



## JOIN THESE RETAILERS



## PROPERTY HIGHLIGHTS

- Located at traffic signal across from Costco.
- Anchored by Aldi grocery store.
- Over 38,621 cars per day on Route 1.

## AVAILABILITY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,207 SF	\$48.00 PSF NNN	"AS-IS" (former Mathnasium)	ON OR BEFORE SEPT. 1, 2026
*EST. NNN: \$15.70 PSF			

OWNED BY 

DALLON L. CHENEY

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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
7,630	77,582	305,877
Daytime Population		
12,360	88,126	304,414
Households		
2,308	28,957	102,171
Average HH Income		
\$126,833	\$116,672	\$119,640

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Baltimore Ave (Rt. 1) 38,621 ADT

# SITE PLAN

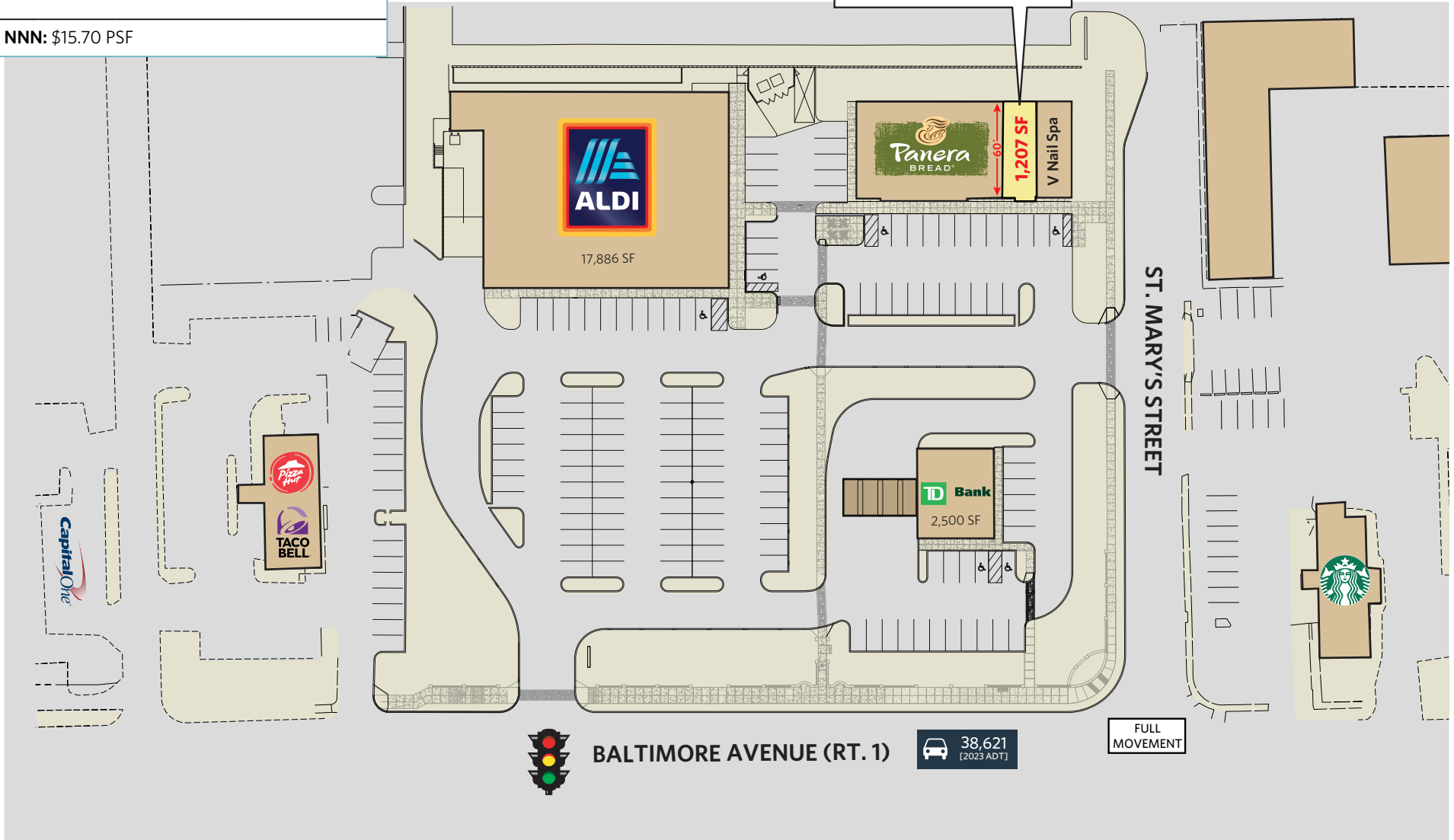
## ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY

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DISCREET LISTING  
CURRENTLY OCCUPIED BY  
**MATHNASIUM**  
The Math Learning Center  
(THIS TENANT IS OPEN AND OPERATING;  
PLEASE DO NOT DISTURB.)



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# AERIAL

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# CLOSE-UP

## ST. MARY'S SQUARE

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# BELTSVILLE

### ST. MARY'S SQUARE



### CHESTNUT HILLS SHOPPING CENTER

**petco**



The UPS Store®

**COSTCO**  
WHOLESALE™



38,621  
[2023 ADT]



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# ST. MARY'S SQUARE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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