

CALVERTON SHOPPING CENTER

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



CLICK HERE TO WATCH VIDEO OF PROPERTY

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 (2024):
21,810 ADT on Powder Mill Road
18,270 ADT on Beltsville Drive
187,161 ADT on I-95

SIZE	RATE	CONDITION	DELIVERY
2,884 SF**	"MARKET"	"AS-IS" (FORMER SIERRA'S GRILL & TAQUERIA)	IMMEDIATE
1,776 SF	"MARKET"	"AS-IS" (PORTION OF FORMER LAUNDROMAT- TO BE DEMISED)	IMMEDIATE
1,216 SF	"MARKET"	"AS-IS" (PORTION OF FORMER LAUNDROMAT- TO BE DEMISED)	IMMEDIATE
863 SF	AT LEASE		
*Est. NNN: \$7.68 PSF			
**Est. NNN: \$7.94 PSF (includes trash)			

OWNED BY: CARROLLTON ENTERPRISES

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

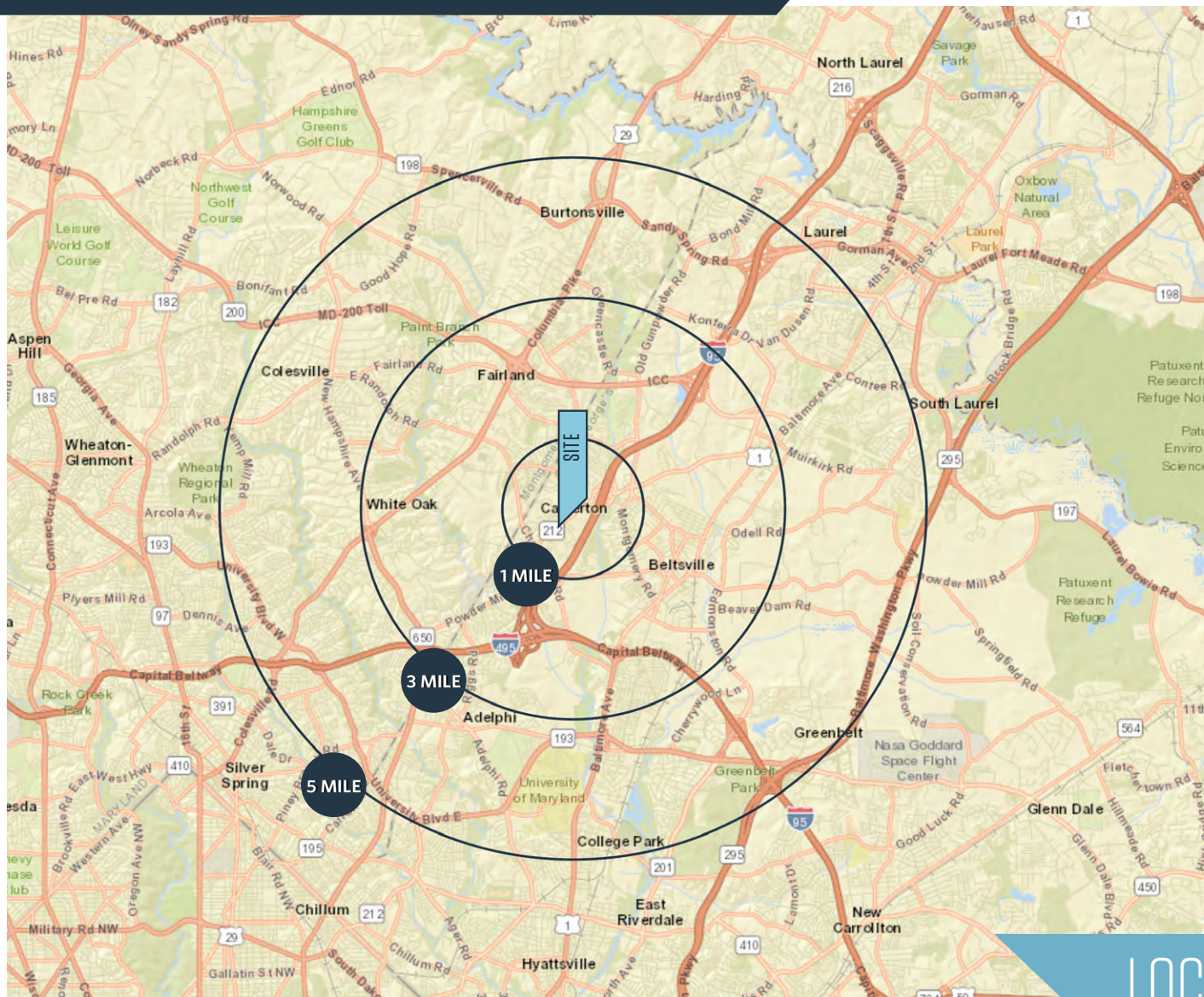
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
19,629	94,019	304,537
Daytime Population		
15,792	97,373	284,534
Households		
7,505	32,743	101,199
Average HH Income		
\$113,327	\$122,783	\$131,204

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Beltsville Drive	18,270 ADT
Powder Mill Rd (Rt. 212)	21,810 ADT
I-95	187,161 ADT

LOCATION & DEMOGRAPHICS

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



CLOSE-UP AERIAL

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



MARKET AERIAL

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

JOANN
100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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

**NEW FAÇADE RENOVATIONS
COMPLETED JULY 2024!**



AVAILABLE
AT LEASE

KINGDOM
FELLOWSHIP
(ACTIVE MEMBERSHIP OF
OVER 5,000 PEOPLE)

(COMING)
VOCCELLI
PIZZA

(COMING)
TACOS & LA MAURE

(COMING)
BR

(COMING)
DUNKIN'

2,884 SF
3,000 SF

2ND GEN
RESTAURANT
SPACE

GROCERY OUTLET
Bargain Market

1,776 SF
1,216 SF

CALVERTON
BARBER
DRY CLEANER

CVS/pharmacy

863 SF
(COMING)

Panera
BREAD
OPENING 1ST
QUARTER 2026

4,271 SF

EXXON

POWDER MILL RD

21,810
(2024 ADT)

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

CLOSE-UP AERIAL

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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

2ND MOST VISITED OF
ALL LOCATIONS 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!



CALVERTON SHOPPING CENTER

#	TENANT	SQ. FT.
11735	AT LEASE	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 COMING	1,080
11611	MAGIC HAIR BRAIDING	1,080
11613	VOCELLI PIZZA COMING	1,400
11615	DANNA'S	1,400
11619	AVAILABLE	2,884
11623	TACOS A LA MADRE	3,000
4000	McDonald's	3,862
PAD 1	DUNKIN' COMING	950
PAD 2	Panera BREAD OPENING 1ST QUARTER 2026	4,271



DATA GATHERED FROM Placer.ai

SITE PLAN

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



PHOTOS

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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



EXIT 29 B
(NORTHBOUND 95)



EXIT 29 A
(NORTHBOUND 95)



EXIT 29 B
(SOUTHBOUND 95)

HIGHWAY SIGNS

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

Matt Copeland
mcopeland@klnb.com
443-632-2051

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204
klnb.com

klnb

CALVERTON SHOPPING CENTER

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

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Mai Vo

mvo@klnb.com
703-268-2722

Matt Copeland

mcopeland@klnb.com
443-632-2051

Michael Ginsburg

mginsburg@klnb.com
443-632-2041

100 West Rd, Suite 505
Baltimore, MD 21204

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.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 kind, express or implied, with respect to the property or any other matters.

klnb