


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

OWNED BY:
 **CARROLLTON ENTERPRISES**

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	"MARKET"	"AS-IS" W/ NEW STOREFRONT (VANILLA SHELL SPACE)	IMMEDIATE
4.63 AC.	"MARKET"	"AS-IS" (LAND)	IMMEDIATE

*Est. NNN: \$8.04 PSF
**Est. NNN: \$8.45 PSF (includes trash)

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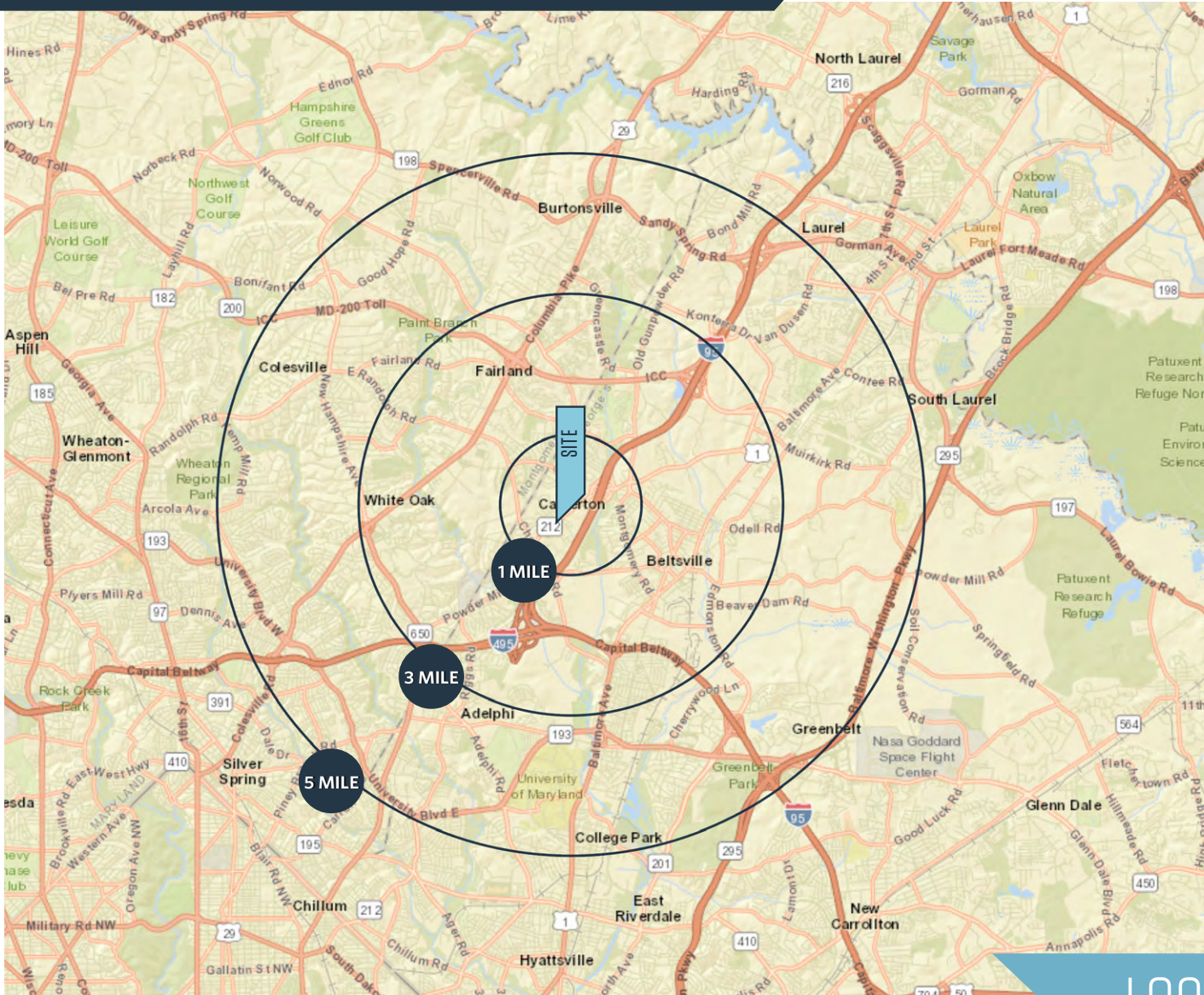
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DEMOGRAPHICS | 2025:

	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

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CLOSE-UP AERIAL

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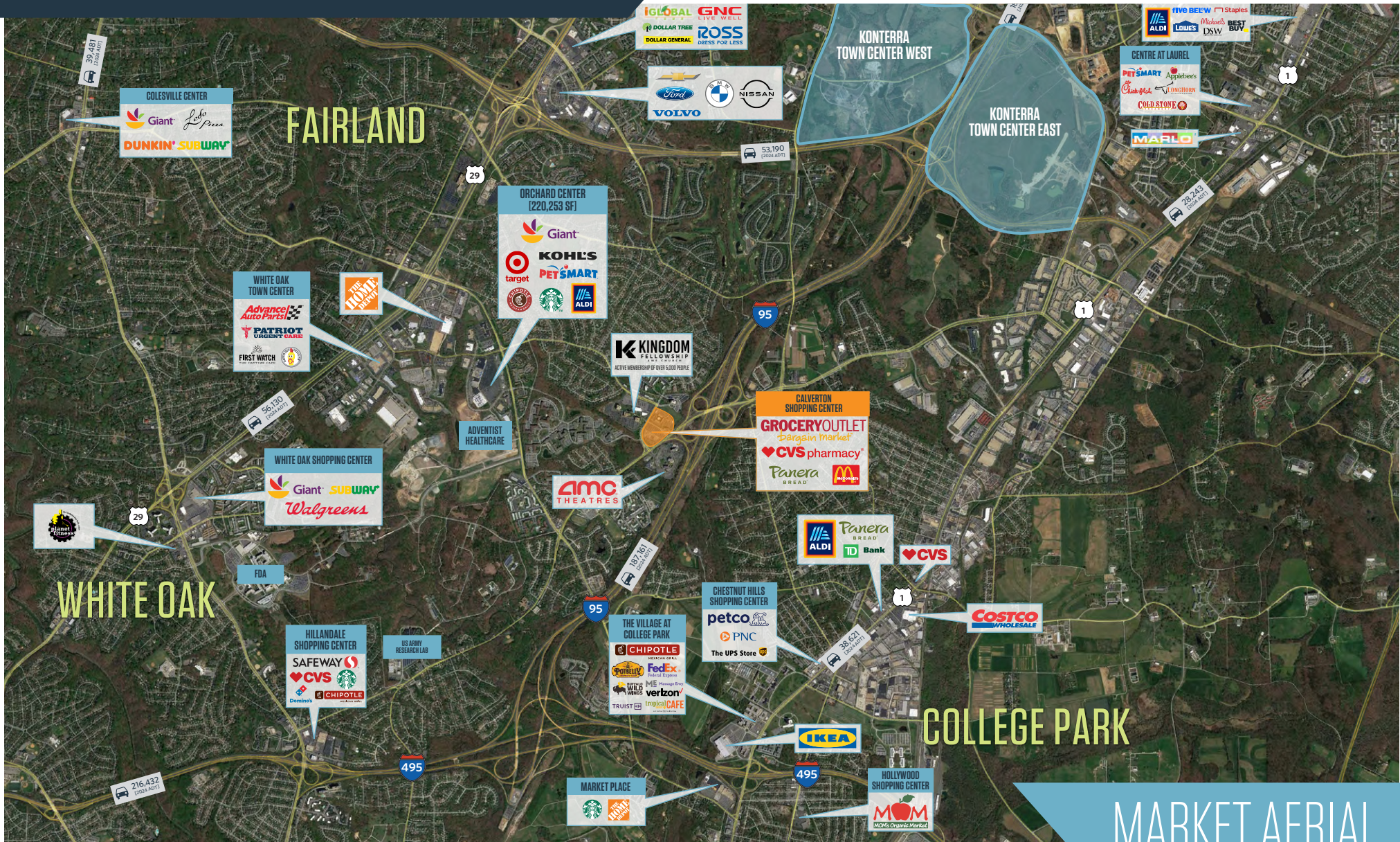
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EXIT 29 B
(NORTHBOUND 95)



EXIT 29 A
(NORTHBOUND 95)



EXIT 29 B
(SOUTHBOUND 95)

HIGHWAY SIGNS

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