



**BUILDING 1**  
4206 KNOX RD  
1,055 SF



**BUILDING 2**  
4205 KNOX RD  
1,025 SF

## JOIN THESE NEARBY RETAILERS



## TWO SMALL SHOP RETAIL SPACES AVAILABLE

- Two Prime Retail Spaces available adjacent to University of Maryland (40,813 students) on the corner of Knox Rd. and Guilford Dr
- Newly Delivered Luxury Student Housing with 432 beds adjacent to University of Maryland.
- A Dynamic Trade Area with 3,768 New Residential Units, 522 Hotel Rooms, and Over 250,000 SF of Commercial Development.

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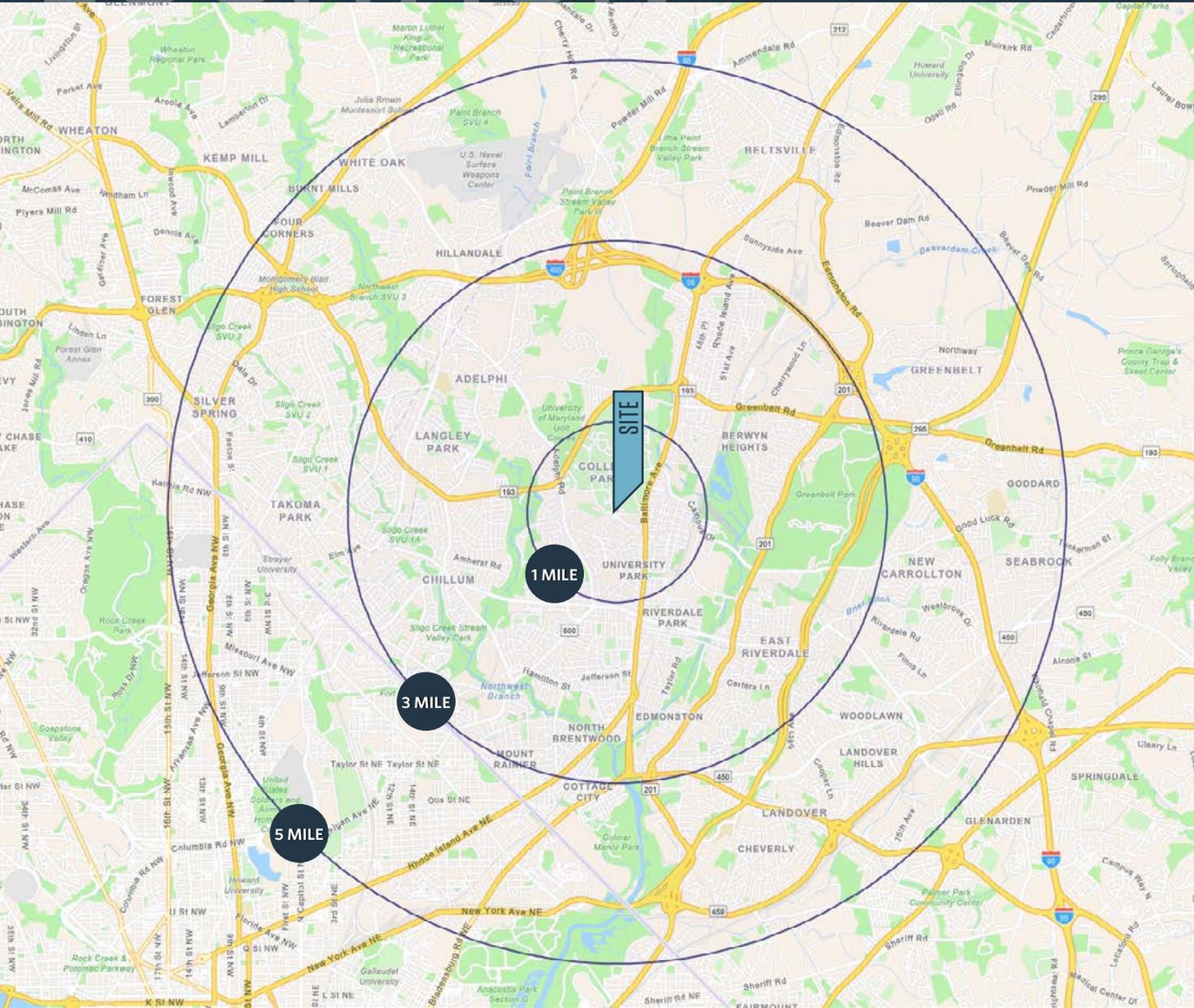
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# LOCATION

# ASPEN HEIGHTS

4205-4206 KNOX RD, COLLEGE PARK, MD



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	23,223	207,175	523,575
Daytime Population	44,474	181,016	491,257
Households	5,497	64,660	185,906
Average HH Income	\$114,502	\$105,986	\$122,420
Total Housing Units	4,246	62,125	176,560



**UNIVERSITY OF MARYLAND, COLLEGE PARK**  
41,000 Students  
14,000 Faculty Members



**COLLEGE PARK-U of MD METRO STATION**  
4,068 Metro Riders Per Day



**XFINITY CENTER**      **MARYLAND STADIUM**  
Contains 17,950 Seats      Contains 51,802 Seats



**Baltimore Ave (Route 1)**  
Exit located approximately 3 miles north.  
221,490 ADT



**District of Columbia**  
Located approximately 3 miles south.

## TRAFFIC COUNTS | 2023:

Baltimore Ave	23,000 ADT
Knox Rd	4,000 ADT

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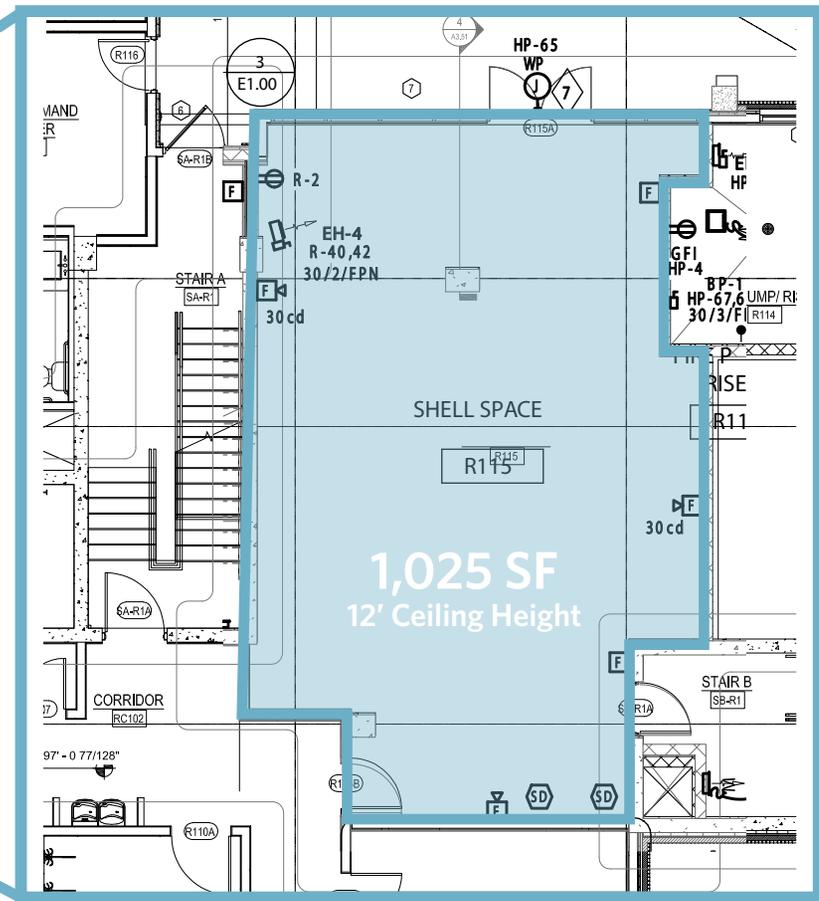
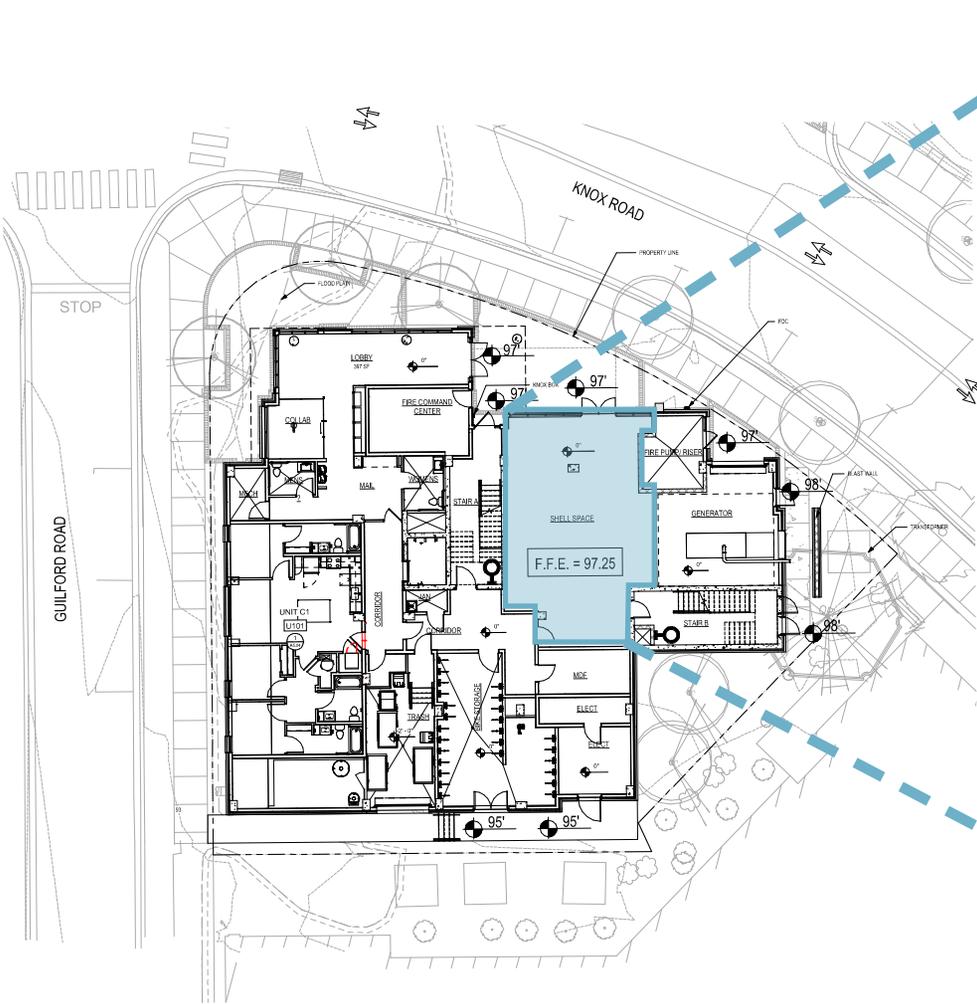


# SITE PLAN

# ASPEN HEIGHTS

4205-4206 KNOX RD, COLLEGE PARK, MD

## BUILDING 2 - 4205 KNOX RD



## WARM LIT SHELL

ARCHITECTURAL SITE PLAN

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## FOR MORE INFORMATION, PLEASE CONTACT:

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