

CALVERTON SHOPPING CENTER

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



PAD & INLINE
OPPORTUNITIES FOR LEASE

JOIN: **GROCERY OUTLET**
bargain market™

CVS pharmacy



PROPERTY HIGHLIGHTS:

- Newly renovated shopping center!
- Located immediately southwest of the I-95/Powder Mill Road interchange.
- Traffic Counts (2023):
23,515 ADT on Powder Mill Road
22,445 ADT on Beltsville Drive
187,530 ADT on I-95

OWNED BY:



SPACE	SIZE	RATE	CONDITION	DELIVERY
VARIOUS		"MARKET"	AS-IS	IMMEDIATELY
*Est. NNN: \$7.68 PSF				



CLICK HERE TO WATCH
VIDEO OF PROPERTY

Mai Vo
mvo@klnb.com
703-268-2722

Craig Cheney
ccheney@klnb.com
703-268-2705

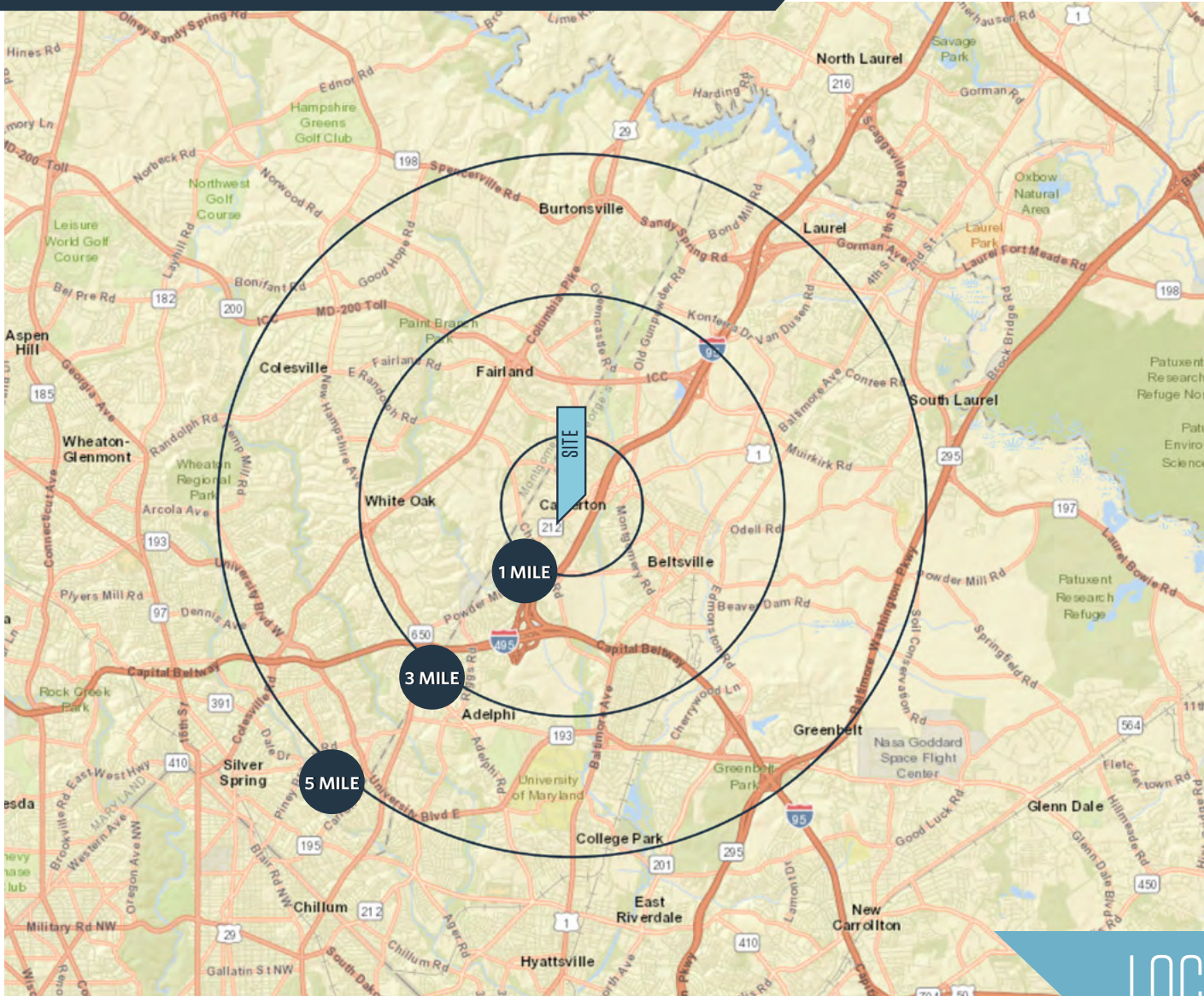
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	19,834	94,161	304,489
Daytime Population	5,347	51,211	140,687
Households	7,591	32,788	101,154
Average HH Income	\$114,998	\$124,113	\$134,475

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Beltsville Drive	22,445 ADT
Powder Mill Rd (Rt. 212)	23,515 ADT
I-95	187,530 ADT

LOCATION & DEMOGRAPHICS

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CLOSE-UP AERIAL

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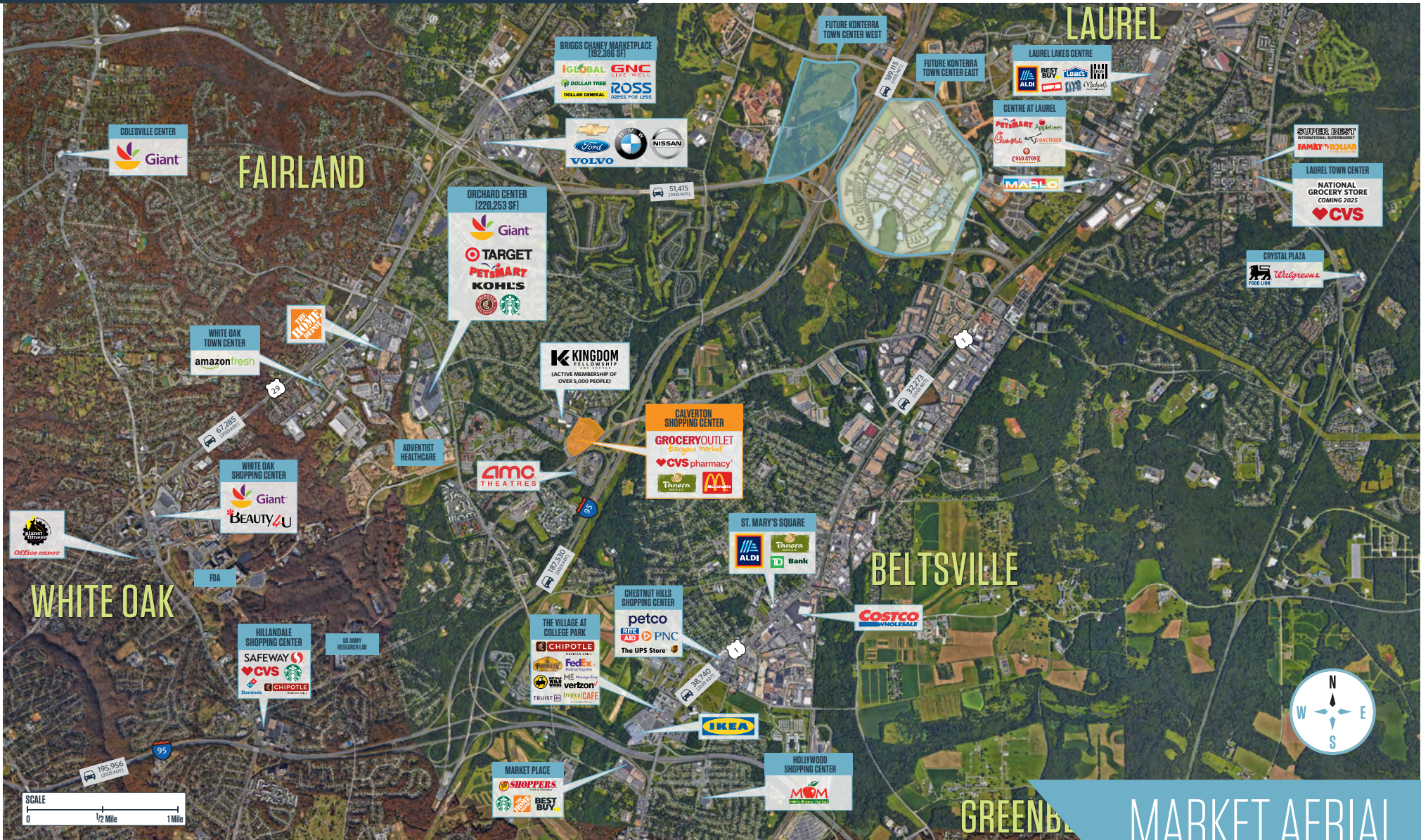
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KINGDOM
FELLOWSHIP
(ACTIVE MEMBERSHIP OF
OVER 5,000 PEOPLE)

**NEW FAÇADE RENOVATIONS
COMPLETED JULY 2024!**



AVAILABLE



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GROCERYOUTLET bargain market

- Has more than 500 stores nationwide
- Including 10 stores and counting in our market
- Is publicly traded on the Nasdaq
- Carries brand names & farm fresh organic produce
- Costs 40%-70% less than conventional grocery stores



CALVERTON SHOPPING CENTER

#	TENANT	SQ. FT.
11735	AVAILABLE	2,400
11729	CVS/pharmacy	17,500
11725	DRY CLEANER	2,750
11721	CALVERTON BARBER	1,250
11719	AVAILABLE	1,216
11717	AVAILABLE	1,776
11705	GROCERYOUTLET bargain market	18,080
11703	CALVERTON LIQUORS	6,420
11607	CALVERTON LAUNDROMAT	3,800
11605	NAIL SALON	2,500
11601	baskin BR robbins	700
11603	CALVERTON TAILORS	400
11609	AVAILABLE	1,080
11611	MAGIC HAIR BRAIDING	1,080
11613	AVAILABLE	1,400
11615	DANNY'S	1,400
11619	AVAILABLE	2,884
11623	TACOS A LA MADRE	3,000
4000	McDonald's	3,862
PAD 1	AVAILABLE	950
PAD 2	Panera BREAD OPENING 2 ND QUARTER 2025	4,271

SITE PLAN



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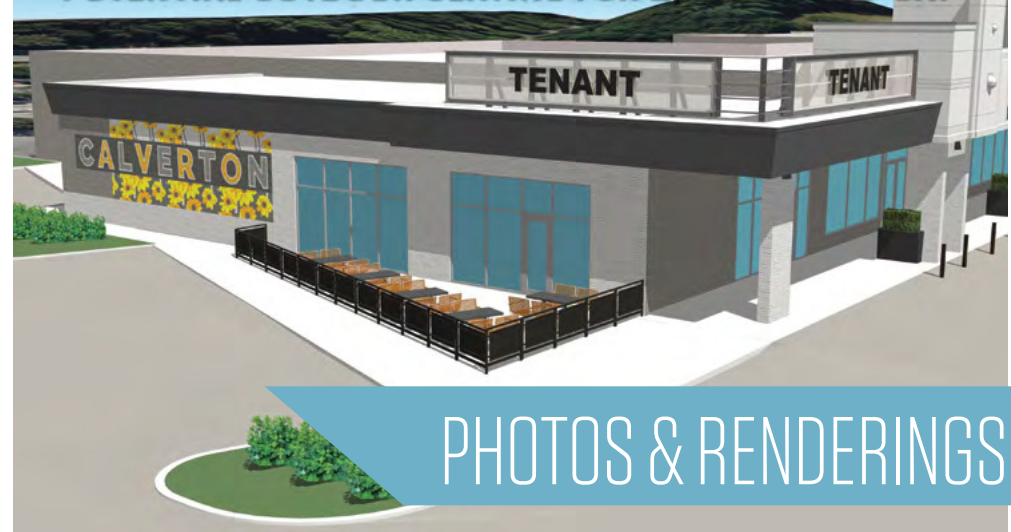
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*RENDERING OF FUTURE PANERA BREAD PAD



*POTENTIAL OUTDOOR SEATING FOR 2,400 SF END-CAP



PHOTOS & RENDERINGS

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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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***RENDERING OF PROPOSED BUILDING**



***RENDERING OF PROPOSED BUILDING**



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