

# 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
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

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**Matt Copeland**  
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443-632-2051

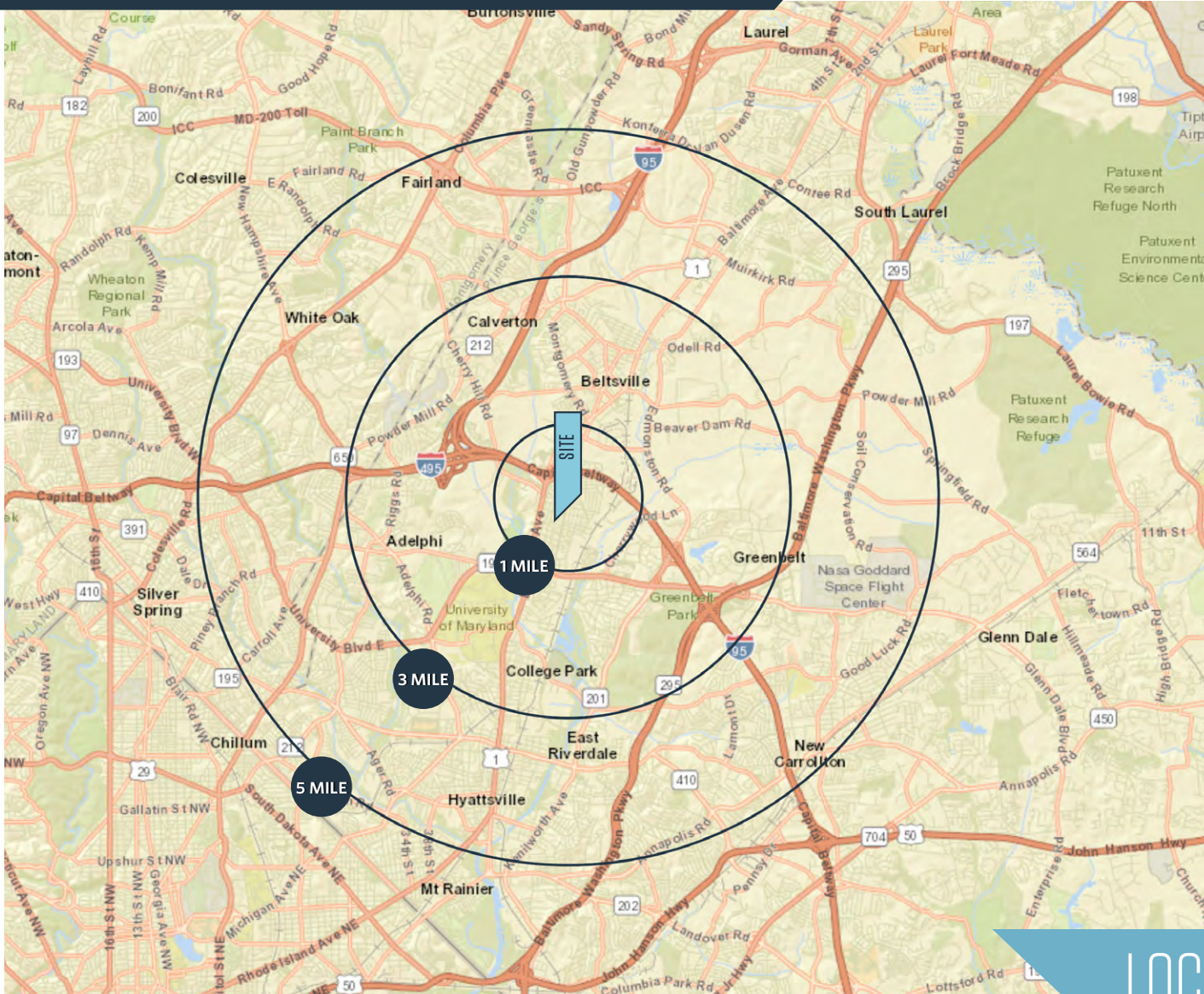
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## DEMOGRAPHICS | 2025:

	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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## MARKET AERIAL

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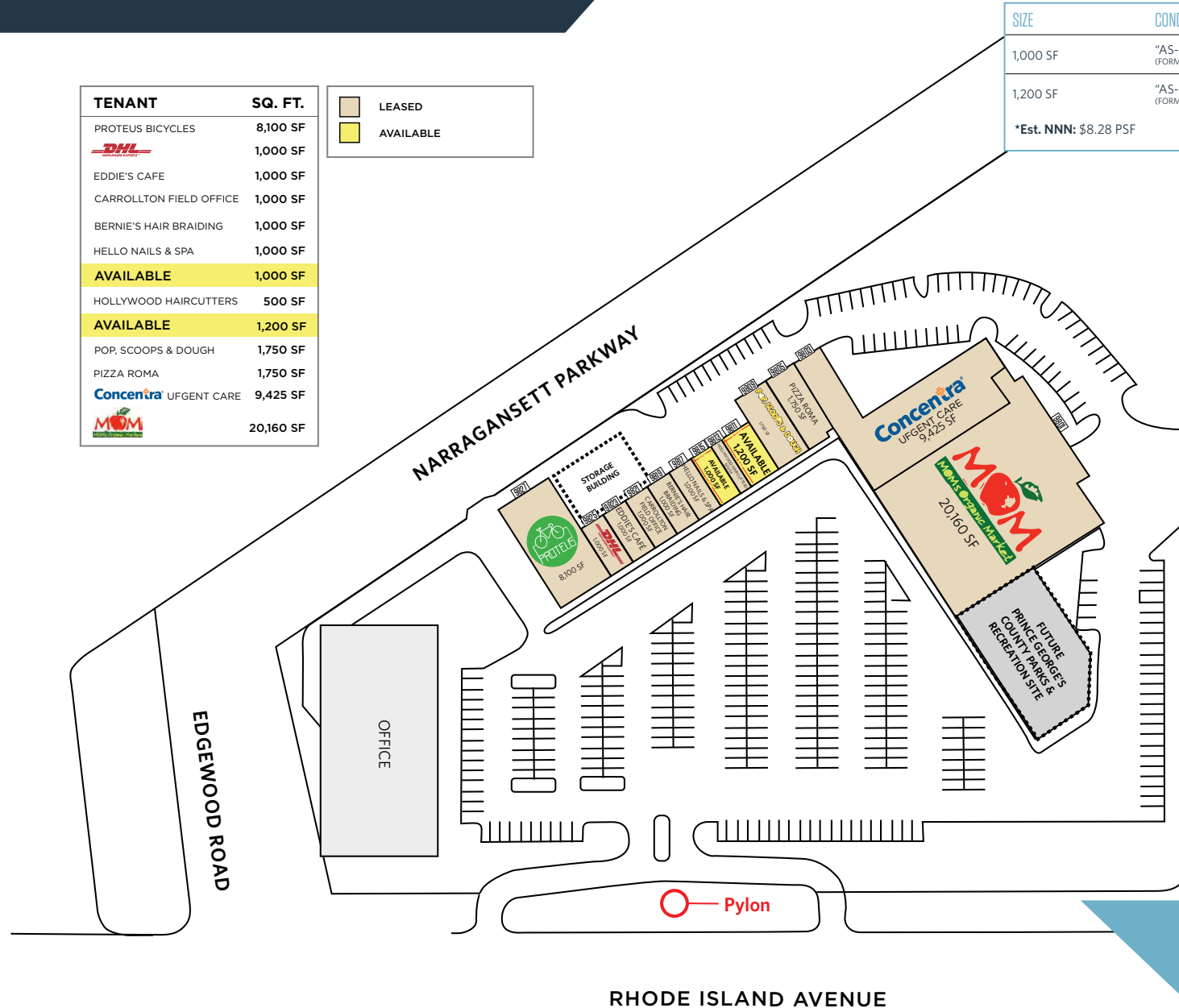
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TENANT	SQ. FT.
PROTEUS BICYCLES	8,100 SF
 DHL	1,000 SF
EDDIE'S CAFE	1,000 SF
CARROLLTON FIELD OFFICE	1,000 SF
BERNIE'S HAIR BRAIDING	1,000 SF
HELLO NAILS & SPA	1,000 SF
<b>AVAILABLE</b>	<b>1,000 SF</b>
HOLLYWOOD HAIRCUTTERS	500 SF
<b>AVAILABLE</b>	<b>1,200 SF</b>
POP, SCOOPS & DOUGH	1,750 SF
PIZZA ROMA	1,750 SF
 Concentra URGENT CARE	9,425 SF
 MOM	20,160 SF

	LEASED
	AVAILABLE

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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