

JOIN THESE NEARBY RETAILERS

**TRADER
JOE'S**



CHOPT



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.

KELLY ATKINSON

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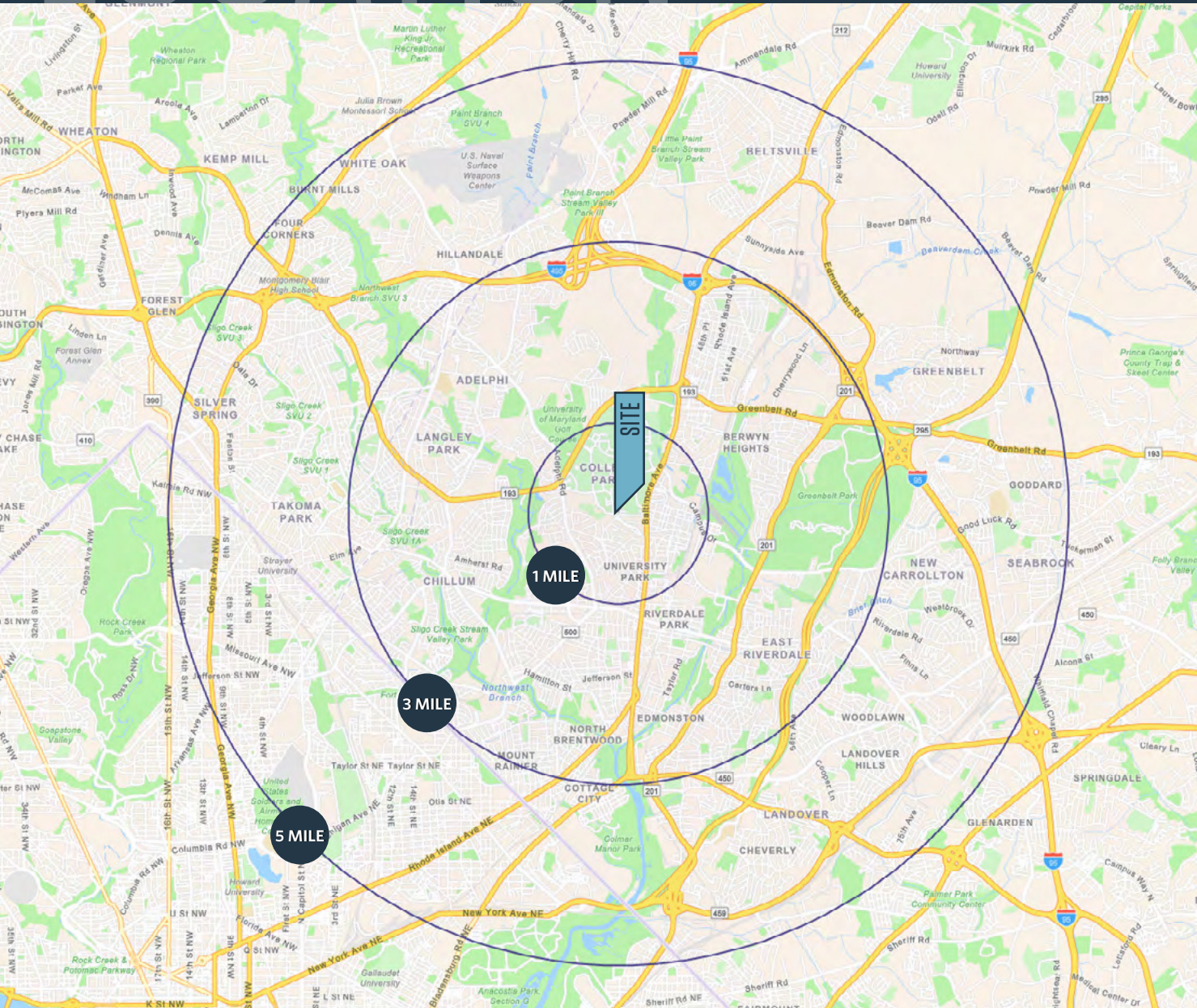
MATT SKALET

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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
Contains 17,950 Seats

MARYLAND STADIUM
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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MARKET

ASPEN HEIGHTS

4205-4206 KNOX RD, COLLEGE PARK, MD



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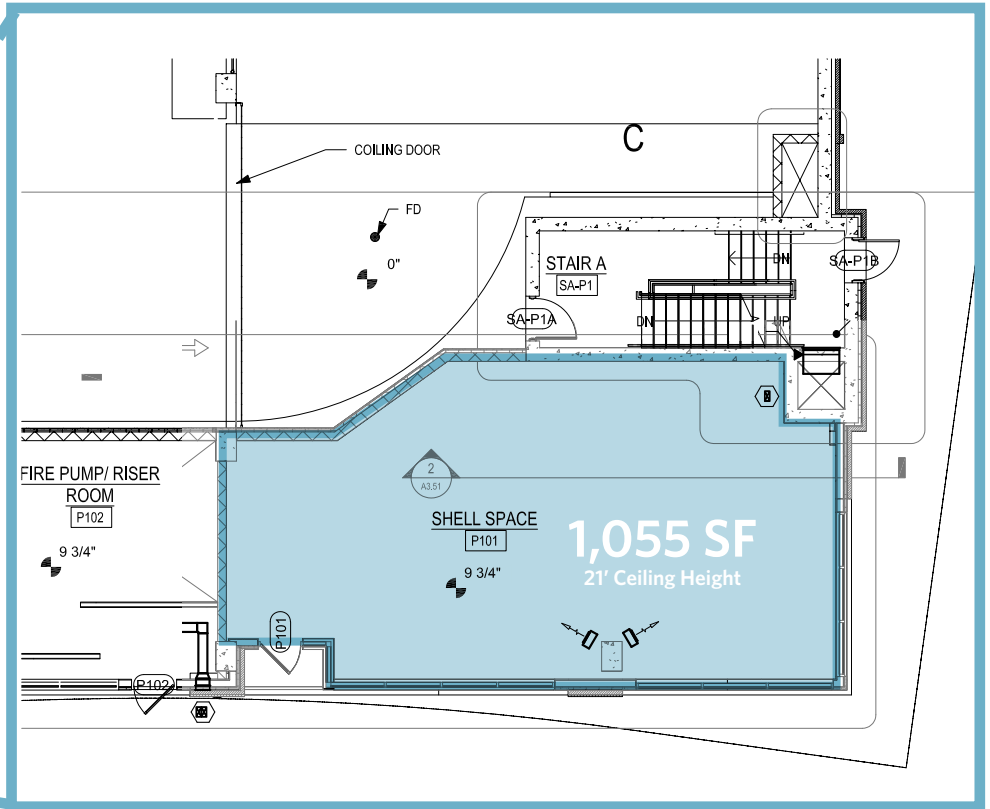
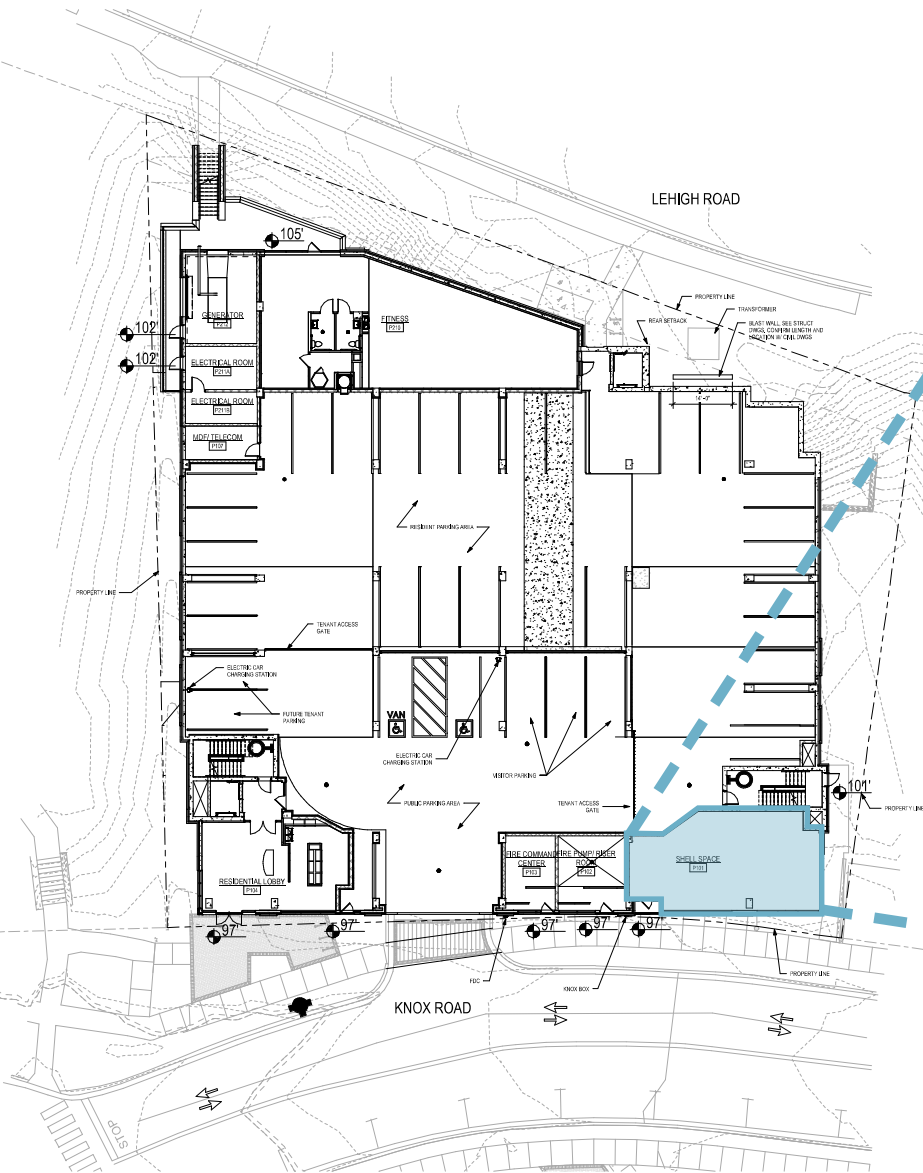
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BUILDING 1 - 4206 KNOX RD



COLD DARK SHELL



ASPEN HEIGHTS

4205-4206 KNOX RD, COLLEGE PARK, MD 20740

FOR MORE INFORMATION, PLEASE CONTACT:

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