



JOIN

TRADER  
JOE'S

CRUNCH

BanditTaco

PNC

ALLCARE

Inspire  
NAIL BAR

ice cream  
jubilee

JUST SIGNED

HOTWORX®

JUST OPENED

AREPASONE

TRADER JOE'S

THE ASTER

COLLEGE PARK, MARYLAND

JENNIFER PRICE

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202.420.7768

MATT SKALET

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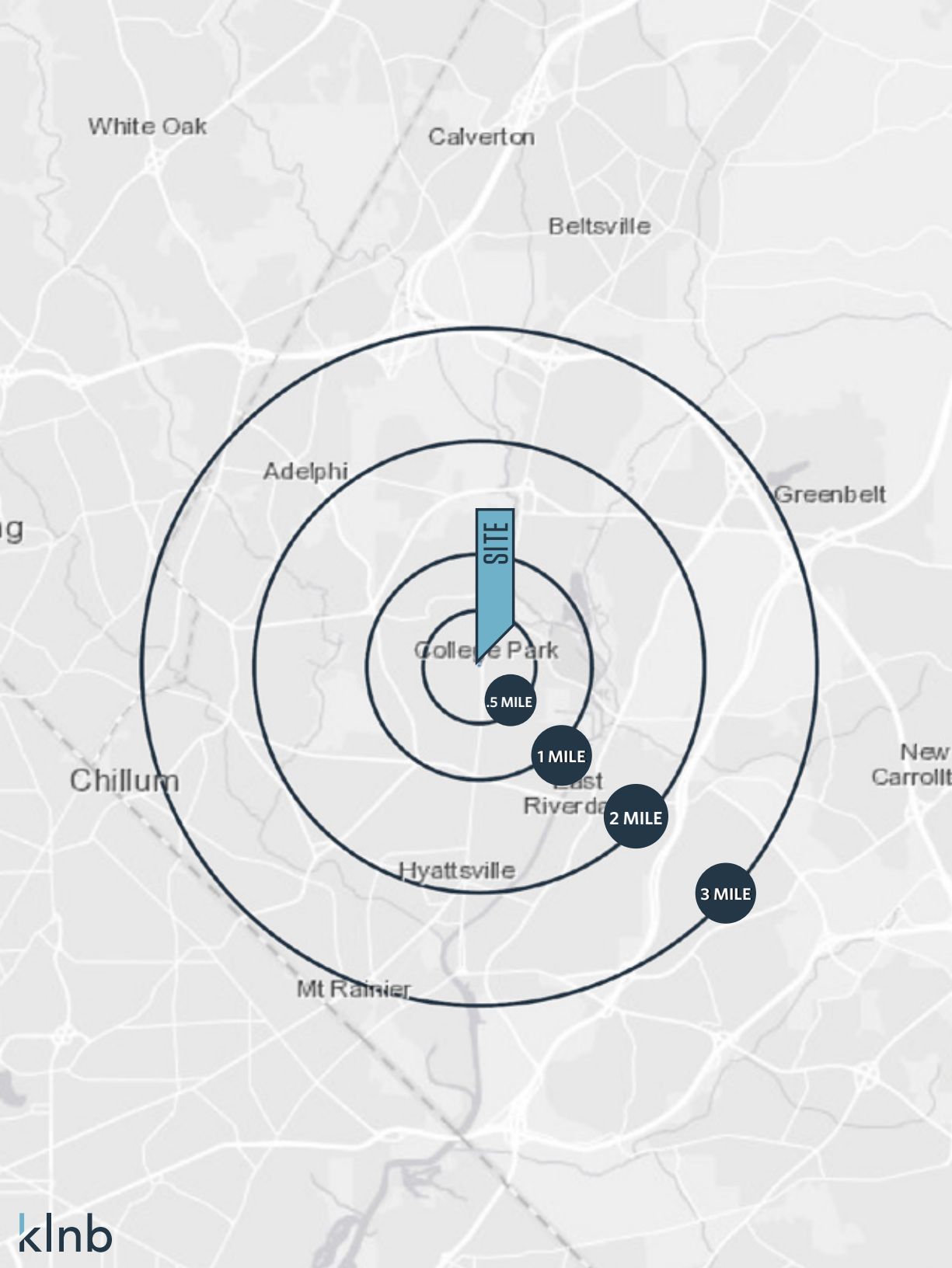
KELLY ATKINSON

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WILLARD

BOZZUTO

klnb



# WELCOME TO COLLEGE PARK, MD

	.5 Mile	1 Mile	2 Mile	3 Mile
 <b>Population</b> (excluding students and faculty)	10,673	19,086	82,790	203,970
 <b>Median Age</b>	21.8	22.9	28.5	31.6
 <b>Avg HH Income</b>	\$103,533	\$119,005	\$103,479	\$95,657
 <b>Bachelor's Degree or Higher</b>	47%	39%	20%	14%
 <b>Student Population</b>	7,294	9,739	16,752	22,030
 <b>Daytime Population</b>	14,205	32,401	88,926	177,295
 <b>UNIVERSITY OF MARYLAND, COLLEGE PARK</b> 41,000 Students 14,000 Faculty Members				
 <b>COLLEGE PARK-U of MD METRO STATION</b> 4,068 Metro Riders Per Day				
 <b>XFINITY CENTER</b> Contains 17,950 Seats				
	 <b>MARYLAND STADIUM</b> Contains 51,802 Seats			
 <b>Baltimore Ave (Route 1) Exit</b> located approximately 3 miles north. 221,490 ADT				
 <b>District of Columbia</b> located approximately 3 miles south				

## DEMOGRAPHICS





650

212

320

Metzerott Rd

MARKET PLACE

**BEST BUY**

**HOME DEPOT**

UNITED STATES POSTAL SERVICE

**MOM**

HOLLYWOOD SHOPPING CENTER (47,000 SF)

**M** GREENBELT

95

BELTWAY PLAZA (900,220 SF)

**TARGET**

**JO-ANN** fabric and craft stores

**Burlington** Coat Factory

**CVS** pharmacy

**Giant**

**BIG LOTS!**

**Libby's**

UNIVERSITY VIEW

**sweetgreen**

THE VARSITY

**LOONEY'S PUB**

**STAPLES**

T-Mobile

# COLLEGE PARK

## THE ASTER

**TRADER JOE'S**

**CRUNCH**

UNIVERSITY OF MARYLAND  
COLLEGE PARK  
41,000 STUDENTS  
14,000 FACULTY

PRINCE GEORGE'S PLAZA

**JCPenney**

**macy's**

**OLD NAVY**

**TARGET**

**OUTBACK** STEAK & CHICKEN

**ROSS** DRESS FOR LESS

**Marshalls**

COLLEGE PARK SHOPPING CENTER (185,703 SF)

**FedEx** Federal Express

**CVS** pharmacy

**Starbucks**

**CAVA**

**FIVE GUYS** BURGERS AND PIES

1

RIVERDALE PARK SHOPPING CENTER

**Starbucks**

**denizens** clothing co.

**WHOLE FOODS**

**M** COLLEGE PARK

COLLEGE PARK AIRPORT

295

**THE HOME DEPOT**

**Giant**

HYATTSVILLE STATION

**LAIFITNESS**

**BOBS** shoe store

**STAPLES**

METRO CENTER

**SAFeway**

**REGAL CINEMAS**

UNIVERSITY TOWN CENTER

201

410

# TRADE AREA



## A DYNAMIC TRADE AREA

MORE THAN JUST A COLLEGE TOWN

- » OVER 41,000 STUDENTS
  - » 300,000 VISITORS PER YEAR
  - » OVER 30,000 PEOPLE IN DOWNTOWN COLLEGE PARK
  - » A HUB FOR INNOVATION
  - » A TRANSIT ORIENTED WALKABLE COMMUNITY
  - » 130 ACRE OFFICE PARK DEDICATED TO RESEARCH
  - » 5,000 EMPLOYEES IN THE DISCOVERY DISTRICT
  - » A GROWING CITY
- 
- » 3,768 NEW RESIDENTIAL
  - » 522 HOTEL ROOMS
  - » OVER 250,000 SF OF COMMERCIAL DEVELOPMENT

Join:

TRADER  
JOE'S

CRUNCH

Vigilante  
COFFEE COMPANY

amazon

ARTHOUSE

WHOLE FOODS  
MARKET

CAVA

### UNIVERSITY OF MARYLAND

41,000 Students  
14,000 Faculty

XFINITY  
CENTER

MARYLAND  
STADIUM



PAINT BRANCH PARKWAY

COLLEGE AVE

COLLEGE PARK - UMD



THE ASTER

22,132  
[2019 ADT]



GUILFORD DR

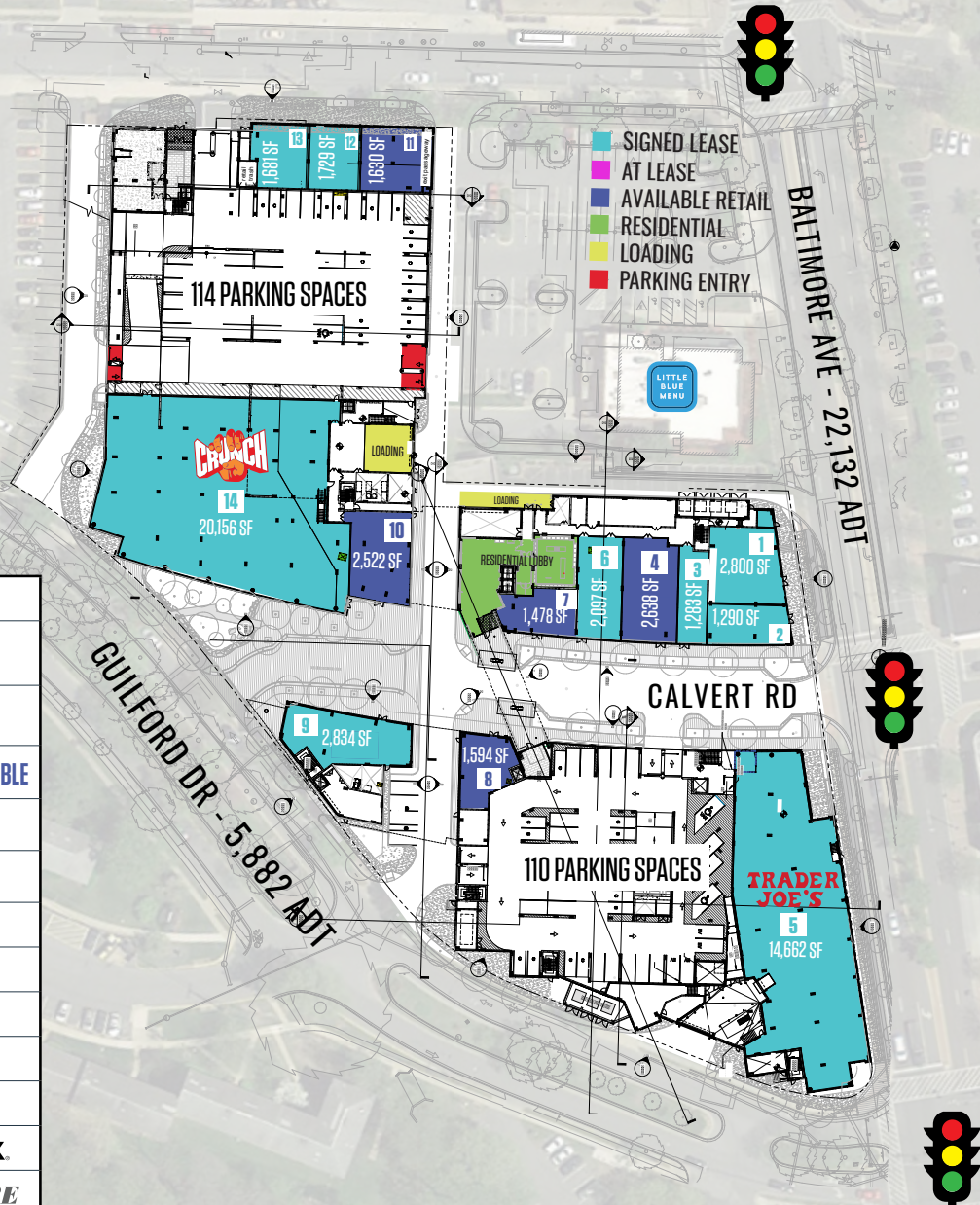
CAMPUS DR

ADELPHI ROAD

# DOWNTOWN COLLEGE PARK



THE STANDARD  
282 UNITS



- |     |                   |
|-----|-------------------|
| 1.  | PNC               |
| 2.  | ice cream jubilee |
| 3.  | BanditTaco        |
| 4.  | ROOTS - AVAILABLE |
| 5.  | TRADER JOE'S      |
| 6.  | Inspire           |
| 7.  | AVAILABLE         |
| 8.  | AVAILABLE         |
| 9.  | AREASONE          |
| 10. | AVAILABLE         |
| 11. | AVAILABLE         |
| 12. | HOTWORX           |
| 13. | ALLCARE           |
| 14. | CRUNCH            |

23,398 SF OF SHOP

14,662 SF

TRADER JOE'S

20,156 SF

CRUNCH

247

RETAIL PARKING SPACES

- » 114 NORTH GARAGE
- » 110 SOUTH GARAGE

THE PROJECT





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