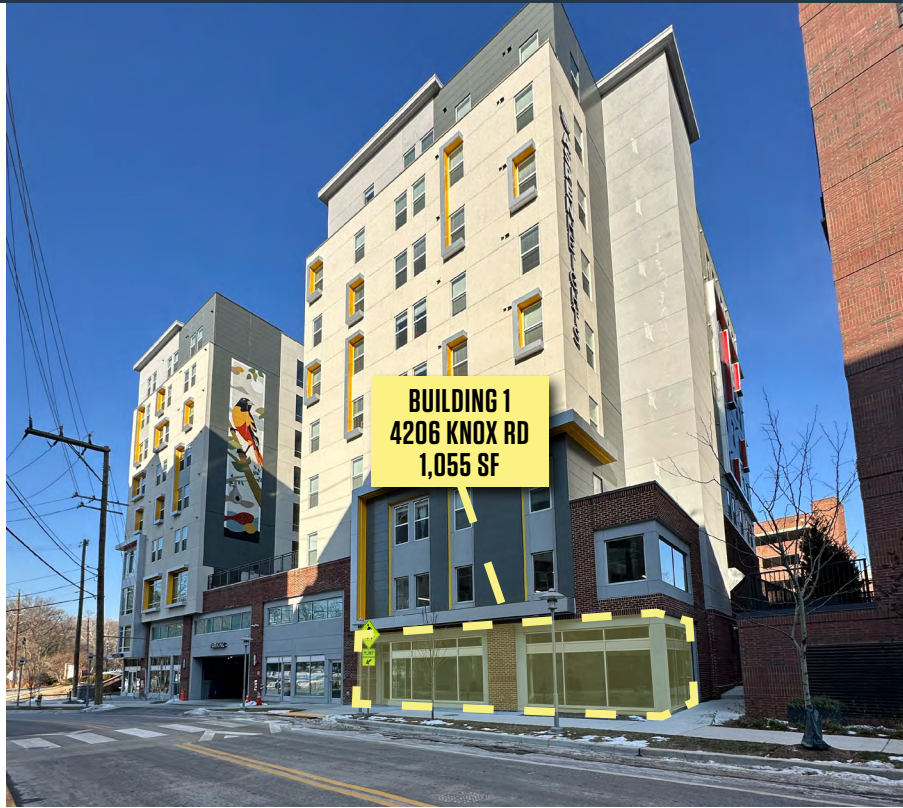




JOIN THESE NEARBY RETAILERS

**TRADER
JOE'S**



**THE
pot
MINI**

CHOPT



SHAKE  SHACK

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

katkinson@klnb.com | 202-420-7762

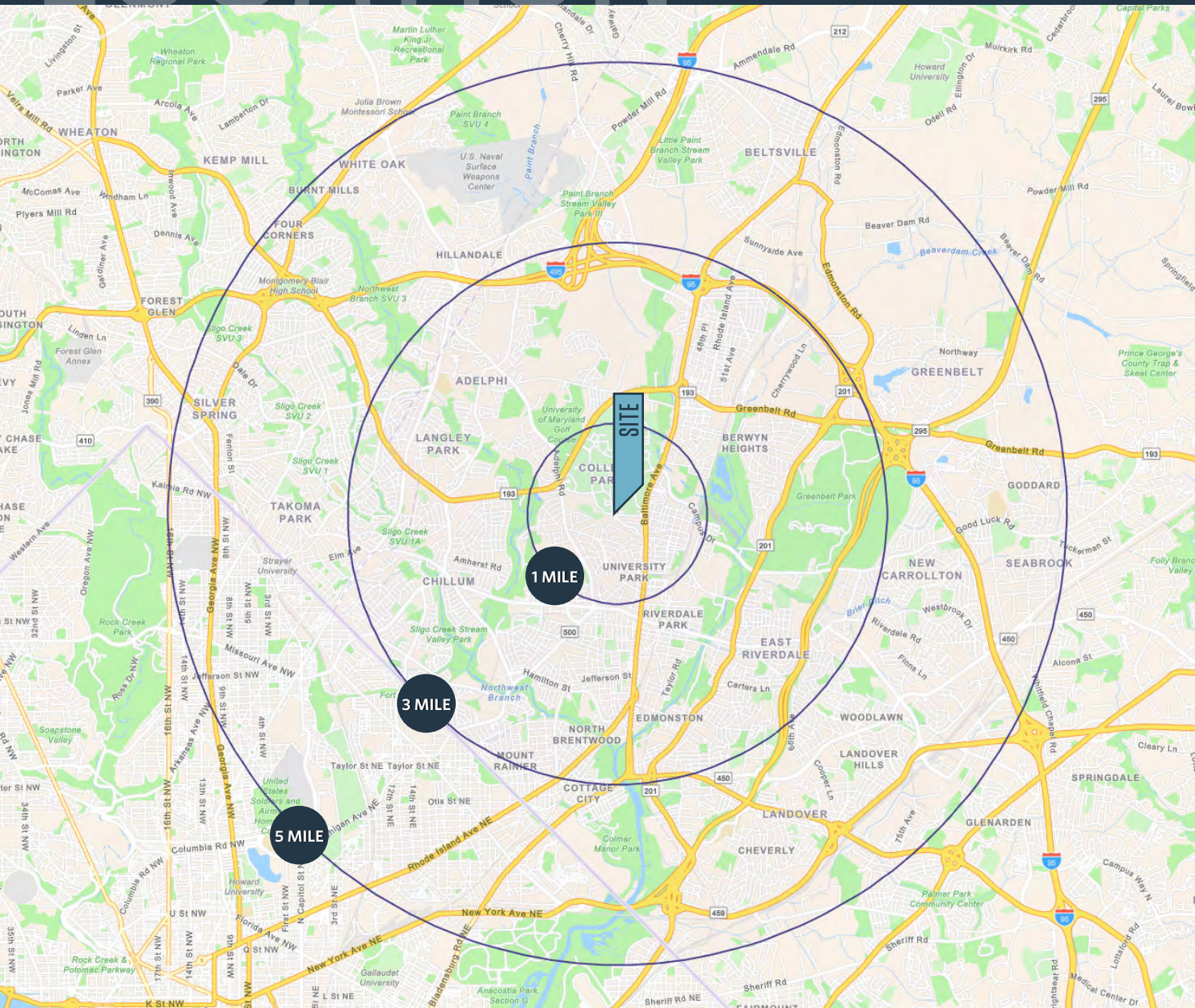
MATT SKALET

mksalet@klnb.com | 202-420-7775

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

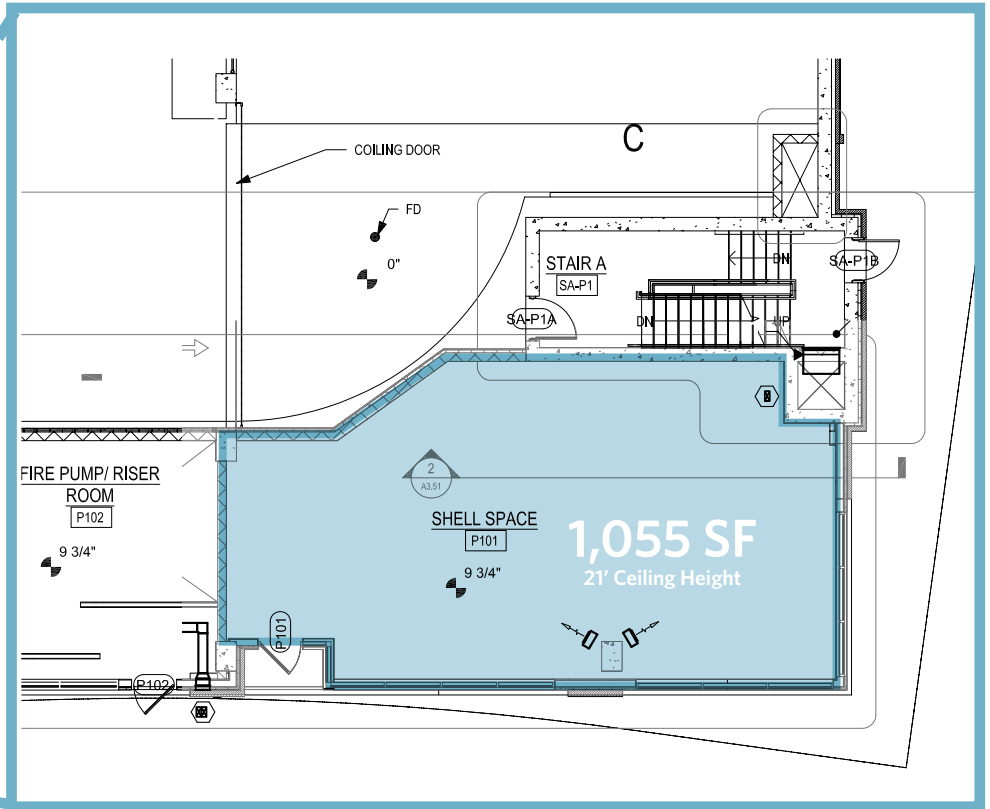
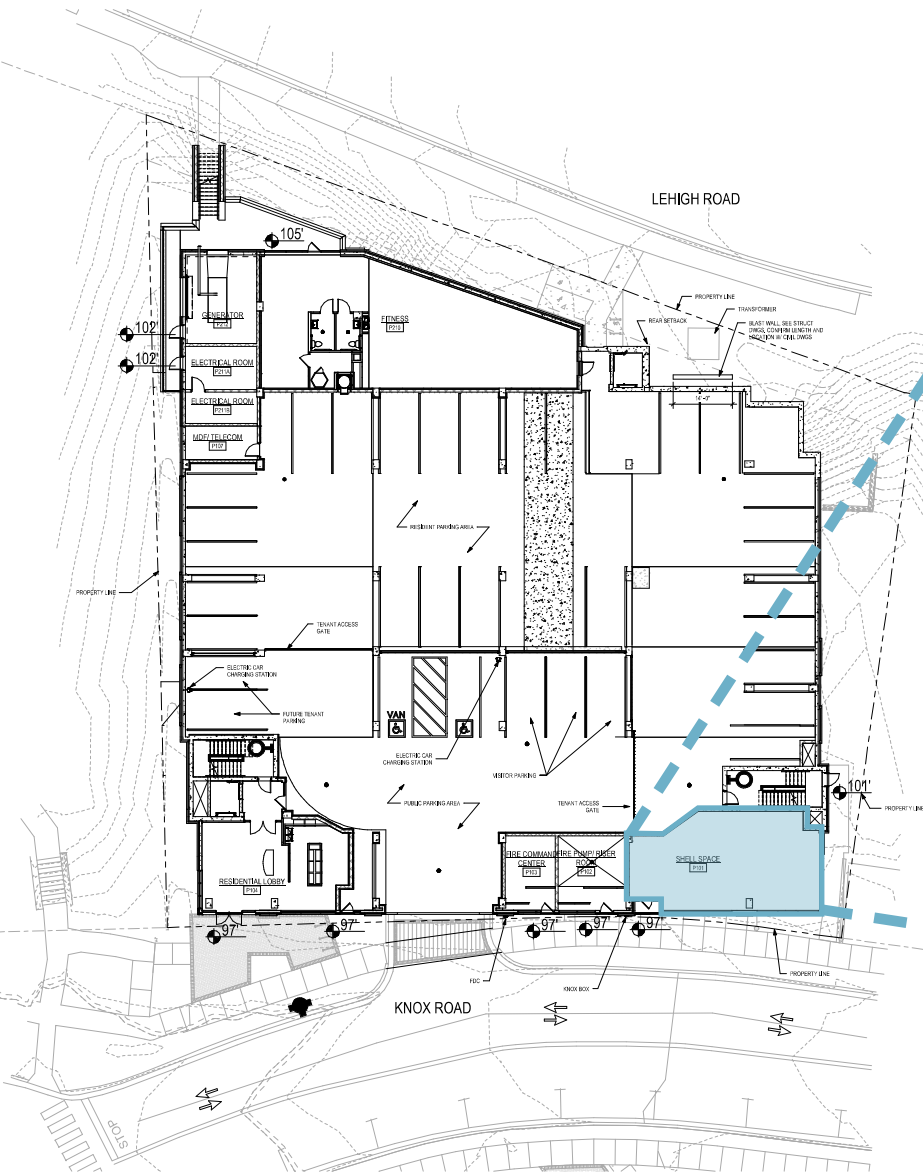
KELLY ATKINSON
katkinson@klnb.com | 202-420-7762

MATT SKALET
mskalet@klnb.com | 202-420-7775



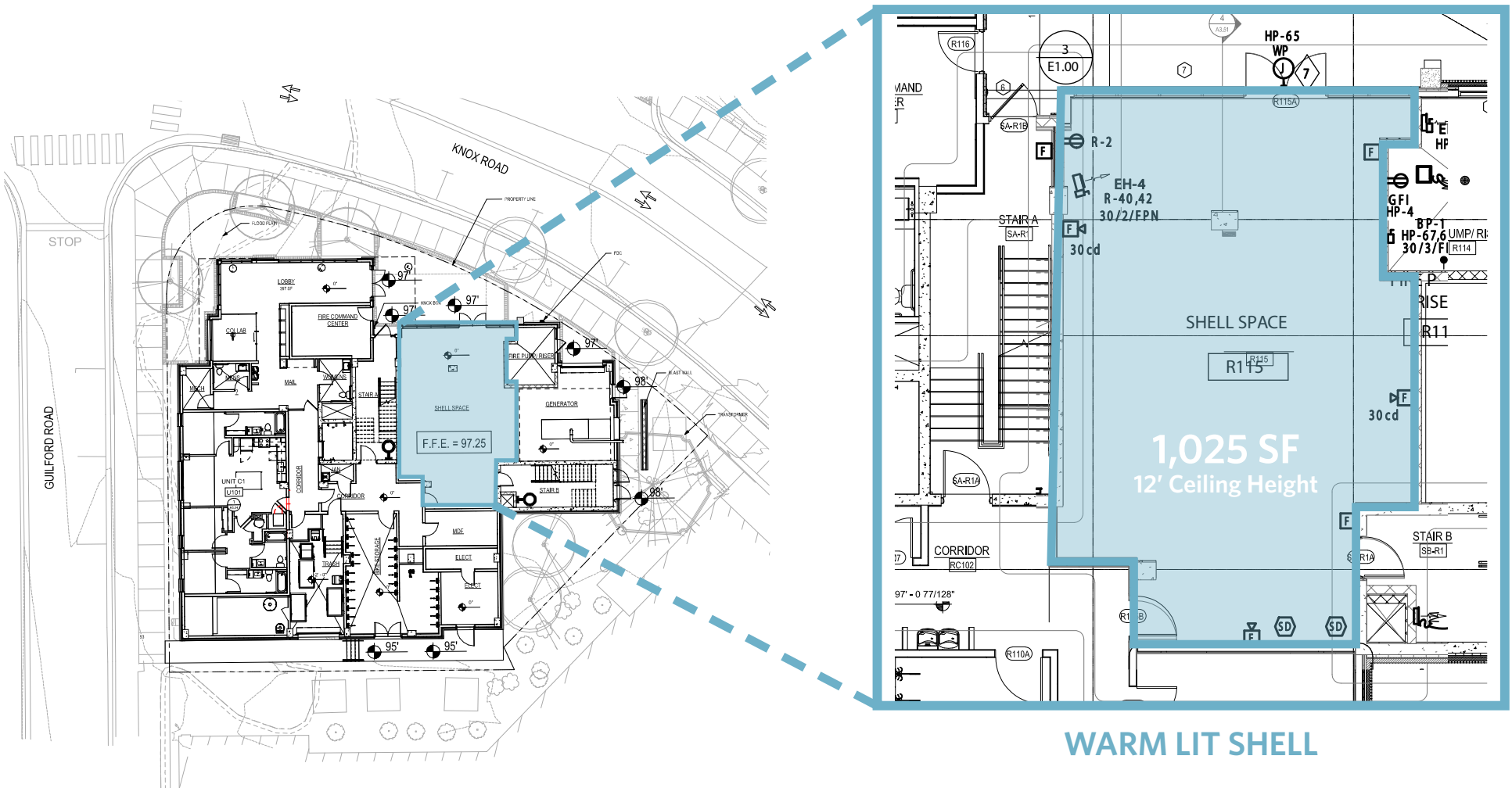


BUILDING 1 - 4206 KNOX RD



COLD DARK SHELL

BUILDING 2 - 4205 KNOX RD



WARM LIT SHELL



ASPEN HEIGHTS

4205-4206 KNOX RD, COLLEGE PARK, MD

FOR MORE INFORMATION, PLEASE CONTACT:

KELLY ATKINSON

katkinson@klnb.com
202-420-7762

MATT SKALET

mskalet@klnb.com
202-420-7775

1130 Connecticut Ave, NW, Suite 600 Washington, DC 20036

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

MATT SKALET

mskalet@klnb.com | 202-420-7775

klnb.com