

50,650 SF PAD SITE

WITH POTENTIAL TO EXPAND TO 71,722 SF

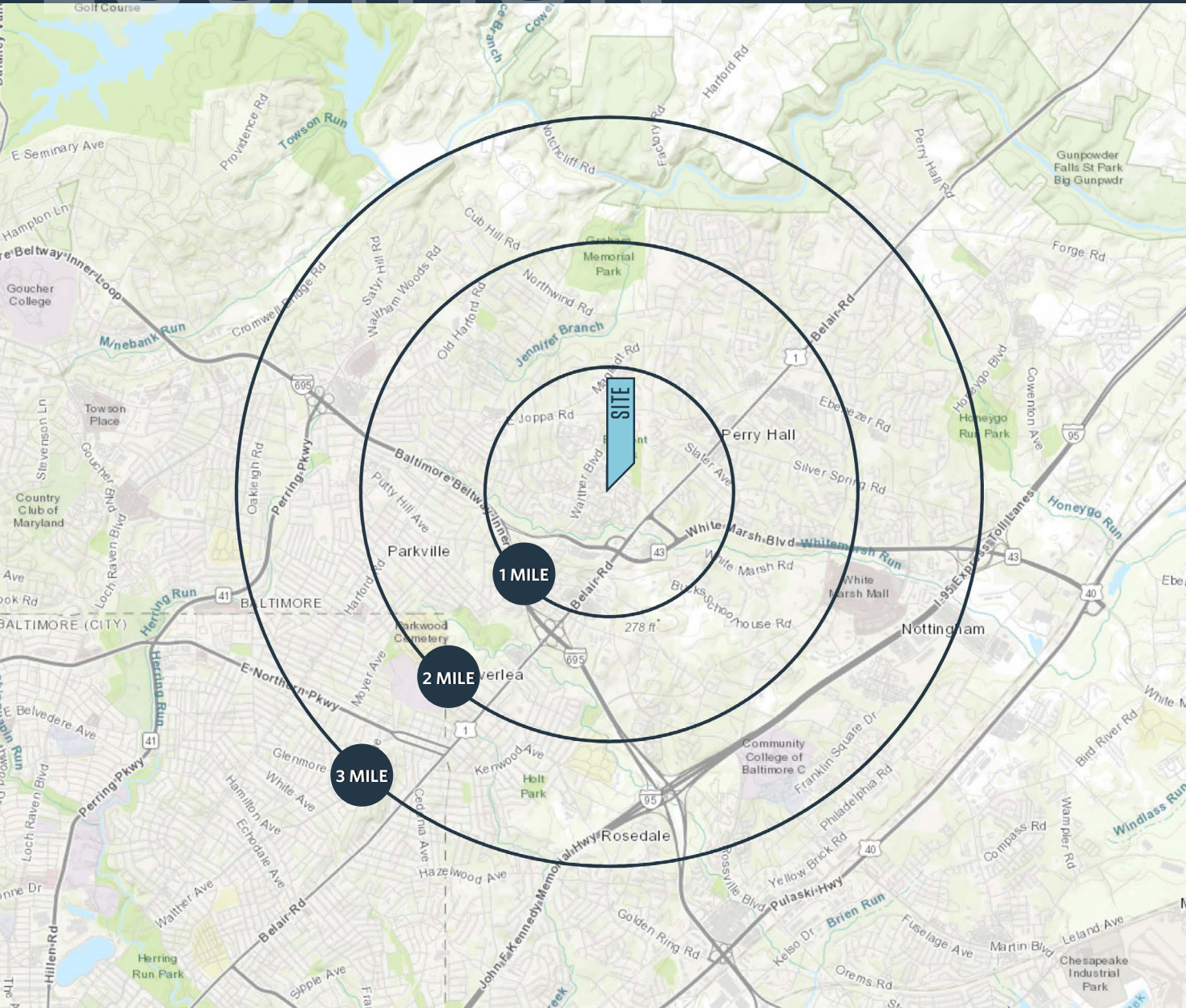
MIXED USE TOWN CENTER ZONING



LOCATION

6309 BALTIMORE AVE

RIVERDALE, MD 20703



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	19,066	181,272	456,071
Daytime Population	6,958	17,184	41,733
Households	9,509	24,145	49,568
Average HH Income	\$71,794	\$83,694	\$84,209

TRAFFIC COUNT | 2020:

Baltimore Avenue	25,220 ADT
410	48,172 ADT

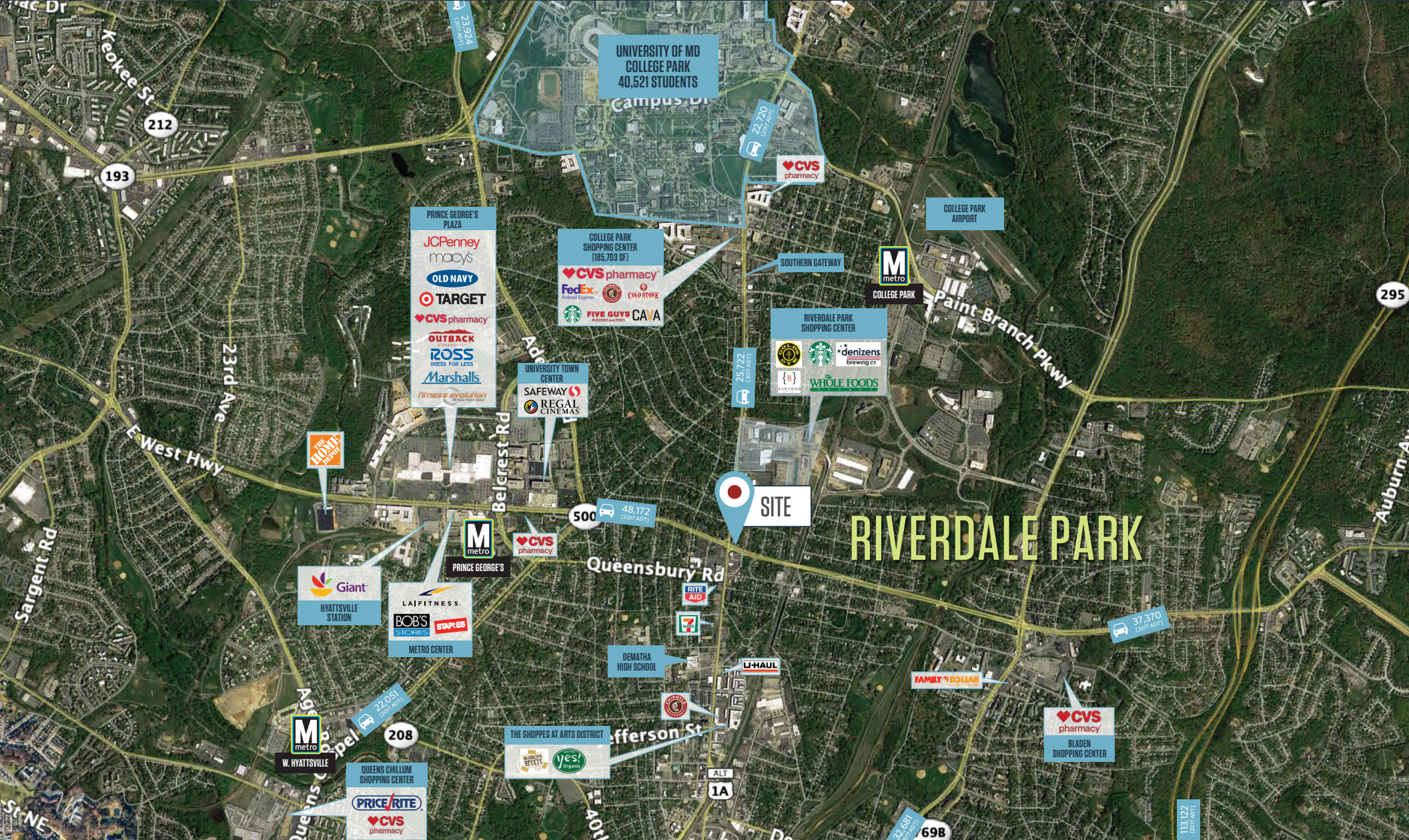
METRO RIDERSHIP | 2020:

Prince George's Plaza Metro	4,374 PPD
College Park -UMD Metro	5,118 PPD

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