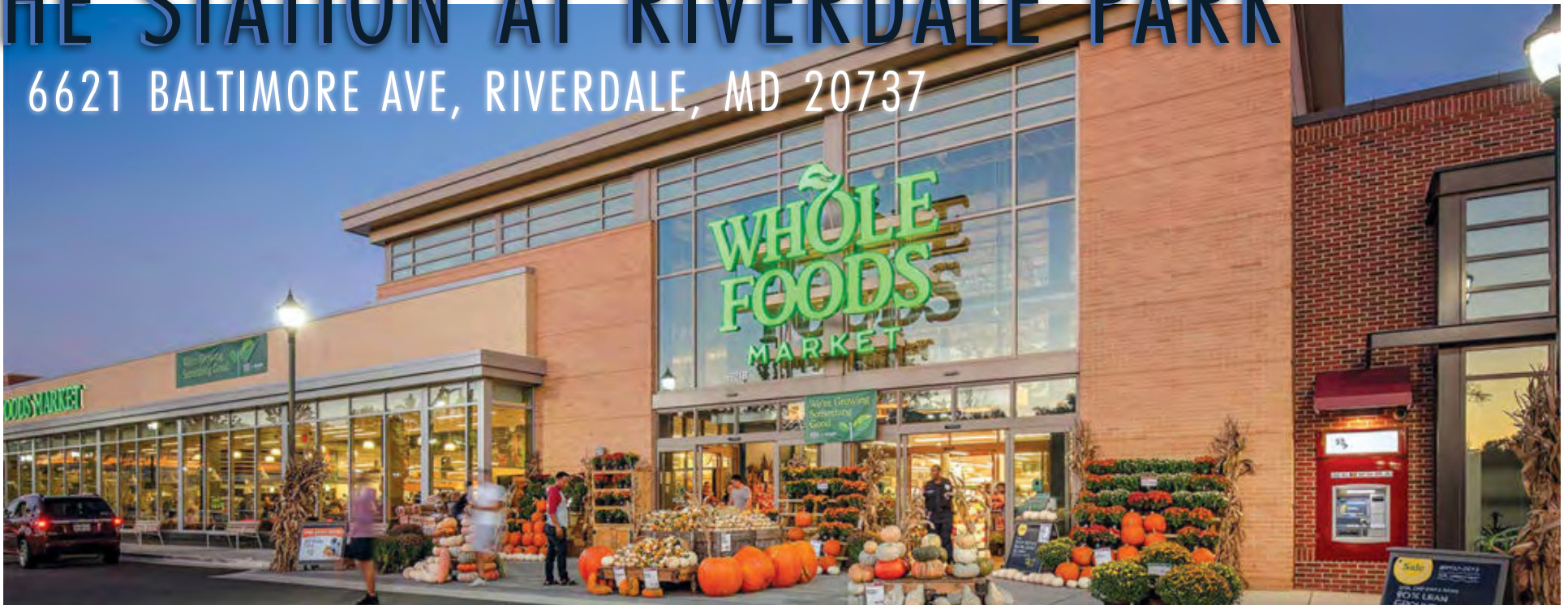


# THE STATION AT RIVERDALE PARK

6621 BALTIMORE AVE, RIVERDALE, MD 20737



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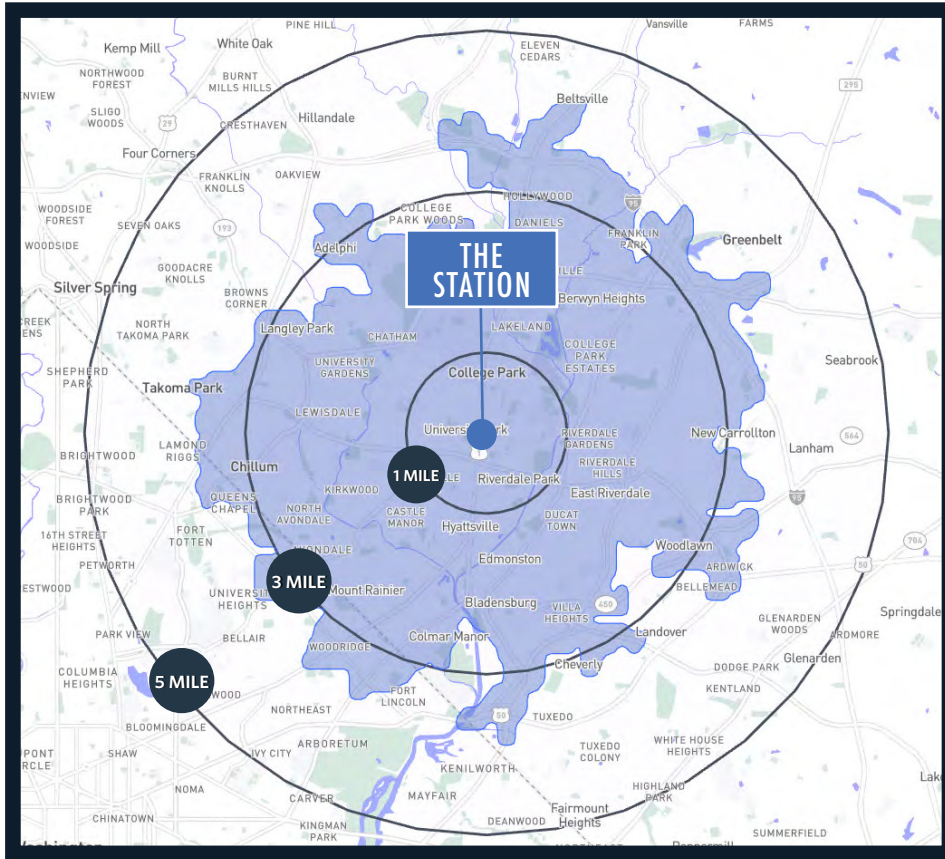
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# THE NEIGHBORHOOD



# DEMOGRAPHICS



	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



**45,400 ADT**  
EAST-WEST HIGHWAY



**23,500 ADT**  
BALTIMORE AVE



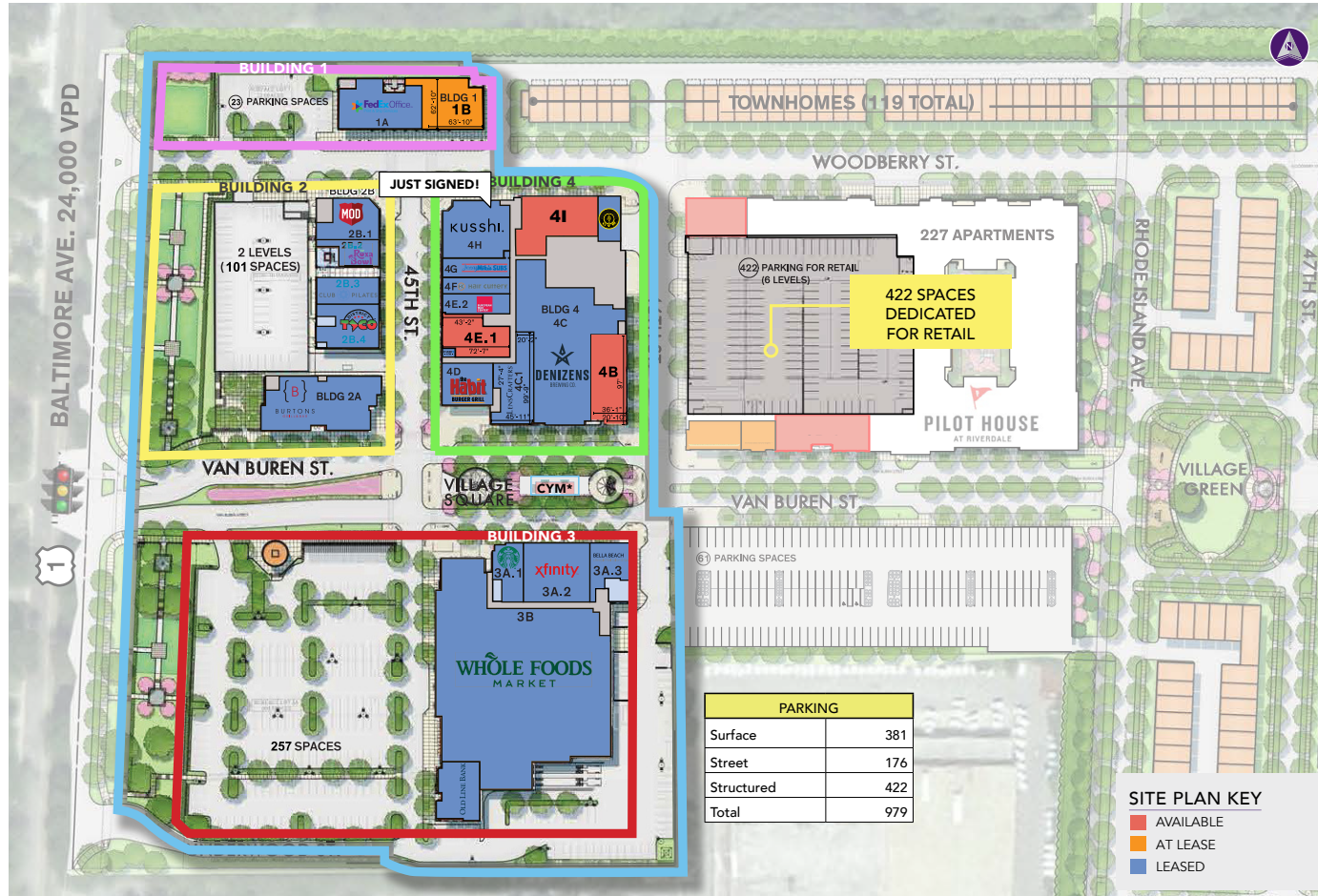
**4,500 ADT**  
VAN BUREN ST



**1,300 ADT**  
45TH ST



# SITE PLAN

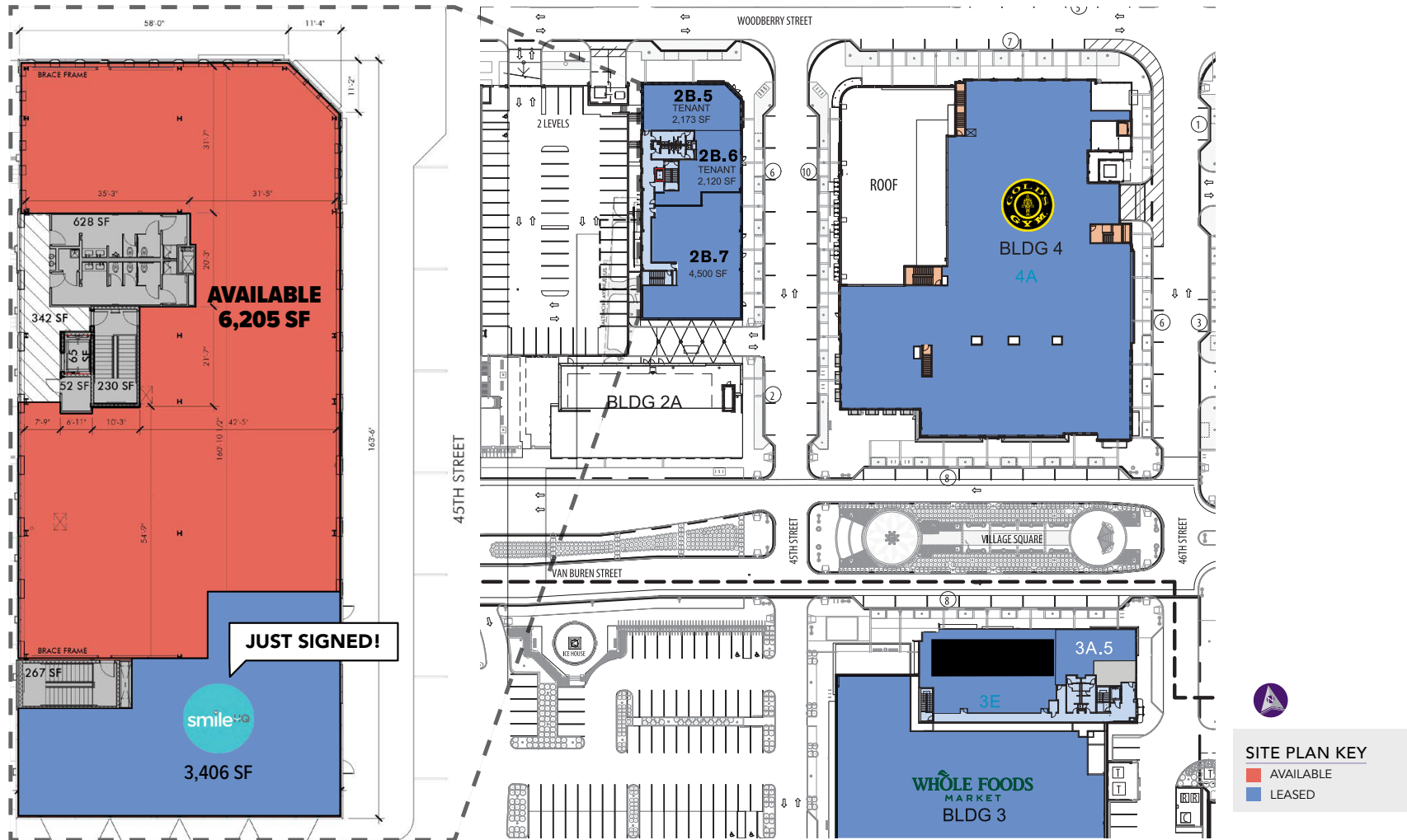


TENANT	SUITE	SIZE
<b>BUILDING 1</b>		
FedEx	1A	4,598
<b>At Lease</b>	<b>1B</b>	<b>3,477</b>
<b>BUILDING 2</b>		
Burton's Grill	2A.1	6,808
MOD Super Fast Pizza	2B.1	2,736
Roxa Bowl	2B.2	1,335
Club Pilates	2B.3	2,064
District Taco	2B.4	3,016
<b>Vacant (2nd Level)</b>	<b>200</b>	<b>9,083</b>
<b>BUILDING 4</b>		
Gold's Gym	4A.1 & 4A.2	37,992
<b>Vacant</b>	<b>4B</b>	<b>3,645</b>
Denizens Brewing	4C	12,385
LensCrafters	4C.1	3,465
The Habit Burger Grill	4D	2,530
<b>Vacant</b>	<b>4E.1</b>	<b>2,961</b>
European Wax Center	4E.2	1,500
Hair Cuttery	4F	1,267
Jersey Mike's	4G	1,575
Kusshi	4H	4,155
<b>Vacant</b>	<b>4I</b>	<b>4,400</b>
JP Morgan Chase ATM	ATM	120
		<b>163,524</b>
<b>BUILDING 3</b>		
Starbucks	3A1	1,937
Comcast	3A2	4,591
Bella Lifestyle Nail Salon & Spa	3A3	2,000
Whole Foods Market	3B	35,640
WesBanco	3C	2,860
Pediatric Dentistry of Maryland	3D.1	2,069
Physical Therapy and Pain Management	3E	5,315

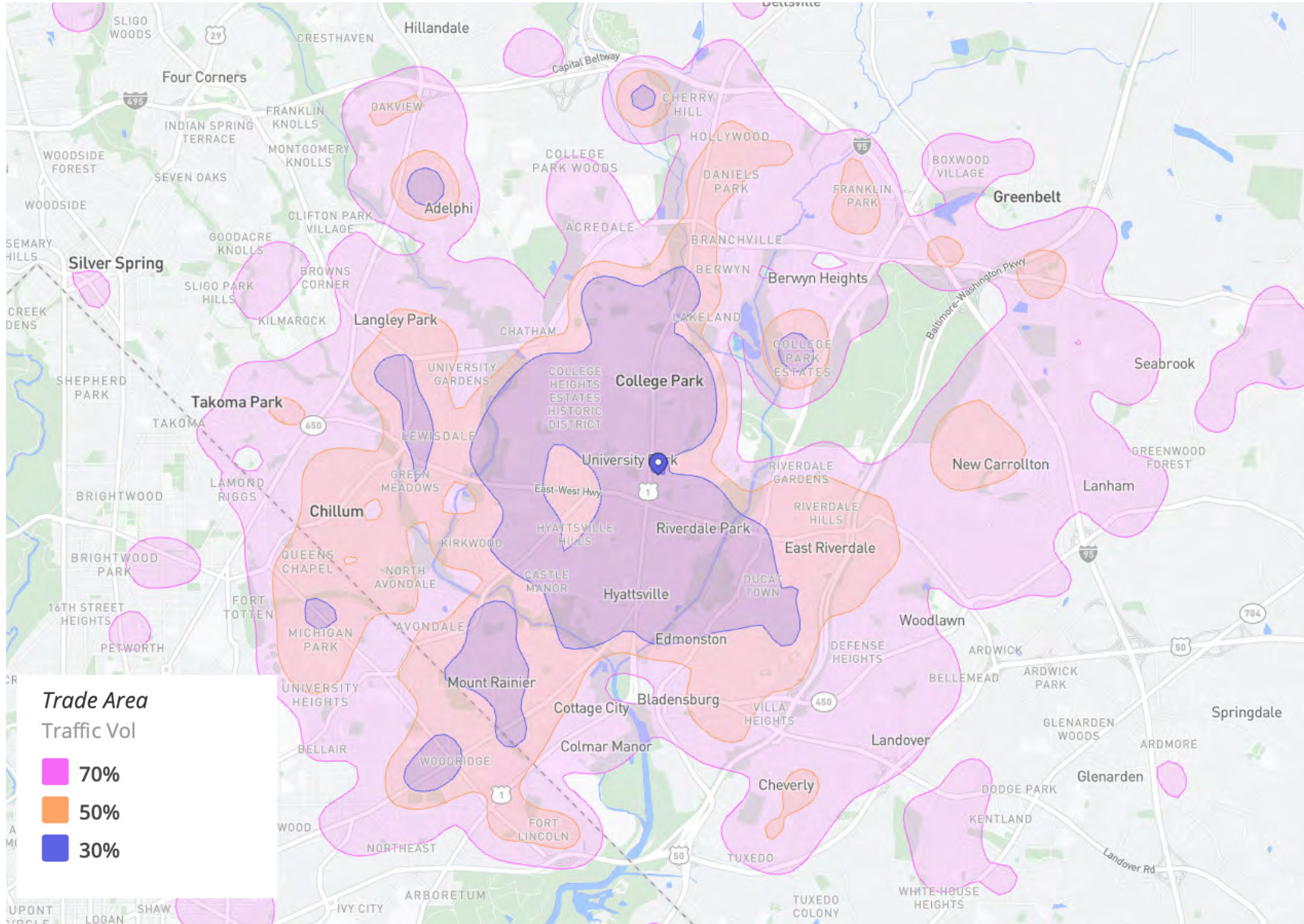
\* Call Your Mother - Food Trolley  
Not Included - Part of Common Area



# 2ND LEVEL - QUASI RETAIL/OFFICE



# PLACER TRUE TRADE AREA





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