

CALVERTON SHOPPING CENTER

11601-11735 Beltsville Drive, Beltsville, MD 20705
Prince George's County



Grocery Outlet has more than **500 stores nationwide**, including **10 stores and counting** in our market!

JOIN: **GROCERY OUTLET**
bargain market™



PROPERTY HIGHLIGHTS:

- Newly renovated shopping center!
- Pylon & I-95 Highway Signage Available!
- Located immediately southwest of the I-95/Powder Mill Rd 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

Mai Vo
mvo@klnb.com
703-268-2722

Craig Cheney
ccheney@klnb.com
703-268-2705

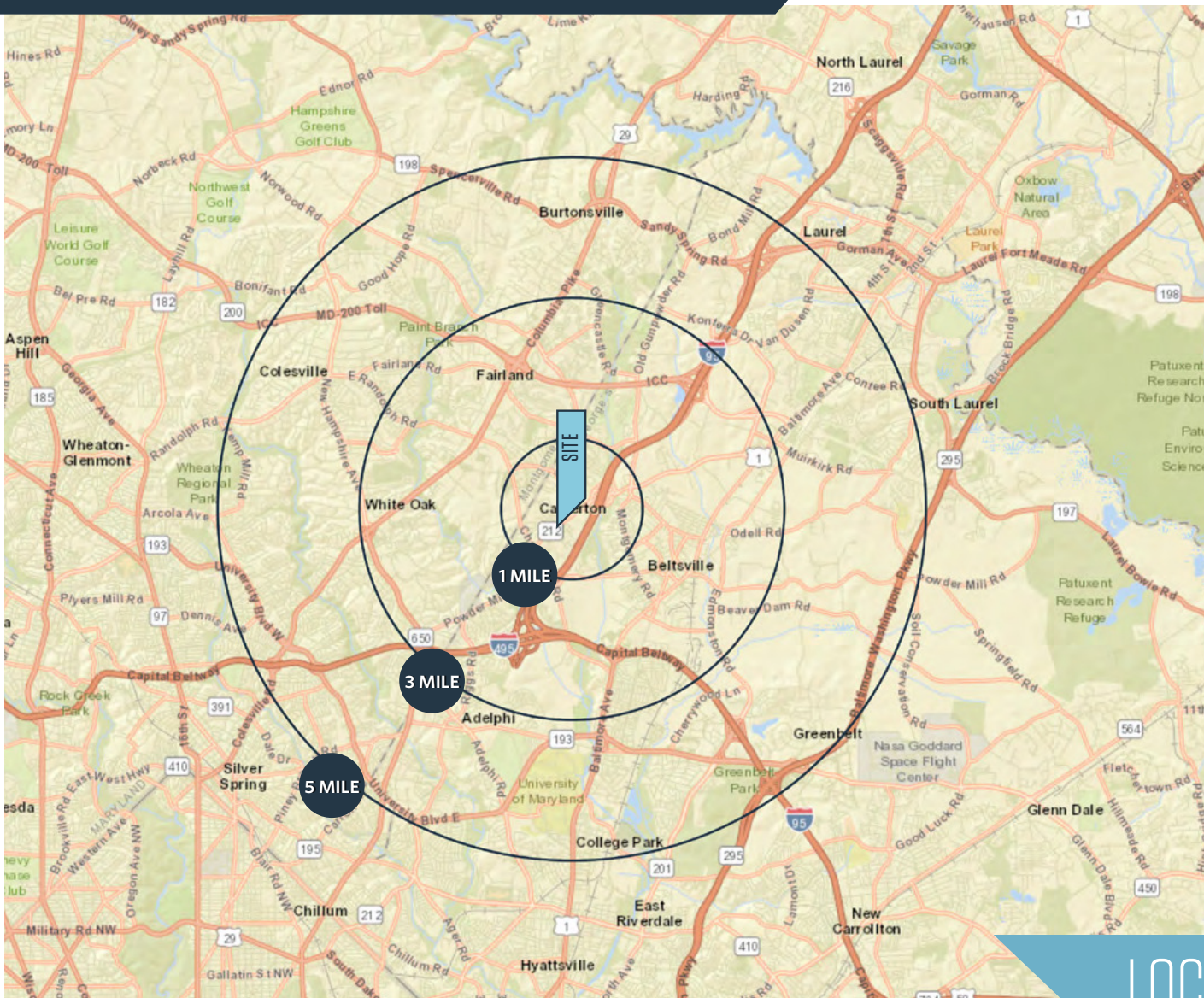
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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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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**NEW FAÇADE RENOVATIONS
COMPLETED JULY 2024!**

4.6 AC
ZONED: CGO
("COMMERCIAL, GENERAL, & OFFICE")

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2nd MOST VISITED
LOCATION IN MD!

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

TOP 15% VISITS OF
ALL LOCATIONS IN MD!

TOP 16% VISITS OF
ALL LOCATIONS IN MD!



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#	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	HOLY CRÊPE	1,080
11611	MAGIC HAIR BRAIDING	1,080
11613	VOCELLI PIZZA	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	DUNKIN'	950
PAD 2	Panera BREAD OPENING 1 ST QUARTER 2026	4,271

SITE PLAN

DATA GATHERED FROM Placer.ai



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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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SIGNAGE FOR 4.6-ACRE NEW DEVELOPMENT

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