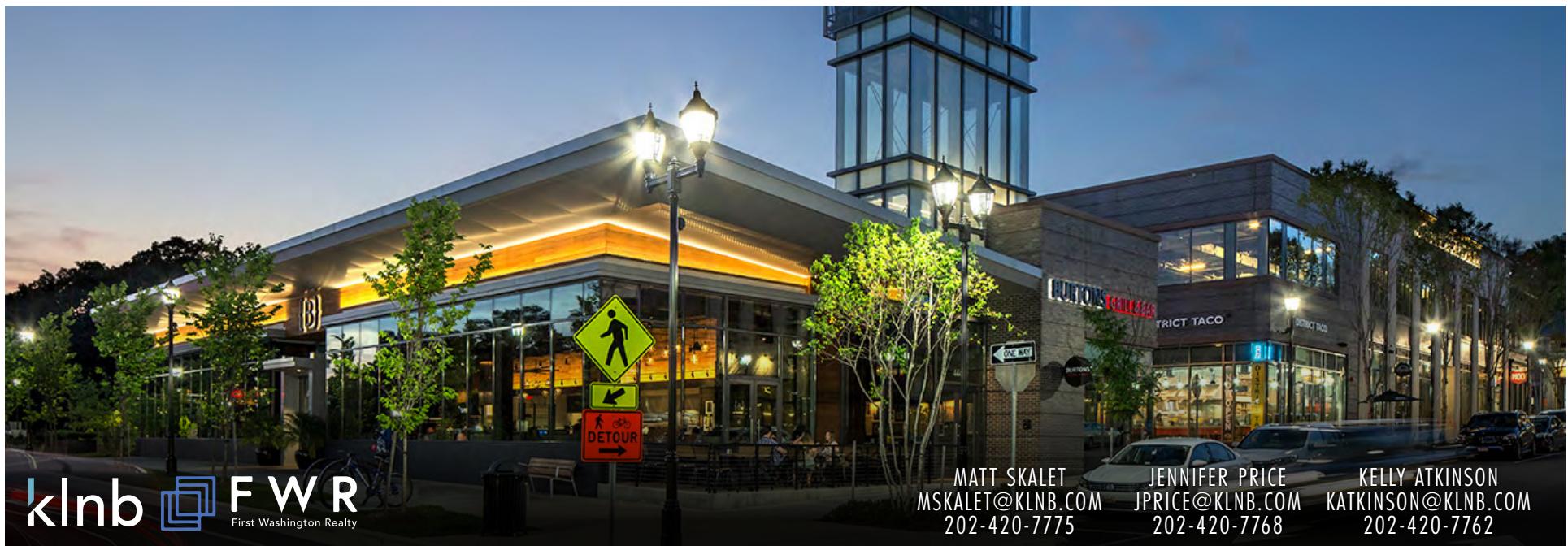
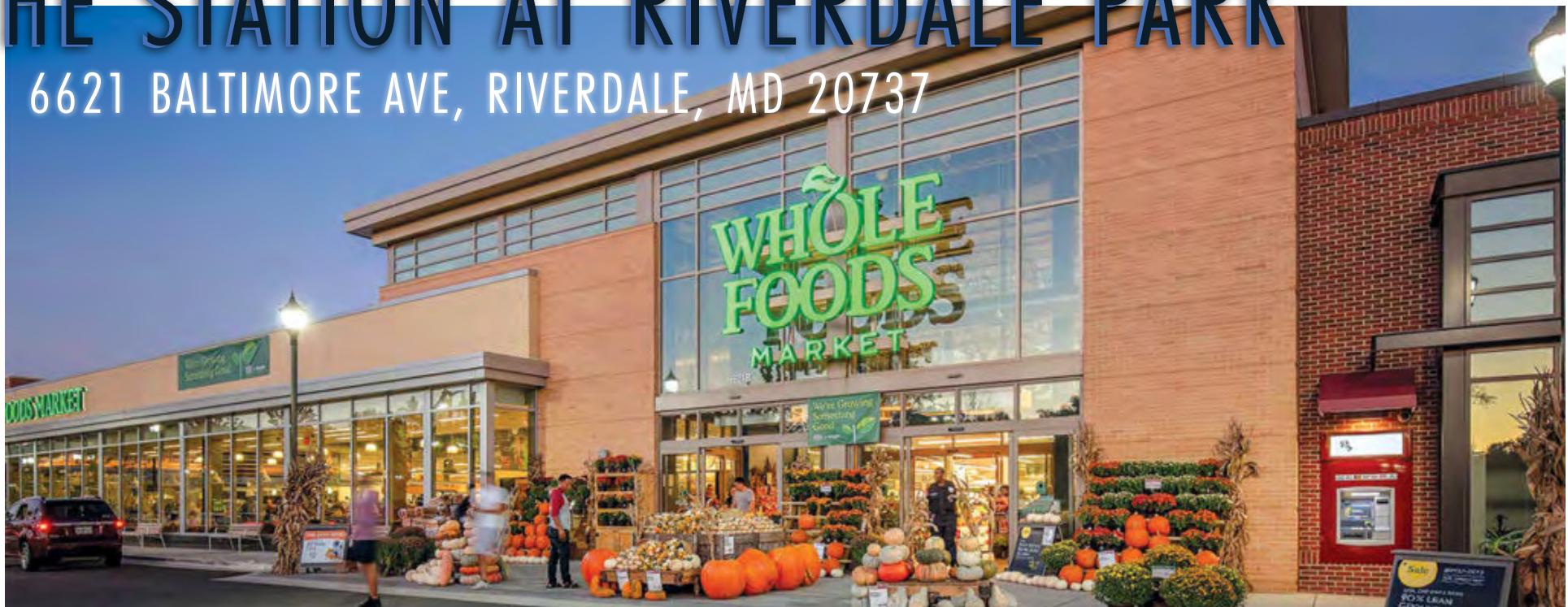


THE STATION AT RIVERDALE PARK

6621 BALTIMORE AVE, RIVERDALE, MD 20737



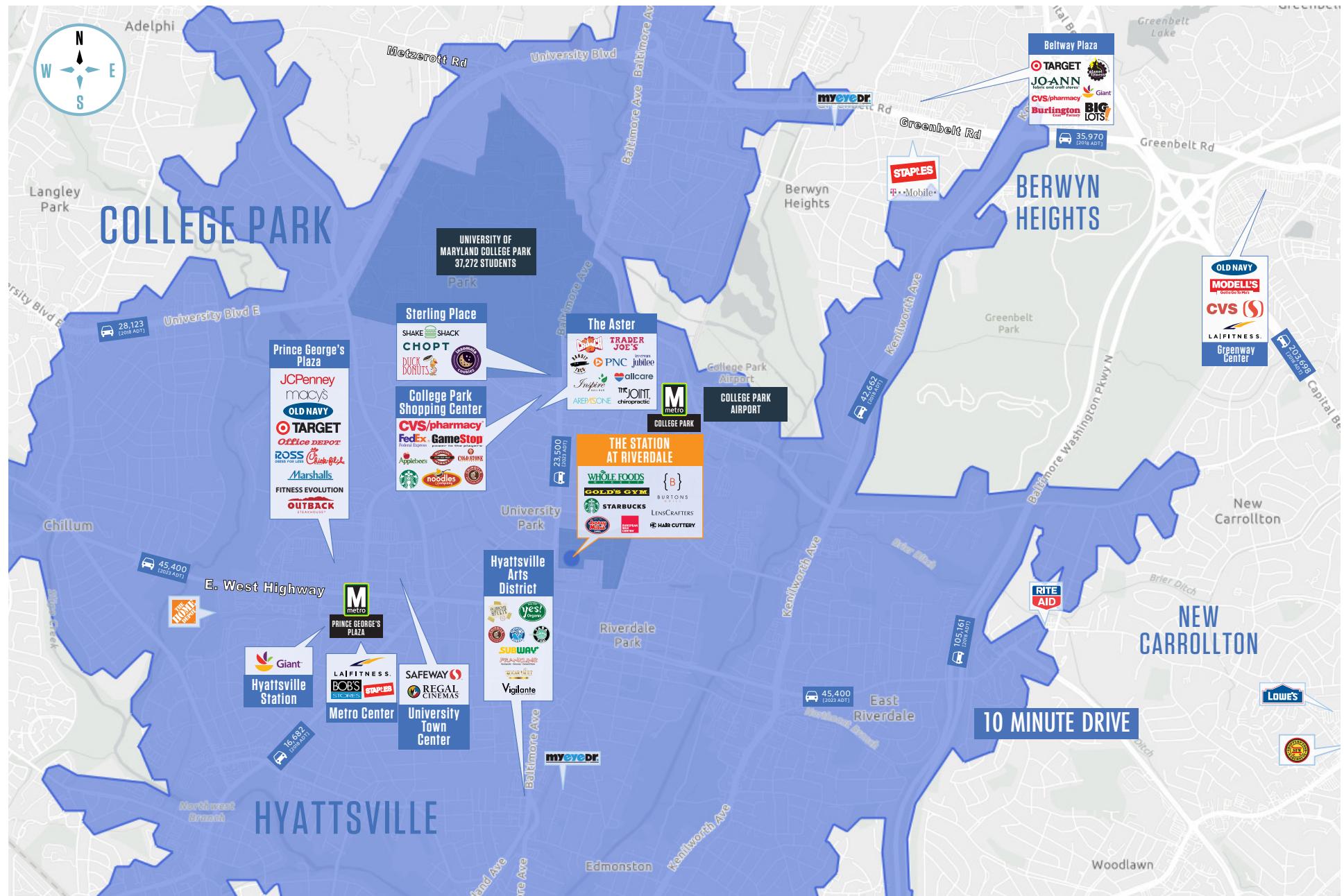
klnb  **FWR**
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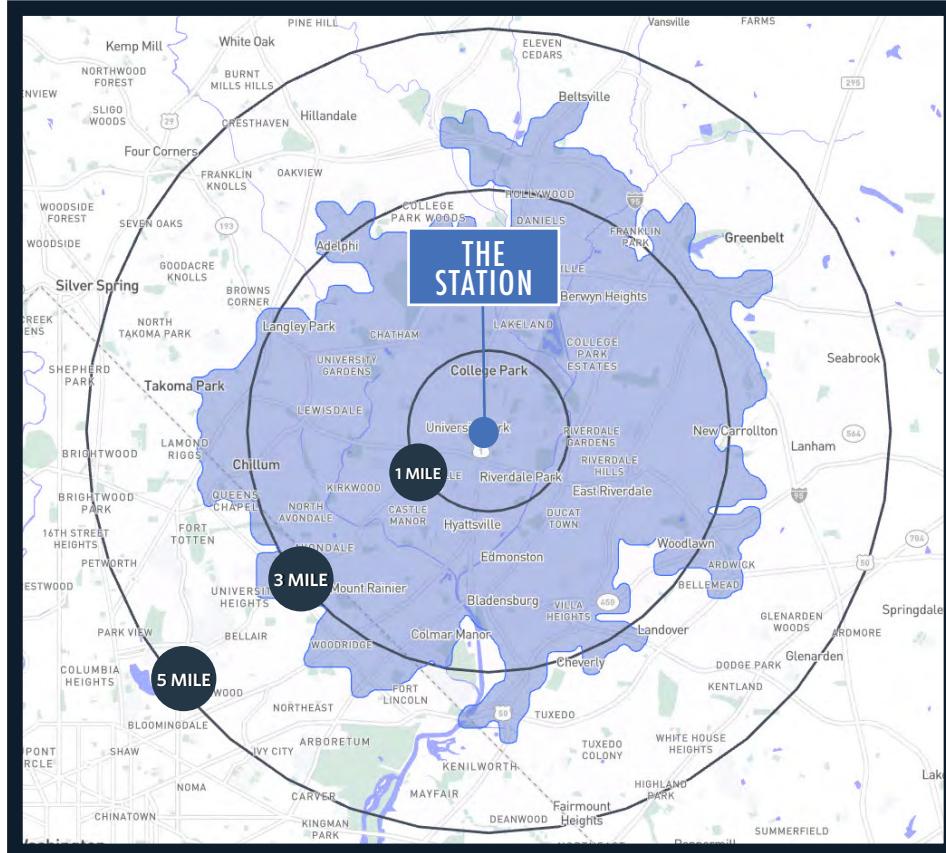
JENNIFER PRICE
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KELLY ATKINSON
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THE NEIGHBORHOOD



DEMOGRAPHICS



45,400 ADT
EAST-WEST HIGHWAY



23,500 ADT
BALTIMORE AVE

	1 MILE	3 MILE	5 MILE	7 MIN DRIVE	10 MIN DRIVE
POPULATION	19,559	193,060	512,117	38,736	108,966
AVERAGE HH INCOME	\$140,418	\$108,011	\$117,563	\$119,044	\$109,372
DAYTIME POPULATION	24,177	174,273	475,136	49,183	106,967
HOUSEHOLDS	7,118	60,888	177,541	12,861	32,820
MEDIAN AGE	28.4	28.3	28.7	28.6	28.9
FOOD AWAY FROM HOME SPENDING	\$37,316,984	\$246,832,916	\$762,118,241	\$58,170,577	\$136,185,535
RETAIL GOODS SPENDING	\$262,102,721	\$1,759,738,447	\$5,463,828,900	\$408,650,803	\$963,402,631

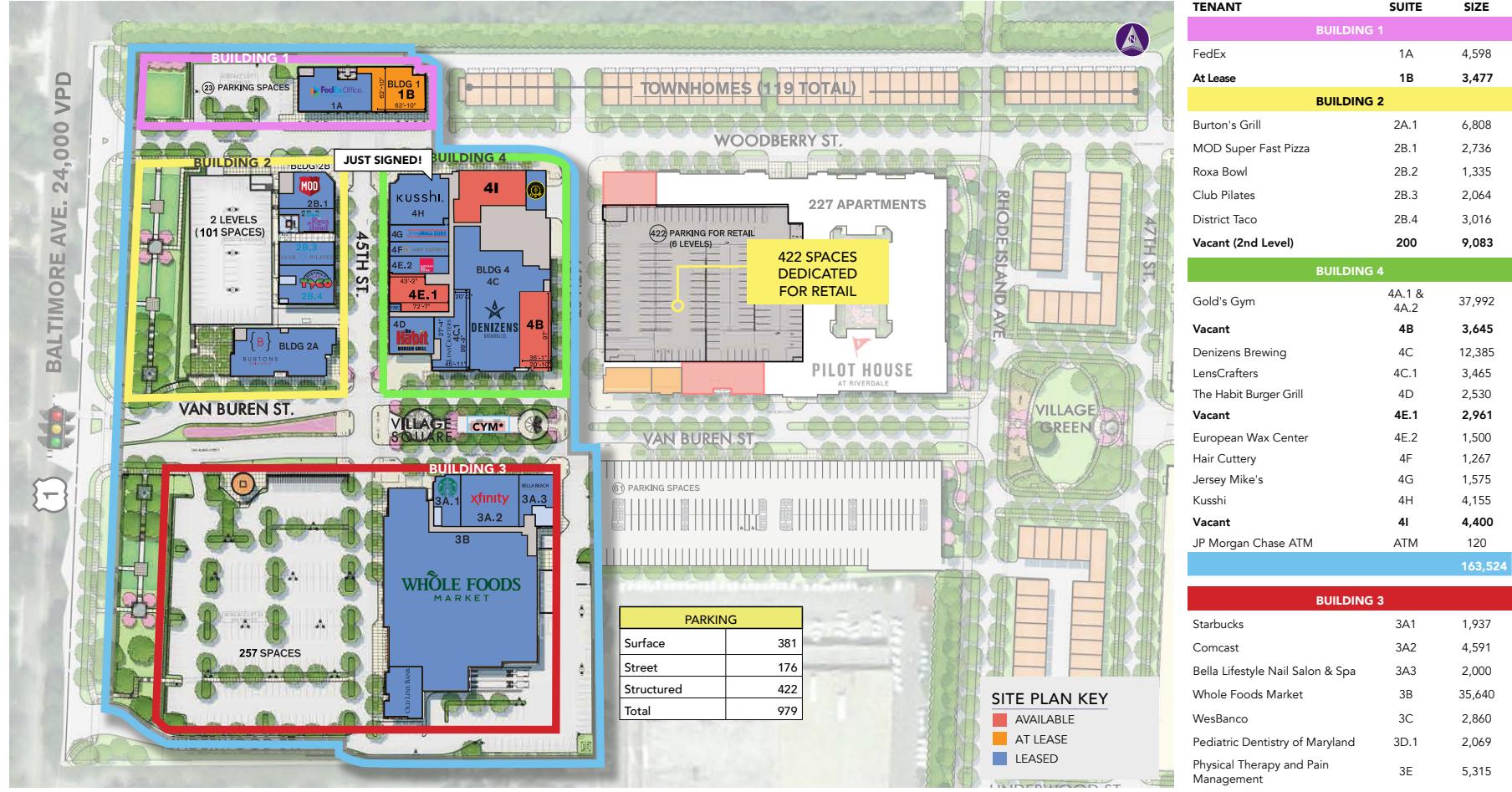


4,500 ADT
VAN BUREN ST

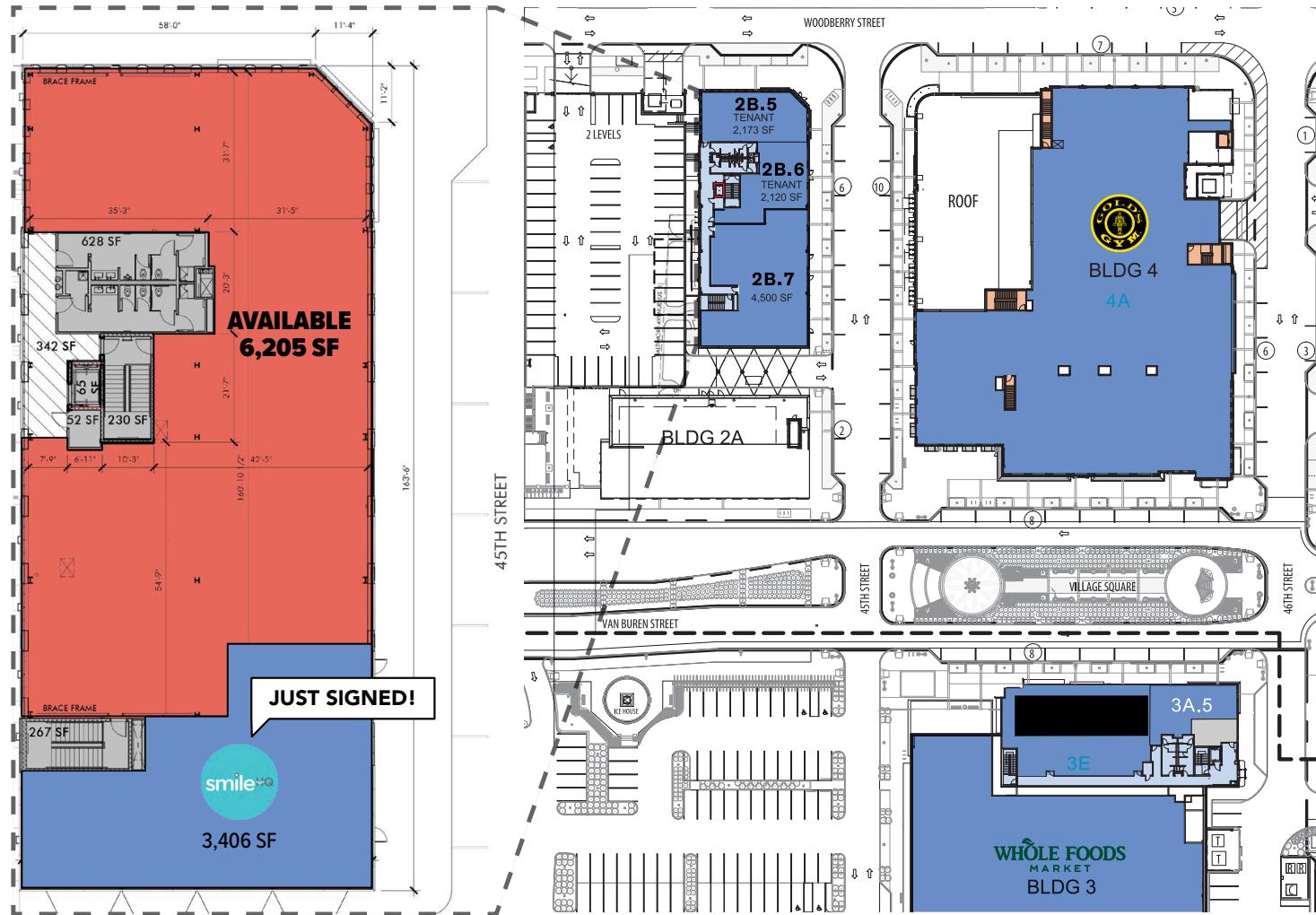


1,300 ADT
45TH ST

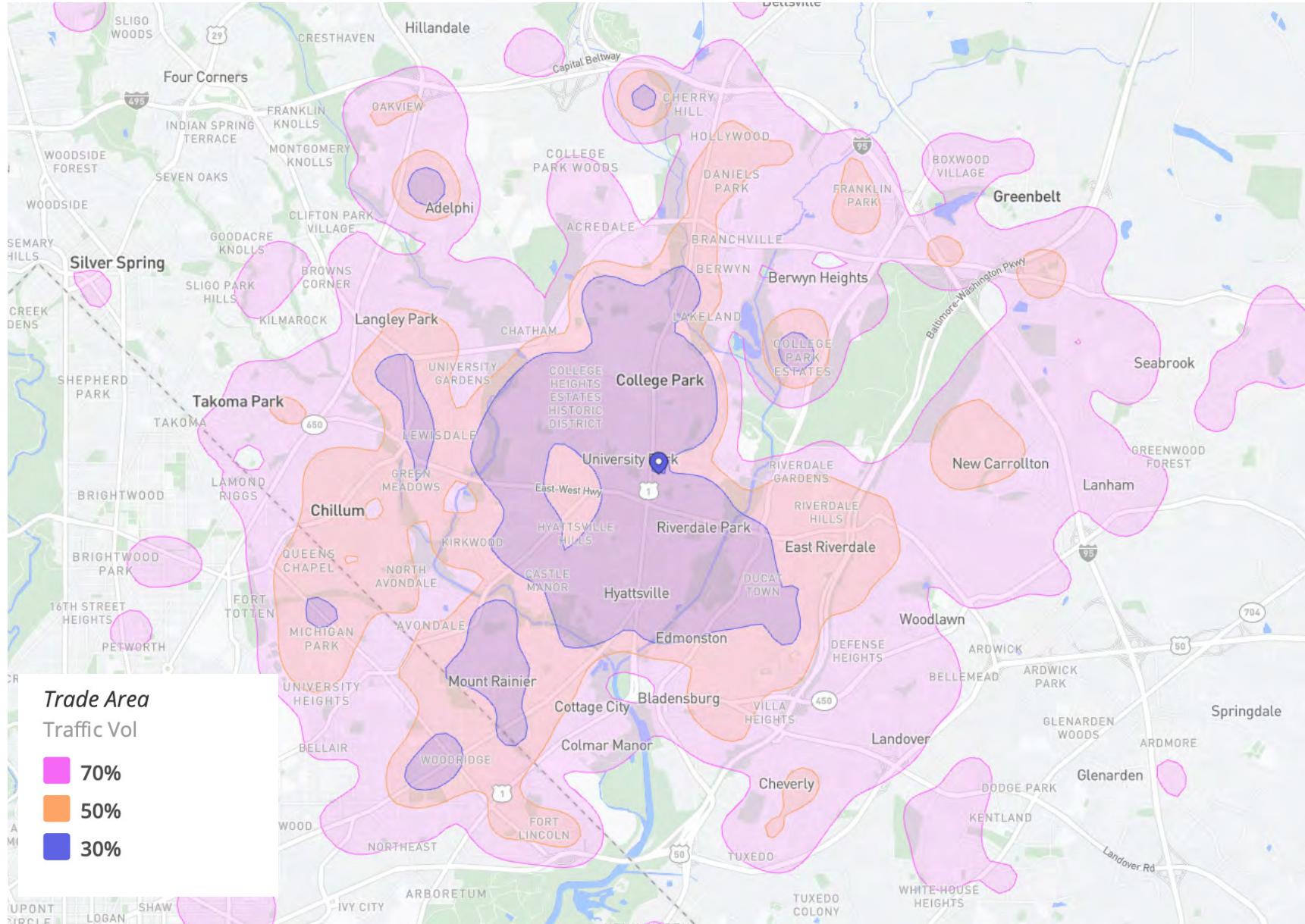
SITE PLAN



2ND LEVEL - QUASI RETAIL/OFFICE



PLACER TRUE TRADE AREA



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