

# CALVERTON SHOPPING CENTER

11601-11735 Beltsville Drive, Beltsville, MD 20705  
Prince George's County

COMING MID-2024!



JOIN: **GROCERYOUTLET**  
Bargain Market™

♥ **CVS pharmacy**



**TACO BELL**



**Panera**  
BREAD™

## PROPERTY HIGHLIGHTS:

- Shopping center renovation coming mid-2024!
- Located immediately southwest of the I-95/Powder Mill Road interchange.
- Traffic Counts (2022):
  - 29,753 ADT on Powder Mill Road
  - 15,312 ADT on Beltsville Road
  - 212,934 ADT on I-95

OWNED BY:  **CARROLLTON ENTERPRISES**

SPACE	SIZE	RATE	CONDITION	DELIVERY
VARIOUS	"MARKET"	AS-IS	IMMEDIATELY	
*Est. NNN: \$7.36 PSF				

**Craig Cheney**  
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703-268-2705

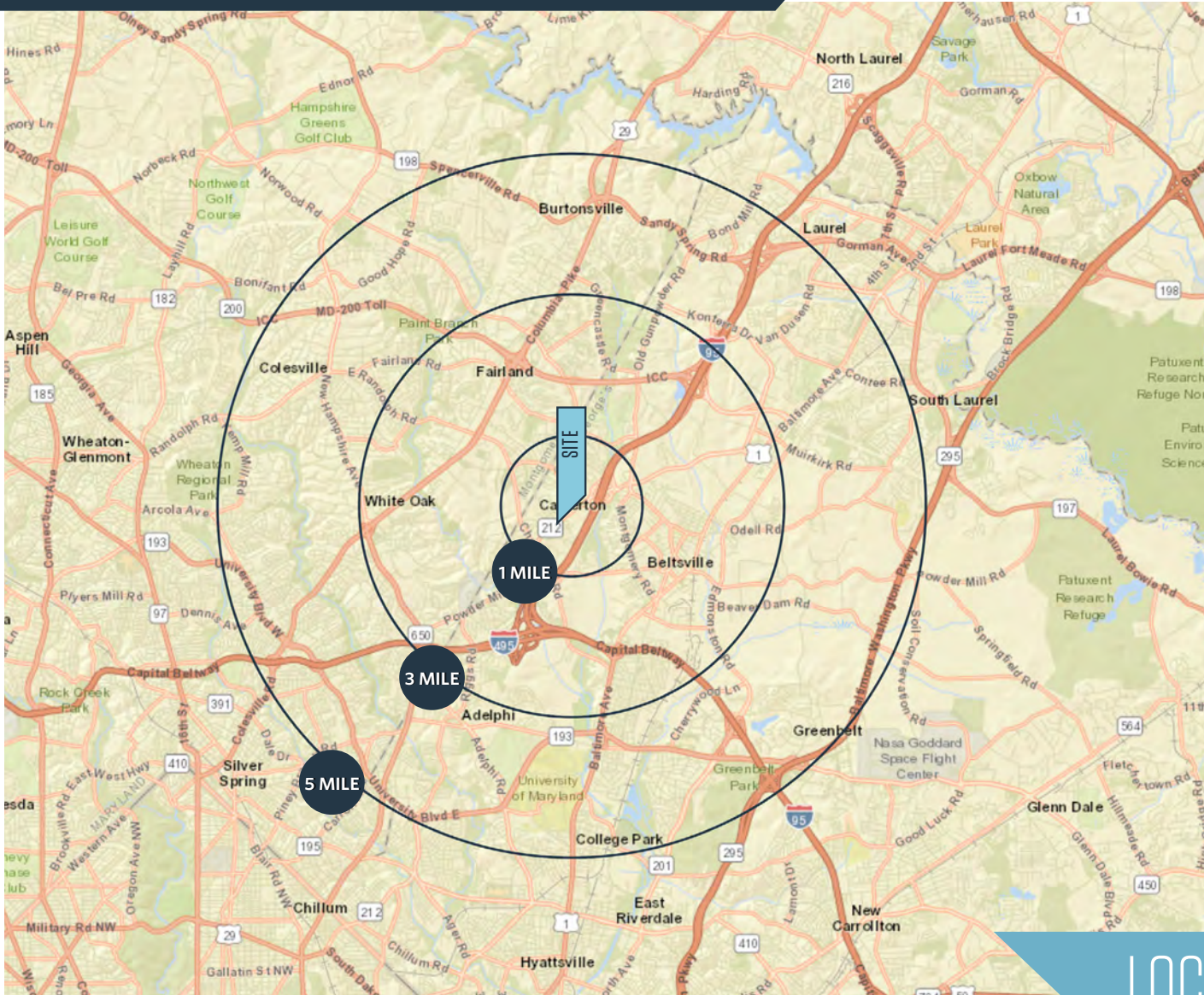
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## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,446	96,513	305,962
Daytime Population		
15,999	100,464	279,764
Households		
7,468	33,543	101,392
Average HH Income		
\$108,196	\$117,294	\$125,585

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Beltsville Drive	15,312 ADT
Powder Mill Rd (Rt. 212)	29,753 ADT
I-95	212,934 ADT

## LOCATION & DEMOGRAPHICS

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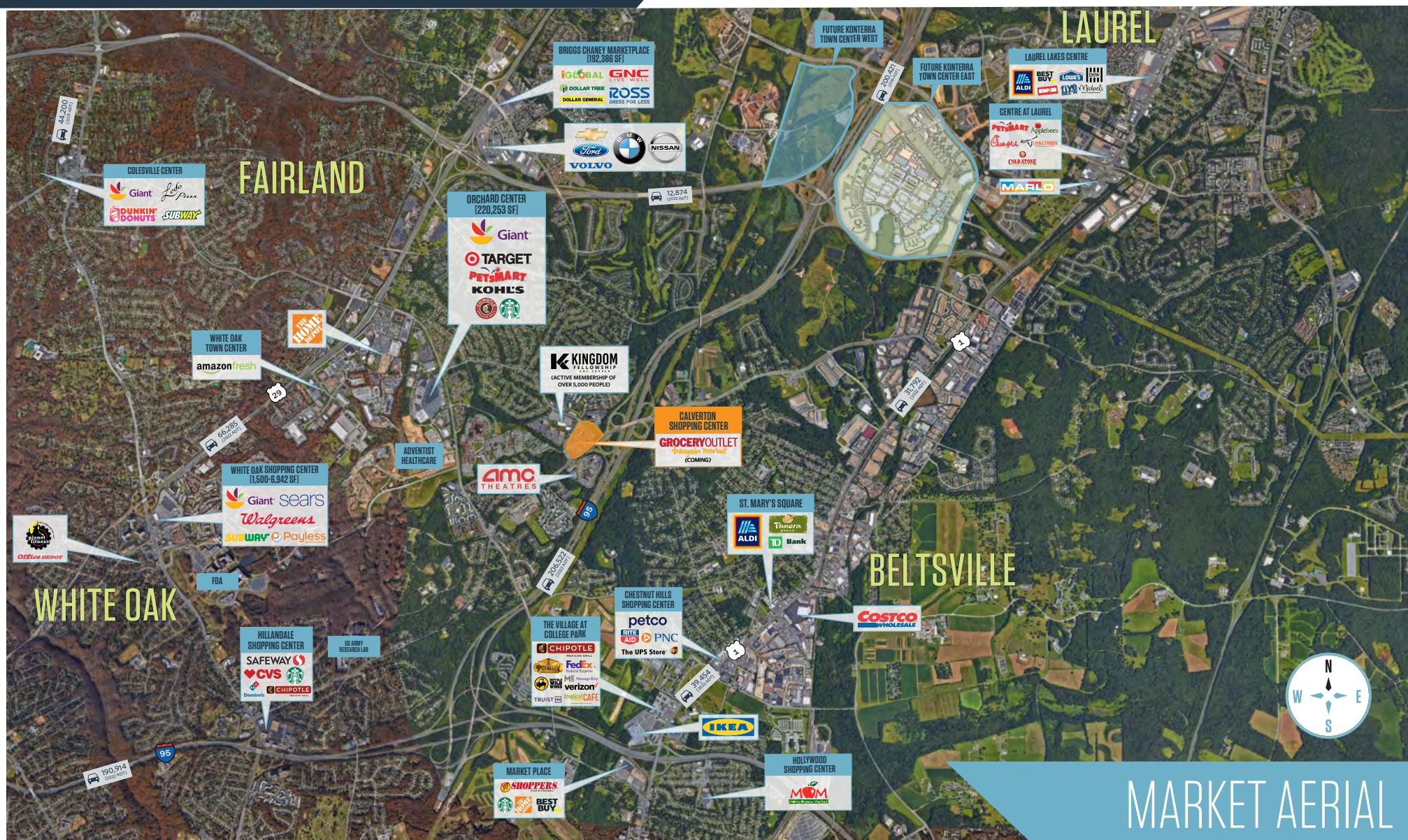
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MARKET AERIAL

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*Bargain Market*  
COMING MID-2024!



## CALVERTON SHOPPING CENTER

#	TENANT	SQ. FT.
11735	AVAILABLE	2,400
11729	CVS/pharmacy	17,500
11725	DRY CLEANER	2,750
11721	AVAILABLE	1,250
11719	AVAILABLE	1,550
11717	AVAILABLE	1,450
11701	GROCERYOUTLET <i>Bargain Market</i> COMING MID-2024!	18,080
11703	CALVERTON LIQUORS	6,420
11607	AVAILABLE	3,800
11605	NAIL SALON COMING!	2,500
11601	baskin <i>BR</i> obbing's	700
11603	CALVERTON TAILORS	400
11609	AVAILABLE	1,080
11611	CALVERTON BARBER COMING!	1,080
11615	AVAILABLE	1,400
11617	DANNY'S COMING!	1,400
11619	AVAILABLE	2,860
11623	TACOS A LA MADRE COMING!	3,000
4000	McDonald's	2,871
PAD 1	AVAILABLE	980
PAD 2	Panera BREAD COMING!	4,271

SITE PLAN

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**EXIT 29 B**  
(NORTHBOUND 95)



**EXIT 29 A**  
(NORTHBOUND 95)



**EXIT 29 B**  
(SOUTHBOUND 95)

## HIGHWAY SIGNS

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RENDERINGS OF NEW FAÇADE

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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