

# FOR SALE

## RubyTuesday

### FORMER 5,400± SF RESTAURANT

16451 EXCALIBUR ROAD, BOWIE, MD



#### PROPERTY HIGHLIGHTS

- Excellent location just off Route 301
- Strong traffic volume (64,102 VPD)
- Good area population growth (3.37% - 1 mi radius)
- Desirable area with strong demographics
- All FF&E included
- Located a little over 1 mi from Bowie Town Center mall
- Directly south of a large retail strip with tenants that include: Applebee's, Big Lots, Bob Evans, Chick-fil-A, Lowe's Home Improvement, PetsSmart, Target
- Direct Surrounding tenants include: Americas's Best Wings, Giant Food, NASA Federal Credit Union, PNC Bank, Walmart

#### PROPERTY DETAILS

Building Size:	5,423± SF
Lot Size:	3.59± AC
Opening Date:	1995
Zoning:	CSC
Taxes (2018):	\$50,097

#### DEMOGRAPHICS

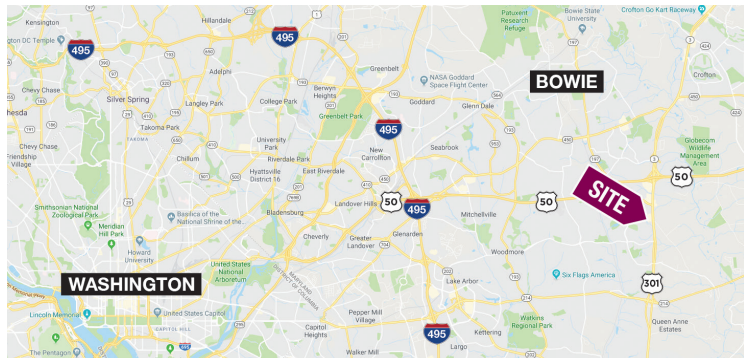
	1-MILE	3-MILE	5-MILE
Population	8,704	42,013	95,778
Pop. Growth	3.37%	2.84%	2.56%
Avg. HHI	\$98,770	\$108,688	\$116,448



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# LOCATION INFORMATION |



## Additional Surplus Ruby Tuesday Properties Available Throughout The Country Including Former Restaurants & Prime Development Sites

**LOCATION INFORMATION:** In 2014 CNN Money ranked Bowie 28th on its list – Best Places to Live in America. With a population of 54,727, according to the 2010 U.S. Census, Bowie is a city in Prince George's County, Maryland and has grown from a small railroad stop to the largest municipality in Prince George's County, and the fifth most populous city and third largest city by area in the state.

Bowie owes its existence to the railway, and its history is on display at the Huntington Railroad Museum. The town also offers 72 ball fields, 3 community centers, and ice arena at Allen Pond Park, the Bowie Town Center, the 800-seat Bowie Center for the Performing Arts, a 150-seat theatrical playhouse, a golf course, and 3 museums.

Bowie is located 18 miles northeast of downtown Washington D.C., roughly equidistant between D.C. and Annapolis to the east.

**DUE DILIGENCE INFORMATION:** A Virtual Data Room has been set up and contains important due diligence information on the property. To gain access, buyers should reach out to a Hilco representative for access.

**BROKER PARTICIPATION INVITED:** A co-op fee of 1% will be paid to the REALTOR®/Broker whose registered buyer closes on the property offered as part of this sale.

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