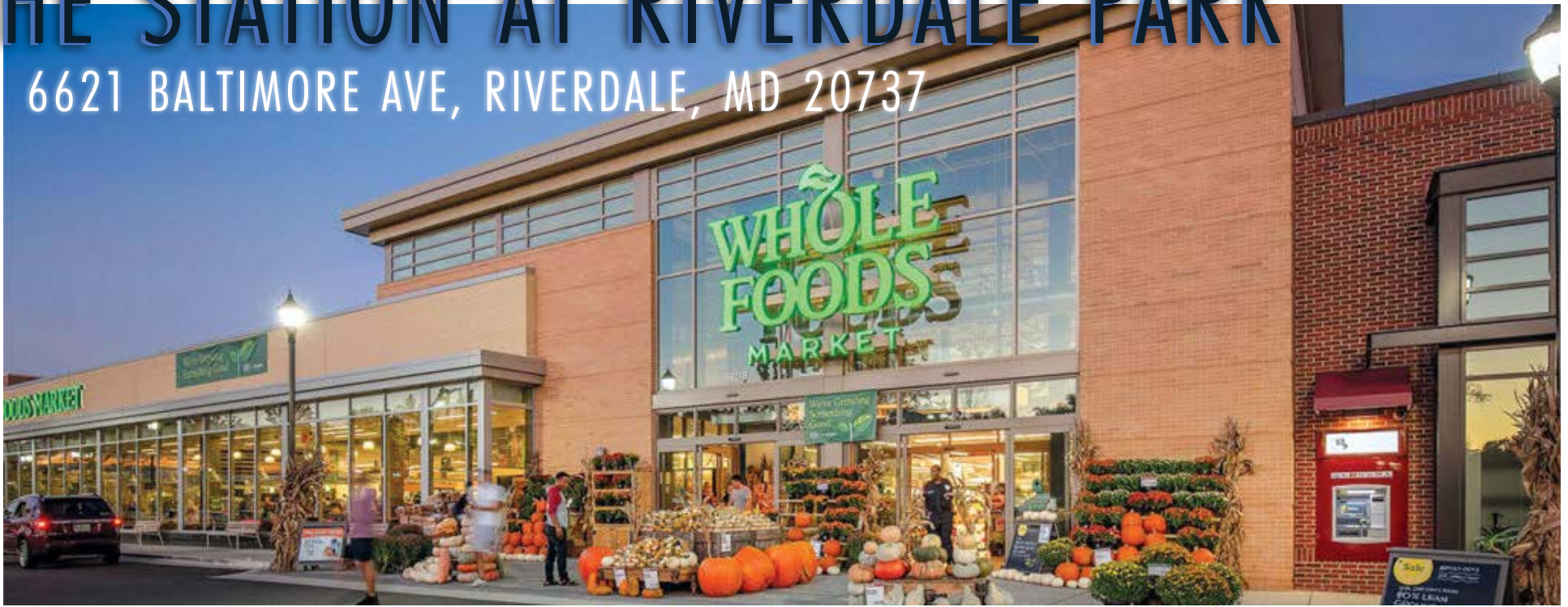


THE STATION AT RIVERDALE PARK

6621 BALTIMORE AVE, RIVERDALE, MD 20737



klnb  **FWR**
First Washington Realty

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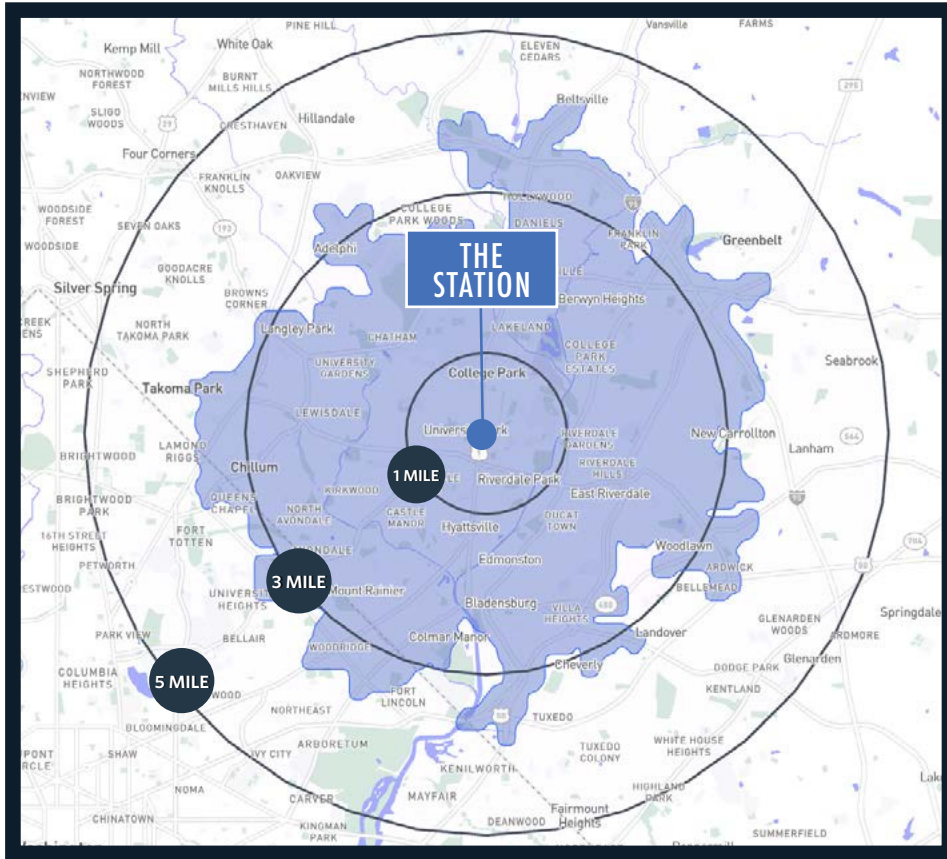
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THE NEIGHBORHOOD



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	7 MIN DRIVE	10 MIN DRIVE
POPULATION	19,559	193,060	512,117	38,736	108,966
AVERAGE HH INCOME	\$140,418	\$108,011	\$117,563	\$119,044	\$109,372
DAYTIME POPULATION	24,177	174,273	475,136	49,183	106,967
HOUSEHOLDS	7,118	60,888	177,541	12,861	32,820
MEDIAN AGE	28.4	28.3	28.7	28.6	28.9
FOOD AWAY FROM HOME SPENDING	\$37,316,984	\$246,832,916	\$762,118,241	\$58,170,577	\$136,185,535
RETAIL GOODS SPENDING	\$262,102,721	\$1,759,738,447	\$5,463,828,900	\$408,650,803	\$963,402,631



45,400 ADT
EAST-WEST HIGHWAY



23,500 ADT
BALTIMORE AVE

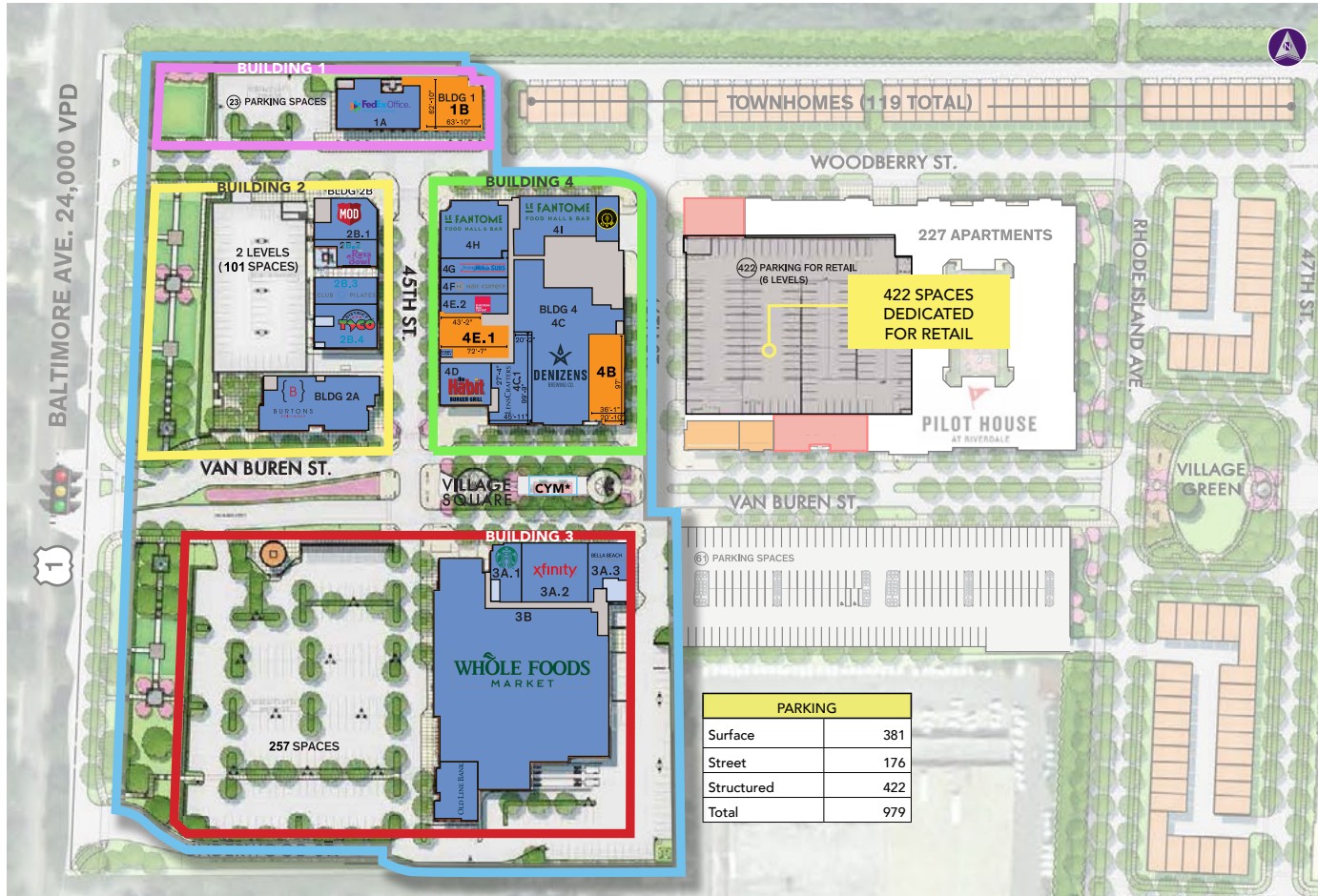


4,500 ADT
VAN BUREN ST



1,300 ADT
45TH ST

SITE PLAN

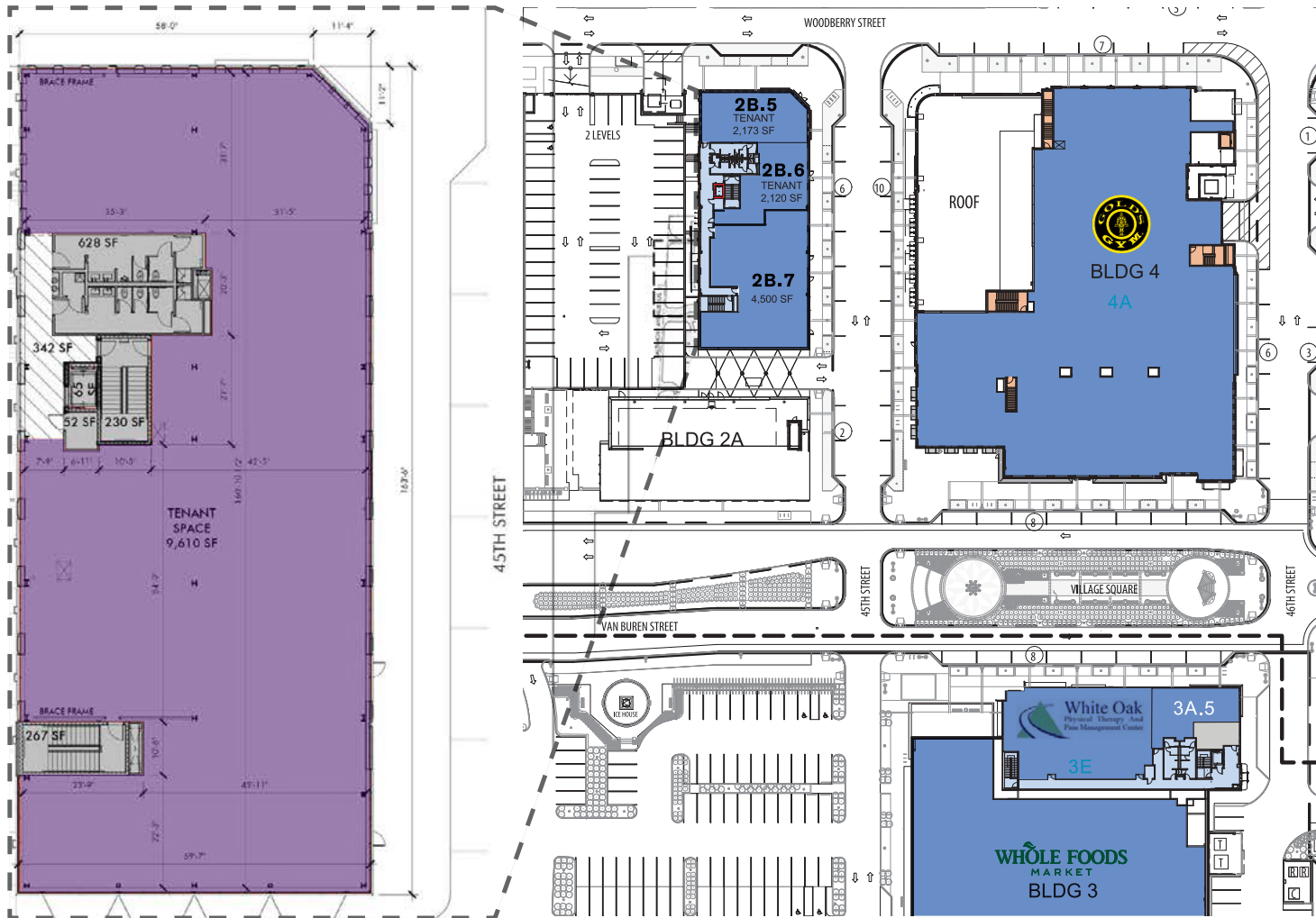


PARKING	
Surface	381
Street	176
Structured	422
Total	979

TENANT	SUITE	SIZE
BUILDING 1		
FedEx	1A	4,598
Vacant	1B	3,477
BUILDING 2		
Burton's Grill	2A.1	6,808
MOD Super Fast Pizza	2B.1	2,736
Roxa Bowl	2B.2	1,335
Club Pilates	2B.3	2,064
District Taco	2B.4	3,016
Vacant (2nd Level)	200	9,083
BUILDING 4		
Gold's Gym	4A.1 & 4A.2	37,992
Vacant	4B	3,645
Denizens Brewing	4C	12,385
LensCrafters	4C.1	3,465
The Habit Burger Grill	4D	2,530
Vacant	4E.1	2,961
European Wax Center	4E.2	1,500
Hair Cuttery	4F	1,267
Jersey Mike's	4G	1,575
Le Fantome	4H	8,555
JP Morgan Chase ATM	ATM	120
		163,524
BUILDING 3		
Starbucks	3A1	1,937
Comcast	3A2	4,591
Bella Lifestyle Nail Salon & Spa	3A3	2,000
Whole Foods Market	3B	35,640
WesBanco	3C	2,860
Pediatric Dentistry of Maryland	3D.1	2,069
Physical Therapy and Pain Management	3E	5,315

* Call Your Mother - Food Trolley
 Not Included - Part of Common Area

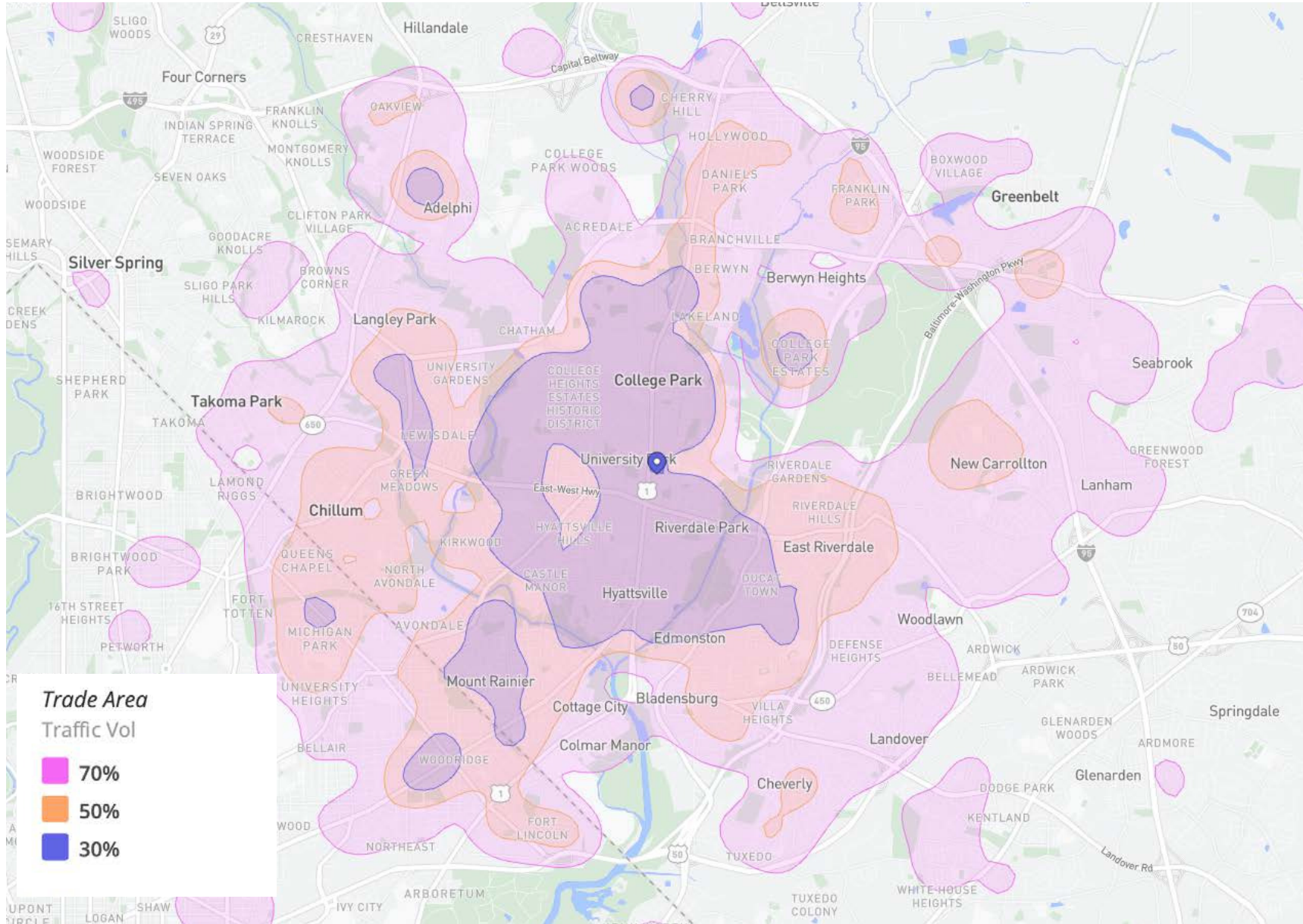
2ND LEVEL - QUASI RETAIL/OFFICE



SITE PLAN KEY

- AVAILABLE
- LEASED
- TENANT

PLACER TRUE TRADE AREA



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