



## JOIN THESE RETAILERS



## PROPERTY HIGHLIGHTS

- FULLY LEASED.
- Located at traffic signal across from Costco.
- Anchored by Aldi grocery store.
- Over 41,040 cars per day on Route 1.

## AVAILABILITY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	\$42.00 PSF NNN	"AS-IS"	N/A
*EST. NNN: \$15.70 PSF			

OWNED BY 

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb.com



## DEMOGRAPHICS | 2020:

## 1-MILE

## 3-MILE

## 5-MILE

## Population

6,594

73,308

292,600

## Daytime Population

11,707

45,495

129,449

## Households

2,146

26,423

96,644

## Average HH Income

\$106,147

\$101,071

\$101,309

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Baltimore Ave (Rt. 1)

41,041 ADT



# SITE PLAN

## ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	\$42.00 PSF NNN	"AS-IS"	N/A
*EST. NNN: \$15.70 PSF			



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

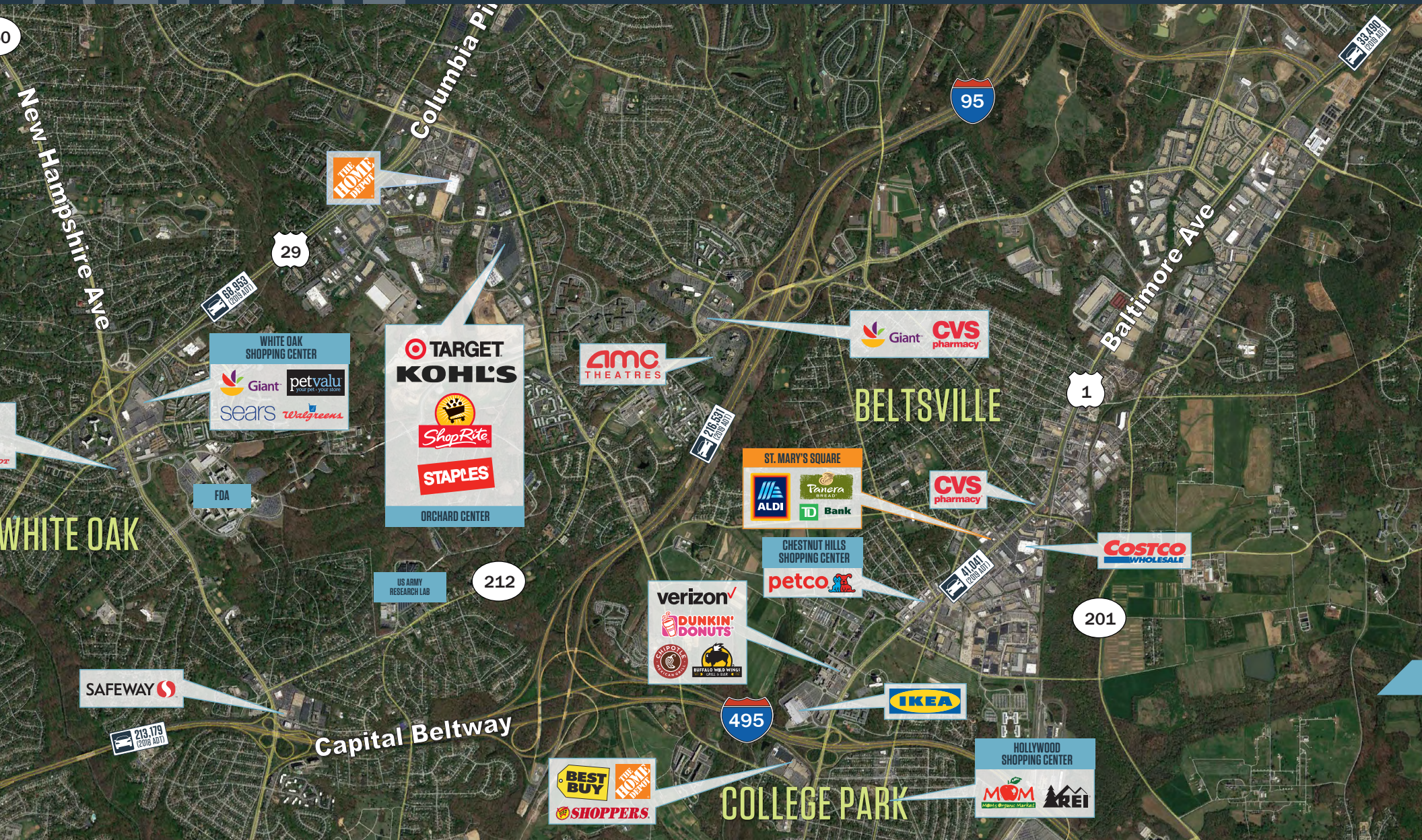
klnb



# AERIAL

## ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



# CLOSE-UP

## ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



## ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



# ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

## klnb.com



**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.