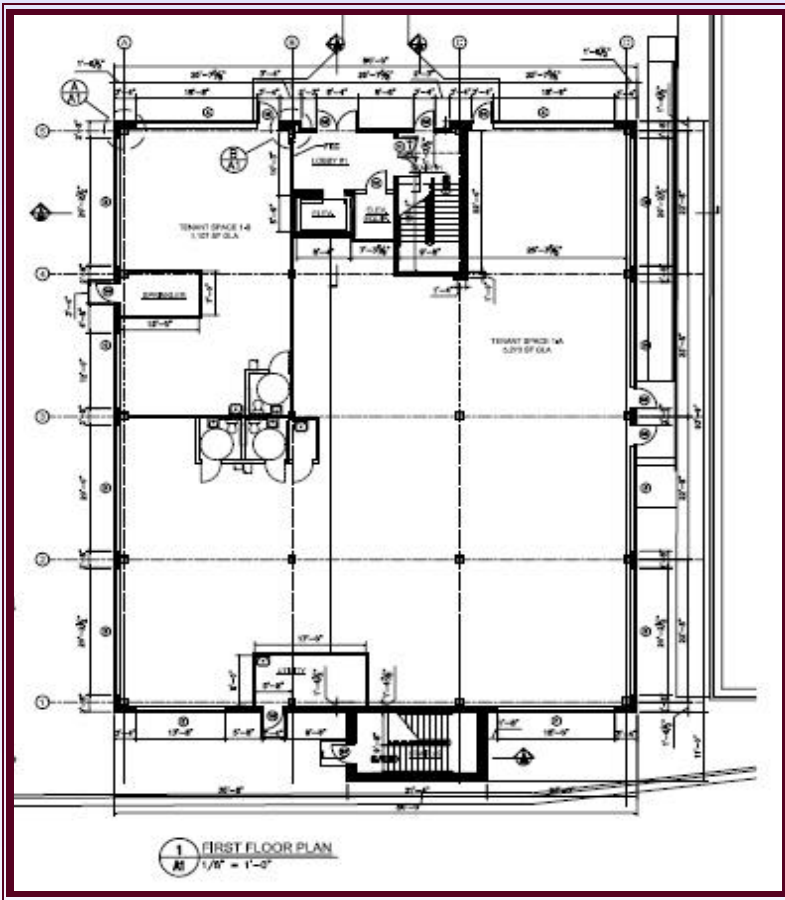
Brokerage Services by:

MEARA
PROPERTIES, INC.

CONTACT

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Although every effort has been made to ensure accuracy, no liability will be accepted for errors or omissions. Property is subject to changes or withdrawal without notice



Artist's Rendering





**Don't
miss out
Opportunity
Is Knocking.**

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