

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

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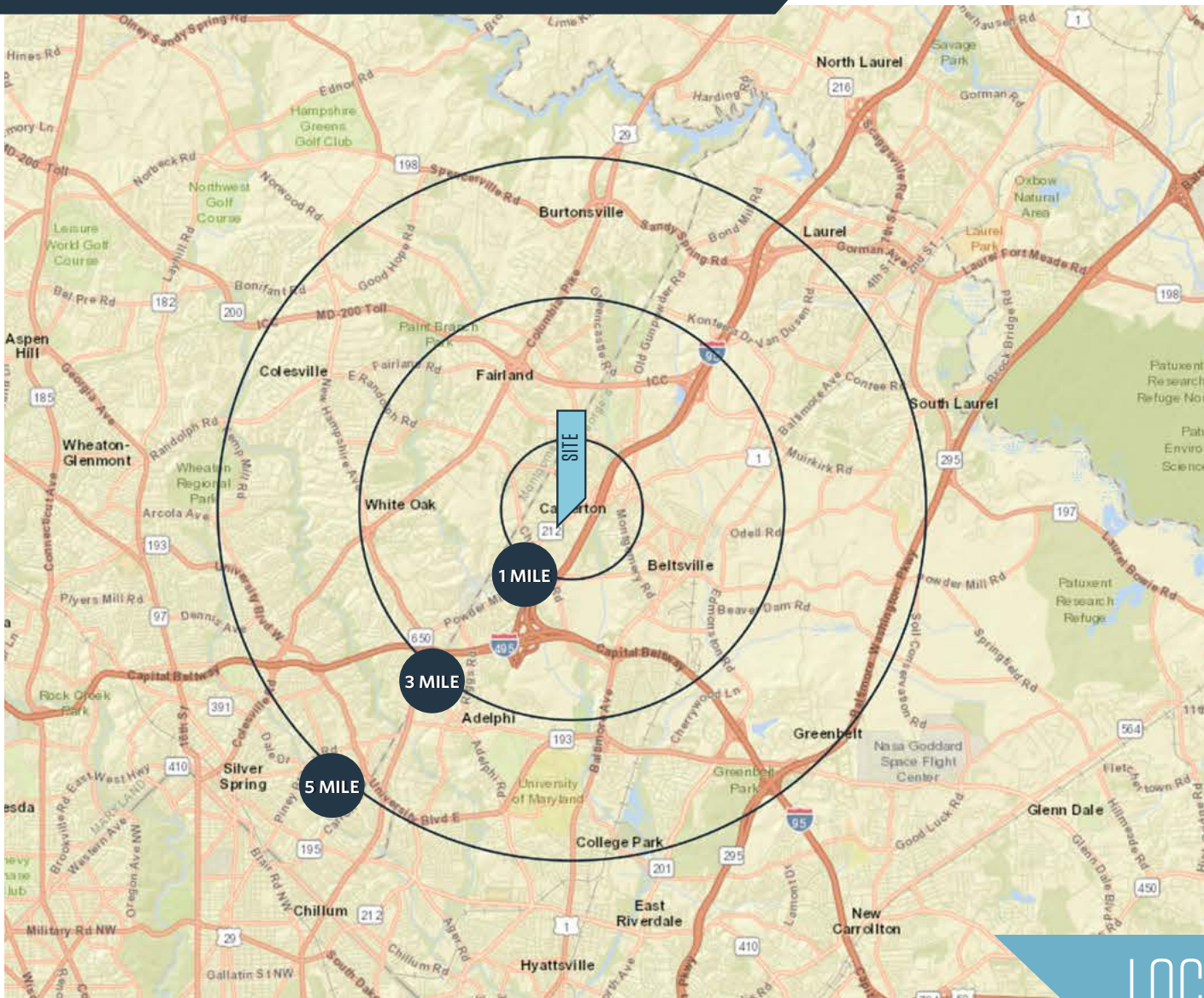
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DEMOGRAPHICS | 2024:

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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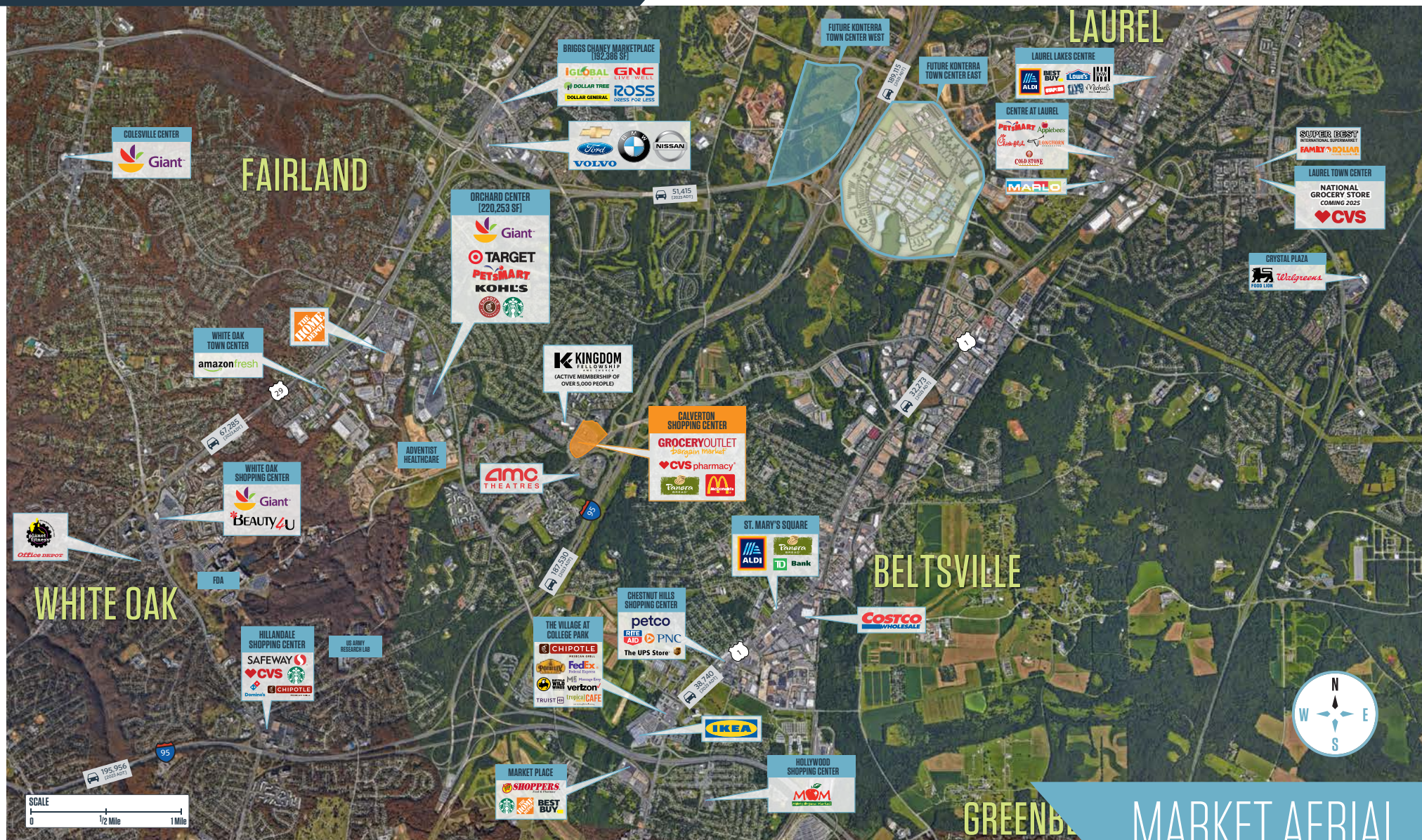
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GROCERYOUTLET bargain market

- 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	863
11735	TERIYAKI MADNESS	1,510
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	baskinBRobbins	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 1ST QUARTER 2026	4,271

SITE PLAN

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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**



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