

COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



RETAIL FOR LEASE

JOIN:



SURROUNDING RETAIL:



PROPERTY HIGHLIGHTS:

- Rare second-generation restaurant space in College Park, MD
 - Ground Level & Lower Level:
 - Ground Level: 2,200 SF
 - Lower Level: 1,163 SF and 1,464 SF
- Located adjacent to the new Target on Baltimore Avenue (Route 1) and in the heart of College Park's retail area.
- Exceptional visibility to Route 1 with over 23,177 cars per day

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

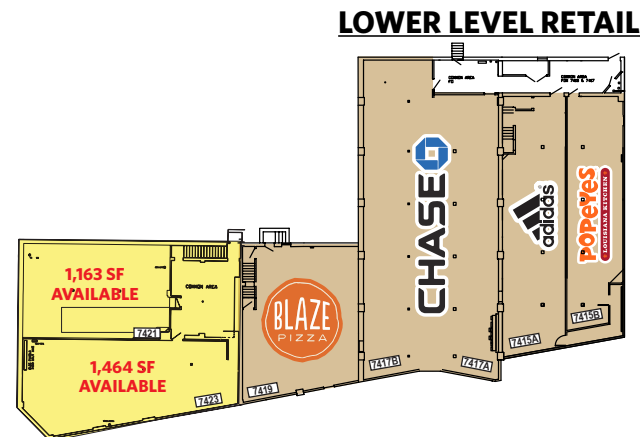
klnb

COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



SUB-DIVISION PLAN



SPACE PLAN

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



SITE PLAN

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

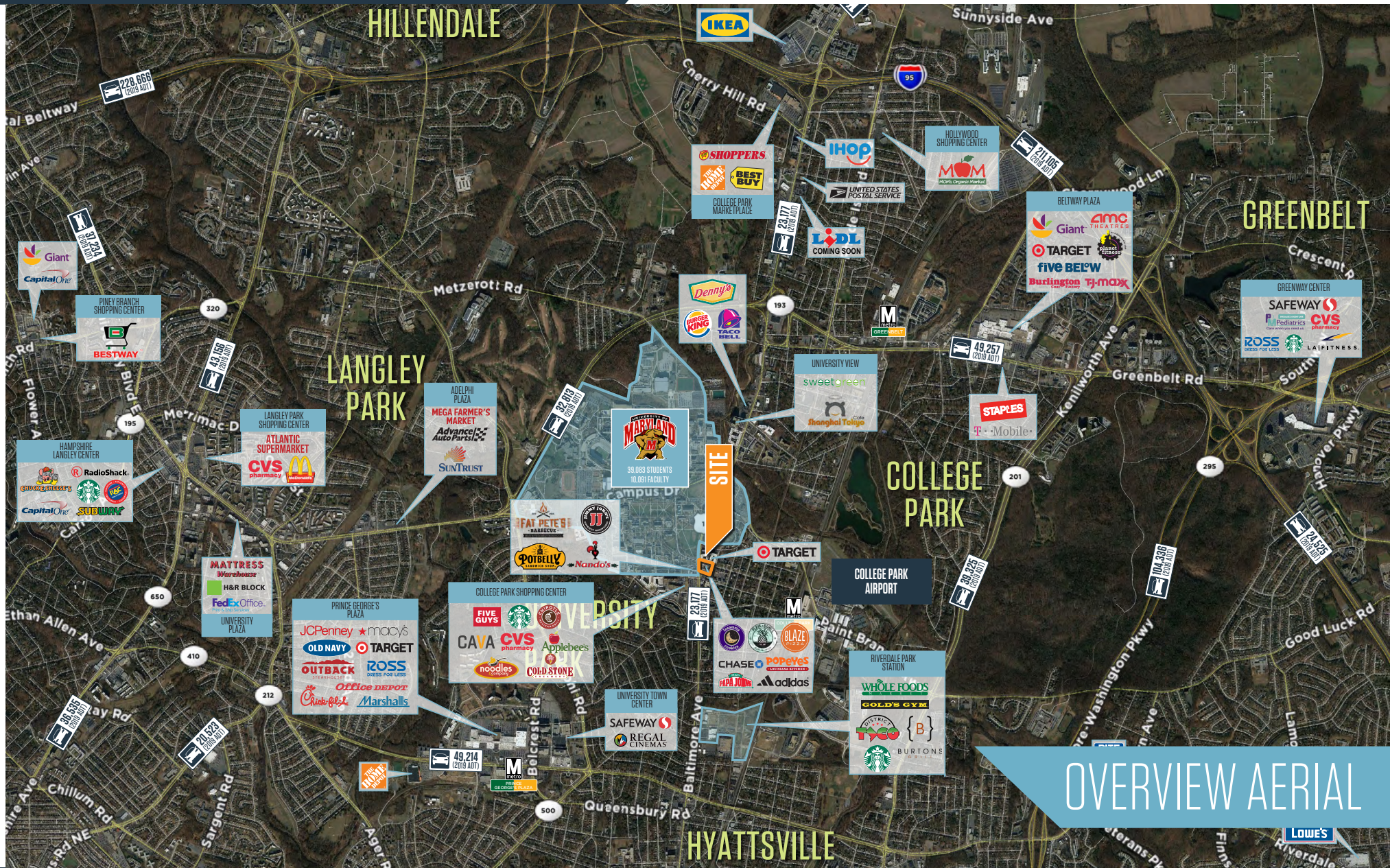
Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



OVERVIEW AERIAL

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

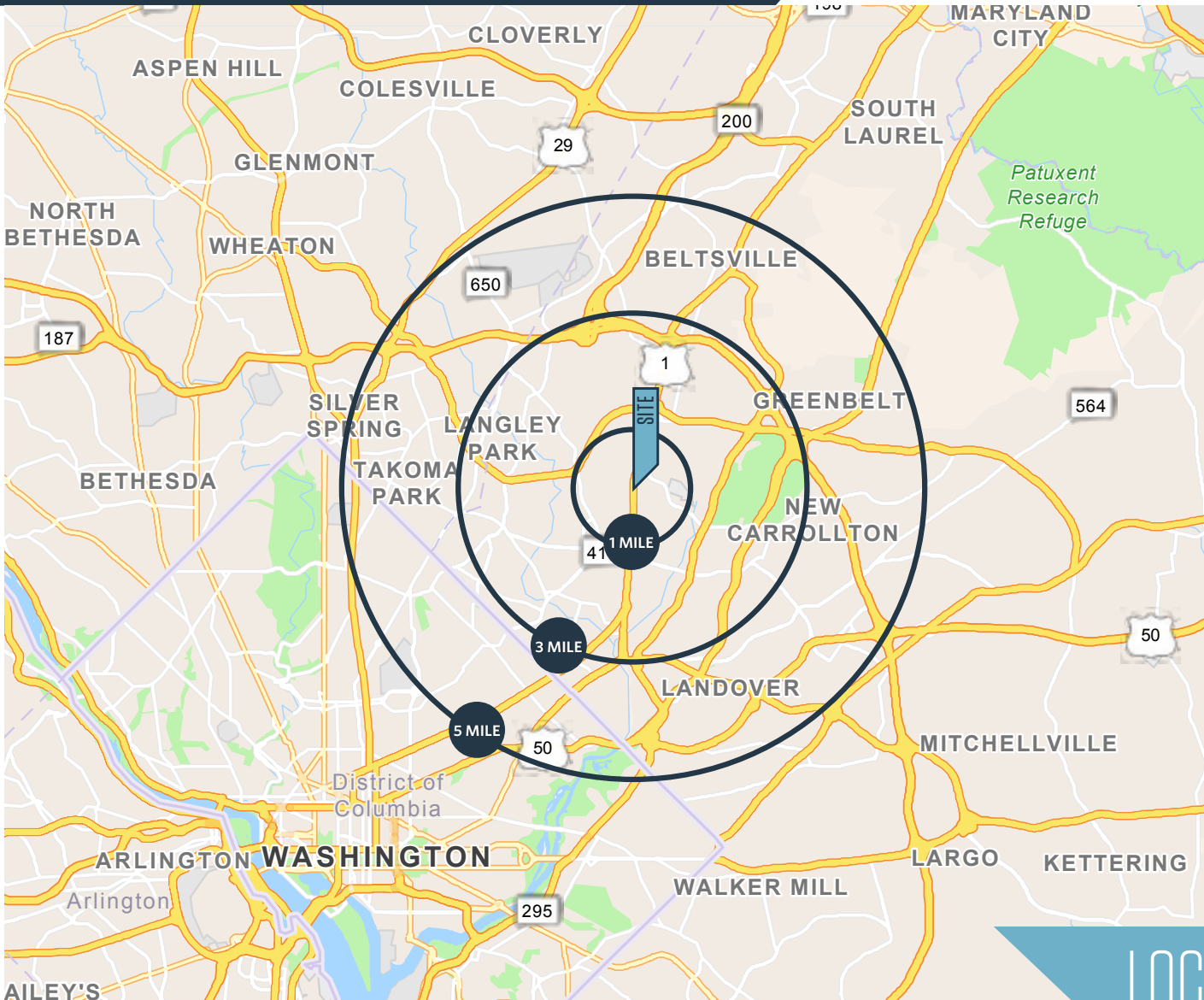
Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County



DEMOGRAPHICS | 2023:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 24,022 | 195,501 | 486,657 |
| Daytime Population | | |
| 34,387 | 172,391 | 448,447 |
| Households | | |
| 5,950 | 60,603 | 167,821 |
| Average HH Income | | |
| \$97,475 | \$100,367 | \$112,572 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

| | |
|----------------------------|------------|
| Baltimore Avenue (Route 1) | 22,183 ADT |
| University Boulevard | 28,967 ADT |

LOCATION & DEMOGRAPHICS

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



COLLEGE PARK CENTER

College Ave & Baltimore Ave, College Park, MD 20740
Prince George's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Dimitri Georgelakos

dimitri@klnb.com

703-268-2710

Veronica Kamara

vkamara@klnb.com

703-268-2714

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

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.

klnb