

HOLLYWOOD SHOPPING CENTER

9805 Rhode Island Avenue, College Park, MD 20740
Prince George's County



RETAIL FOR LEASE

JOIN THESE RETAILERS:



- 49,193 SF shopping center well located on the heavily trafficked Rhode Island Avenue in College Park, MD.
- Excellent visibility and abundant parking.
- Located within 2 miles of the University of Maryland, College Park (40,800+ students).

| SIZE | CONDITION | TIMING |
|----------|---|-----------------------------------|
| 500 SF | "AS-IS" (EXISTING BARBER) | WITHIN 60 DAYS OF SIGNED LEASE |
| 1,000 SF | "AS-IS" (FORMER HOLLYWOOD NUTRITION) | IMMEDIATE |
| 1,200 SF | "AS-IS" (FORMER MARTIAL ARTS STUDIO) | IMMEDIATE |

*Est. NNN: \$8.28 PSF

OWNED BY:  CARROLLTON
ENTERPRISES

Mai Vo
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Matt Copeland
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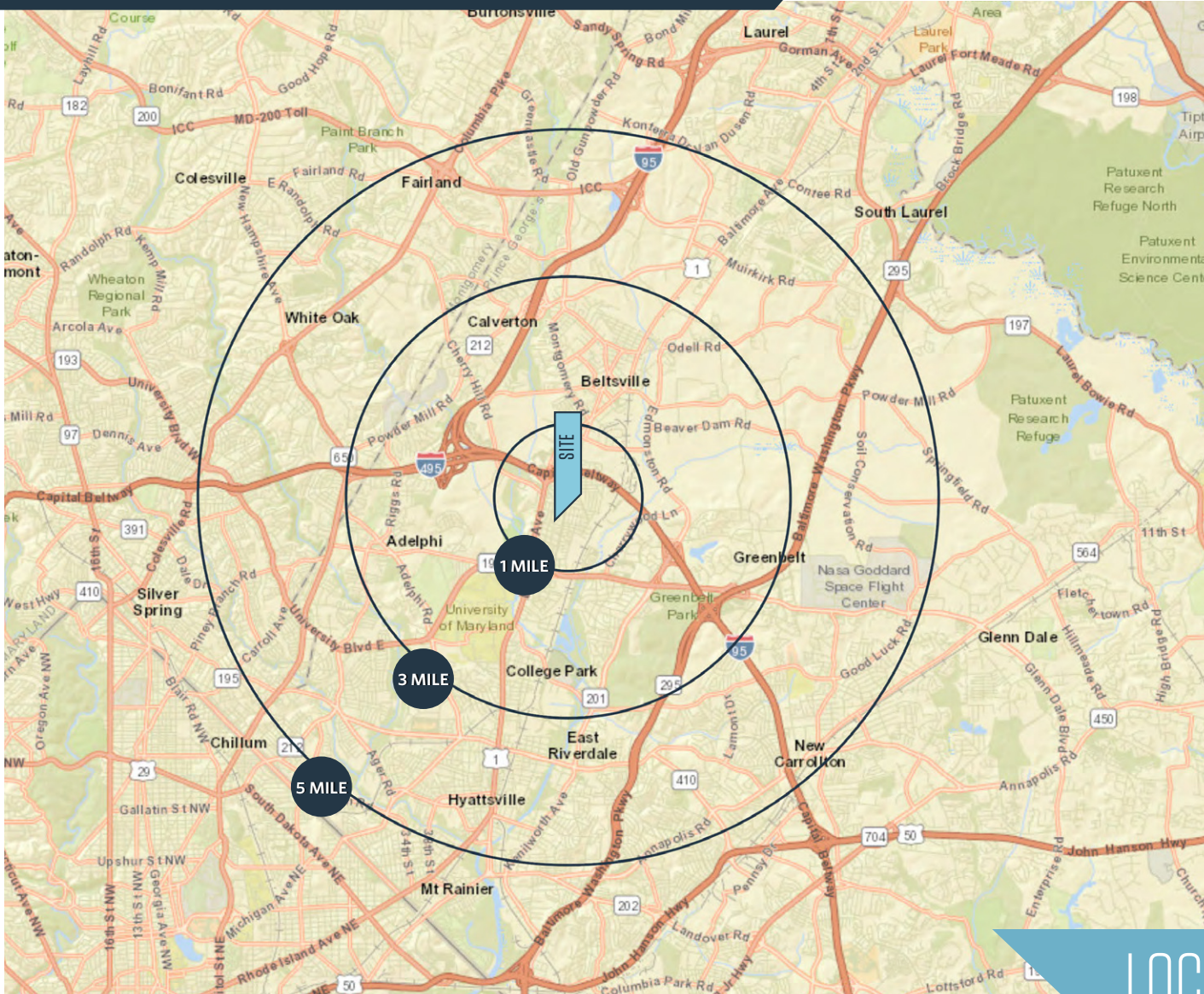
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DEMOGRAPHICS | 2025:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 11,941 | 99,737 | 373,367 |
| Daytime Population | 14,638 | 125,867 | 357,170 |
| Households | 4,580 | 34,175 | 122,871 |
| Average HH Income | \$128,155 | \$109,879 | \$117,042 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|---------------------|-------------|
| Rhode Island Avenue | 15,050ADT |
| Capital Beltway | 177,781 ADT |

LOCATION & DEMOGRAPHICS

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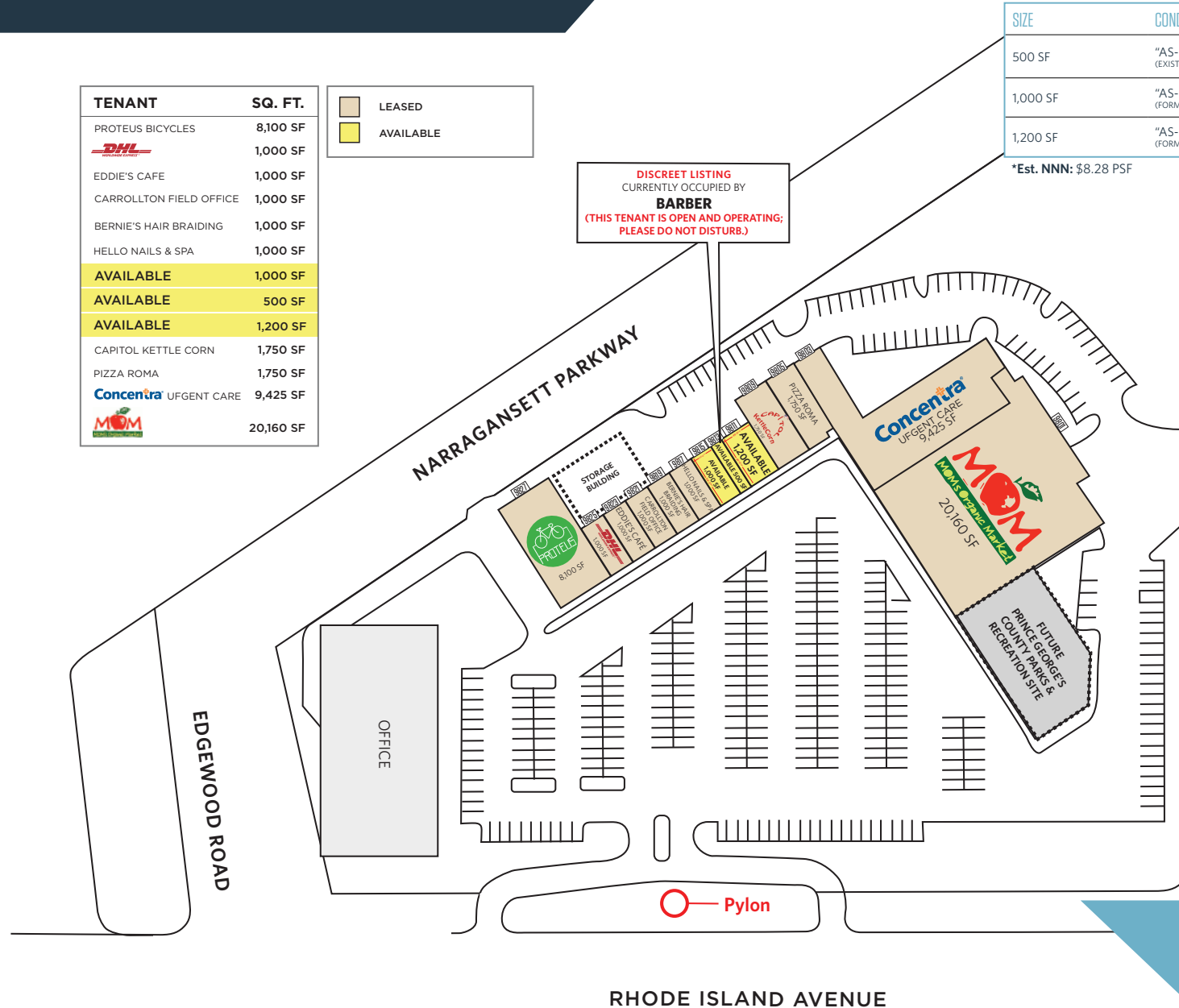
| TENANT | SQ. FT. |
|------------------------------|-----------------|
| PROTEUS BICYCLES | 8,100 SF |
| DHL | 1,000 SF |
| EDDIE'S CAFE | 1,000 SF |
| CARROLLTON FIELD OFFICE | 1,000 SF |
| BERNIE'S HAIR BRAIDING | 1,000 SF |
| HELLO NAILS & SPA | 1,000 SF |
| AVAILABLE | 1,000 SF |
| AVAILABLE | 500 SF |
| AVAILABLE | 1,200 SF |
| CAPITOL KETTLE CORN | 1,750 SF |
| PIZZA ROMA | 1,750 SF |
| Concentra URGENT CARE | 9,425 SF |
| MOM | 20,160 SF |

| |
|---|
| LEASED |
| AVAILABLE |

DISCREET LISTING
CURRENTLY OCCUPIED BY
BARBER
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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