

HOLLYWOOD SHOPPING CENTER

9805 Rhode Island Avenue, College Park, MD 20740
Prince George's County

COMING SOON! **Concentra**[®]



RETAIL FOR LEASE

JOIN THESE RETAILERS:



- 49,193 SF shopping center well located on the heavily trafficked Rhode Island Avenue in College Park, MD.
- Available Space: 1,000 SF, 1,750, 1,200 SF, and up to 8,000 SF.
- Excellent visibility and abundant parking.
- Located within 2 miles of the University of Maryland, College Park (40,800+ students).

SIZE	CONDITION	TIMING
1,000 SF	"AS-IS" (FORMER HOLLYWOOD NUTRITION)	IMMEDIATE
1,000 SF	"AS-IS" (FORMER DRY CLEANERS)	IMMEDIATE
1,200 SF	"AS-IS" (FORMER MARTIAL ARTS STUDIO)	IMMEDIATE

*Est. NNN: \$7.65 PSF

OWNED BY:  CARROLLTON ENTERPRISES

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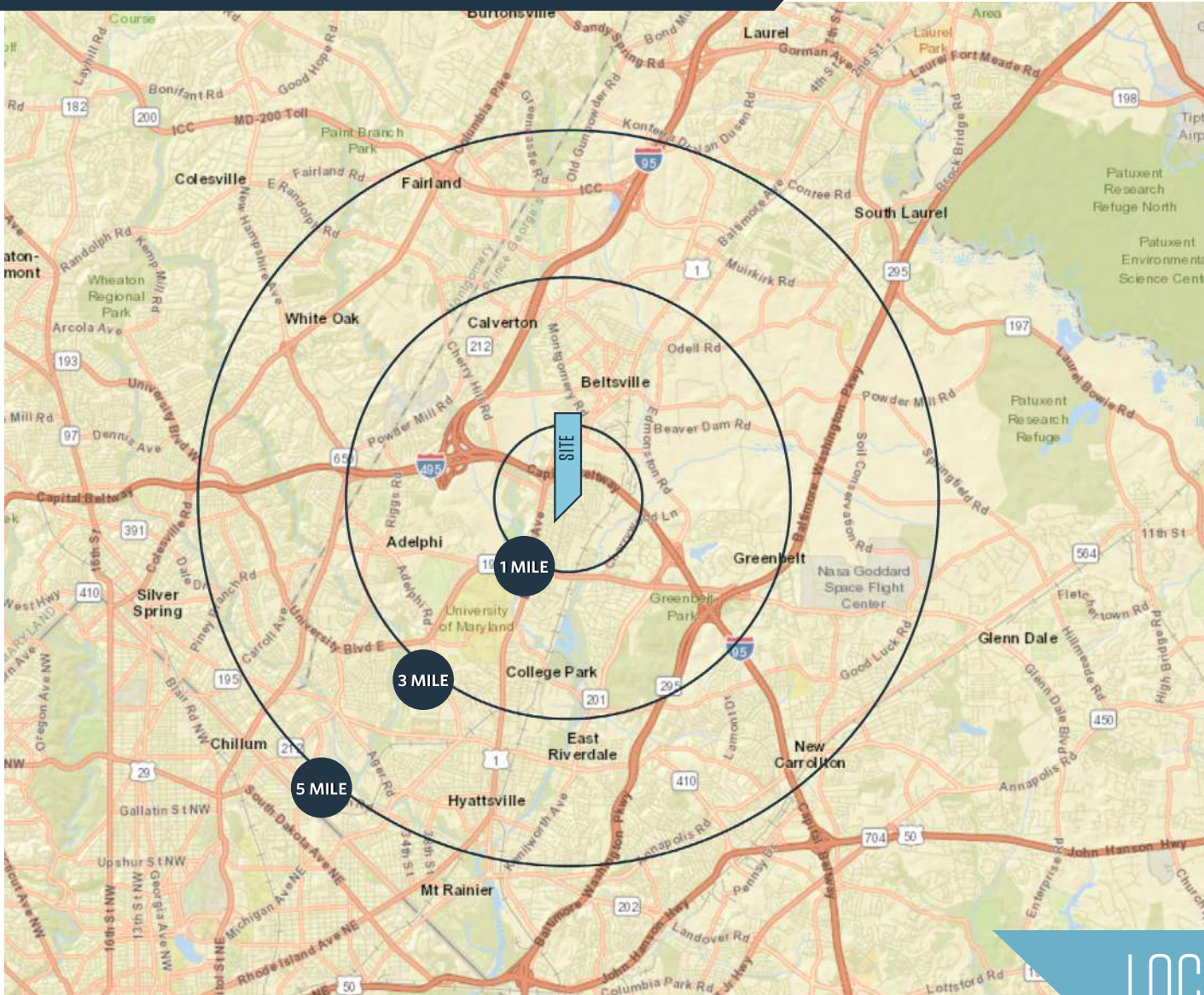
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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	12,075	99,994	374,175
Daytime Population	13,799	125,882	354,431
Households	4,621	34,242	123,080
Average HH Income	\$127,201	\$111,956	\$117,742

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Rhode Island Avenue	14,851 ADT
Capital Beltway	226,585 ADT

LOCATION & DEMOGRAPHICS

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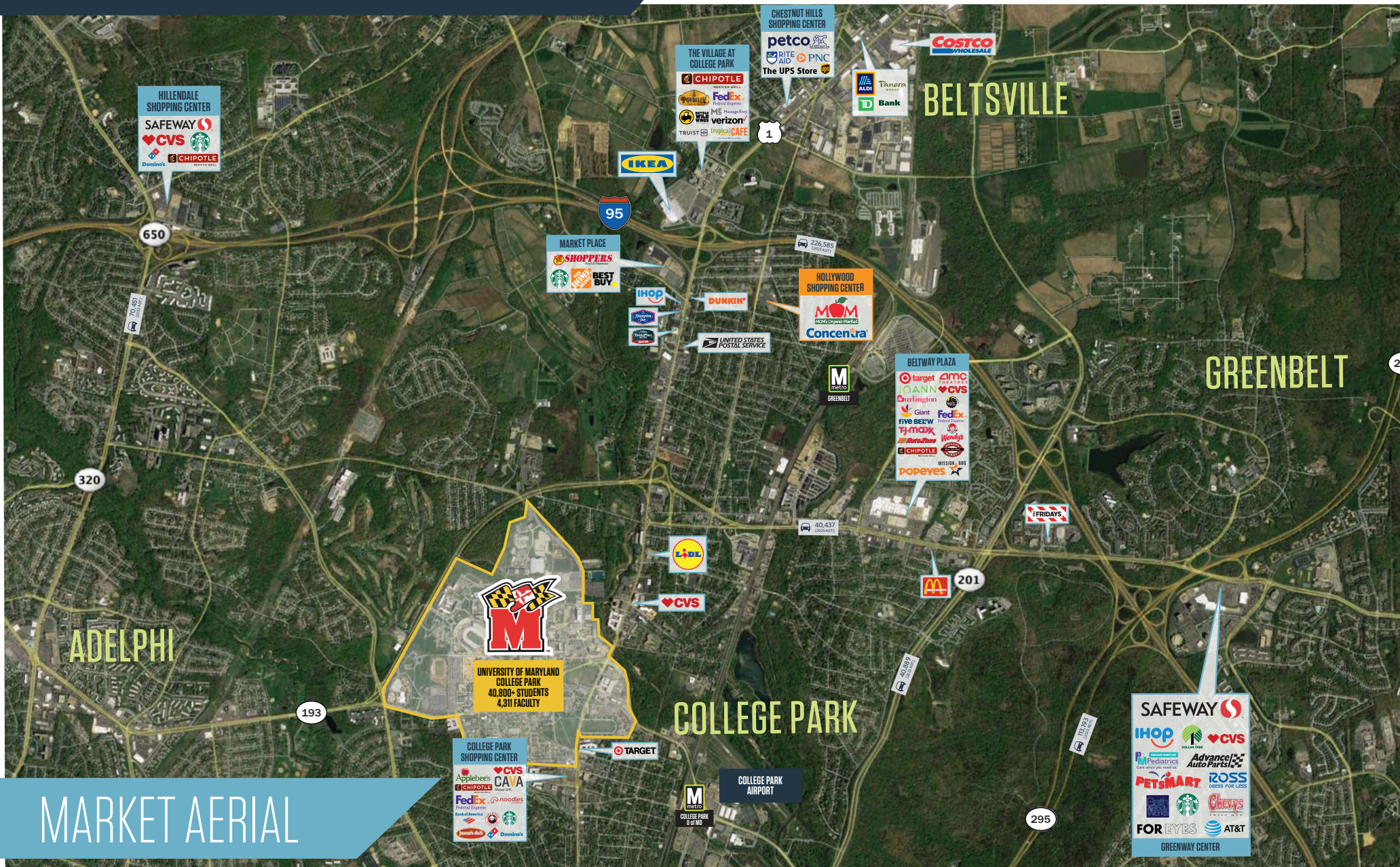
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MARKET AERIAL

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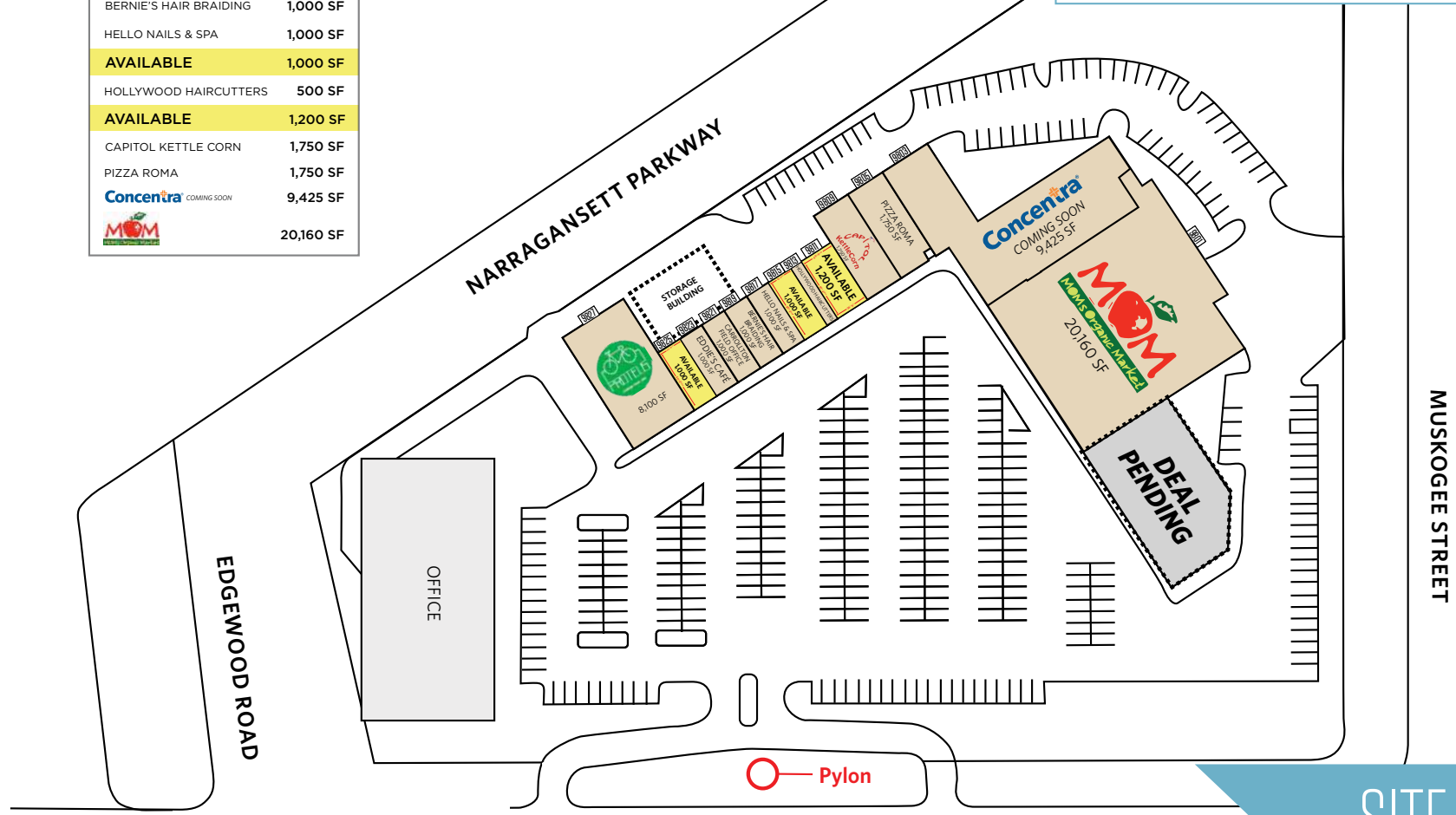
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TENANT	SQ. FT.
PROTEUS	8,100 SF
AVAILABLE	1,000 SF
EDDIE'S CAFE	1,000 SF
CARROLLTON FIELD OFFICE	1,000 SF
BERNIE'S HAIR BRAIDING	1,000 SF
HELLO NAILS & SPA	1,000 SF
AVAILABLE	1,000 SF
HOLLYWOOD HAIRCUTTERS	500 SF
AVAILABLE	1,200 SF
CAPITOL KETTLE CORN	1,750 SF
PIZZA ROMA	1,750 SF
 COMING SOON	9,425 SF
	20,160 SF

 LEASED
 AVAILABLE

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SITE PLAN

 14,851
[2023 ADT]

RHODE ISLAND AVENUE

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For More Information, Please Contact:

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