



JOIN

TRADER
JOE'S

CRUNCH

BanditTaco

PNC

ALLCARE

Inspire
NAIL BAR

ice cream
jubilee

JUST SIGNED

HOTWORX

TERIYAKI
MADNESS

JUST OPENED

AREPASONE

TRADER JOE'S

THE ASTER

COLLEGE PARK, MARYLAND

JENNIFER PRICE

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MATT SKALET

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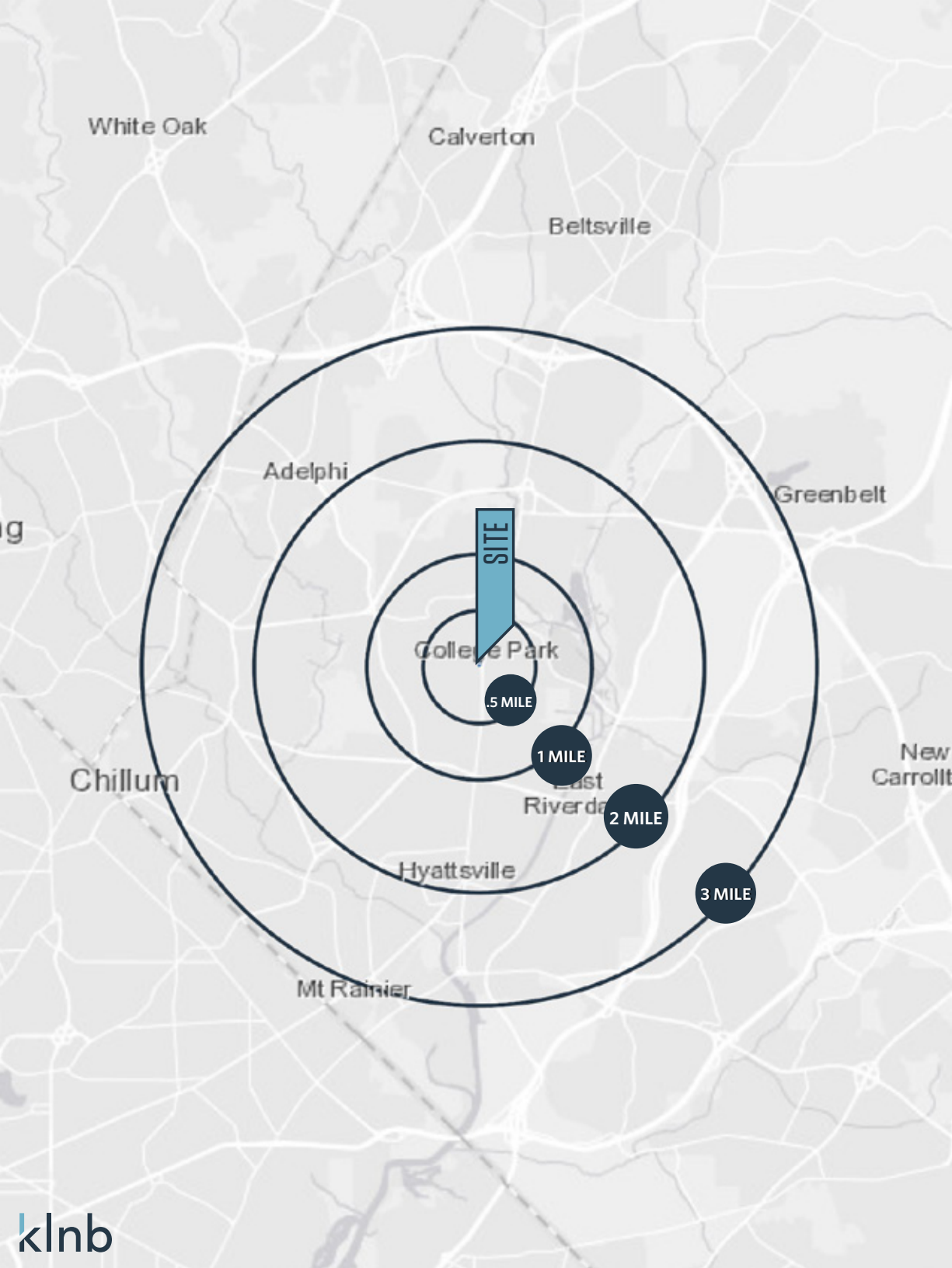
KELLY ATKINSON

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WILLARD

BOZZUTO

klnb



WELCOME TO COLLEGE PARK, MD

	.5 Mile	1 Mile	2 Mile	3 Mile	
 	Population (excluding students and faculty)	10,673	19,086	82,790	203,970
	Median Age	21.8	22.9	28.5	31.6
	Avg HH Income	\$103,533	\$119,005	\$103,479	\$95,657
	Bachelor's Degree or Higher	47%	39%	20%	14%
	Student Population	7,294	9,739	16,752	22,030
	Daytime Population	14,205	32,401	88,926	177,295
 UNIVERSITY OF MARYLAND, COLLEGE PARK 41,000 Students 14,000 Faculty Members					
 COLLEGE PARK-U of MD METRO STATION 4,068 Metro Riders Per Day					
 XFINITY CENTER Contains 17,950 Seats		MARYLAND STADIUM Contains 51,802 Seats			
 Baltimore Ave (Route 1) Exit located approximately 3 miles north. 221,490 ADT					
 District of Columbia located approximately 3 miles south					

DEMOGRAPHICS



650

212

320

Metzerott Rd

MARKET PLACE

BEST BUY

HOME DEPOT

UNITED STATES POSTAL SERVICE

MOM

HOLLYWOOD SHOPPING CENTER (47,000 SF)

M

GREENBELT

95

BELTWAY PLAZA (900,220 SF)

TARGET

JO-ANN
Fabric and craft stores

Burlington
Department Store

CVS
pharmacy

Giant

BIG LOTS!

Libby's

UNIVERSITY VIEW

sweetgreen

THE VARSITY

LOONEY'S PUB

STAPLES

T-Mobile

COLLEGE PARK

THE ASTER

TRADER JOE'S

CRUNCH

UNIVERSITY OF MARYLAND
COLLEGE PARK
41,000 STUDENTS
14,000 FACULTY

193

PRINCE GEORGE'S PLAZA

JCPenney

macy's

OLD NAVY

TARGET

OUTBACK
Steak & Chicken

ROSS
DRESS FOR LESS

Marshalls

COLLEGE PARK SHOPPING CENTER (185,703 SF)

FedEx
Federal Express

CVS
pharmacy

Starbucks

CAVA

FIVE GUYS
BURGERS AND PIZZAS

1

RIVERDALE PARK SHOPPING CENTER

Starbucks

denizens
Beverly Hills

WHOLE FOODS

COLLEGE PARK AIRPORT

295

THE HOME DEPOT

Giant

HYATTSVILLE STATION

LAIFITNESS

BOBS

STAPLES

METRO CENTER

SAFeway

REGAL CINEMAS

UNIVERSITY TOWN CENTER

201

410

TRADE AREA

A DYNAMIC TRADE AREA

MORE THAN JUST A COLLEGE TOWN

- » OVER 41,000 STUDENTS
 - » 300,000 VISITORS PER YEAR
 - » OVER 30,000 PEOPLE IN DOWNTOWN COLLEGE PARK
 - » A HUB FOR INNOVATION
 - » A TRANSIT ORIENTED WALKABLE COMMUNITY
 - » 130 ACRE OFFICE PARK DEDICATED TO RESEARCH
 - » 5,000 EMPLOYEES IN THE DISCOVERY DISTRICT
 - » A GROWING CITY
-
- » 3,768 NEW RESIDENTIAL
 - » 522 HOTEL ROOMS
 - » OVER 250,000 SF OF COMMERCIAL DEVELOPMENT

Join:

TRADER
JOE'S

CRUNCH

Vigilante
COFFEE COMPANY

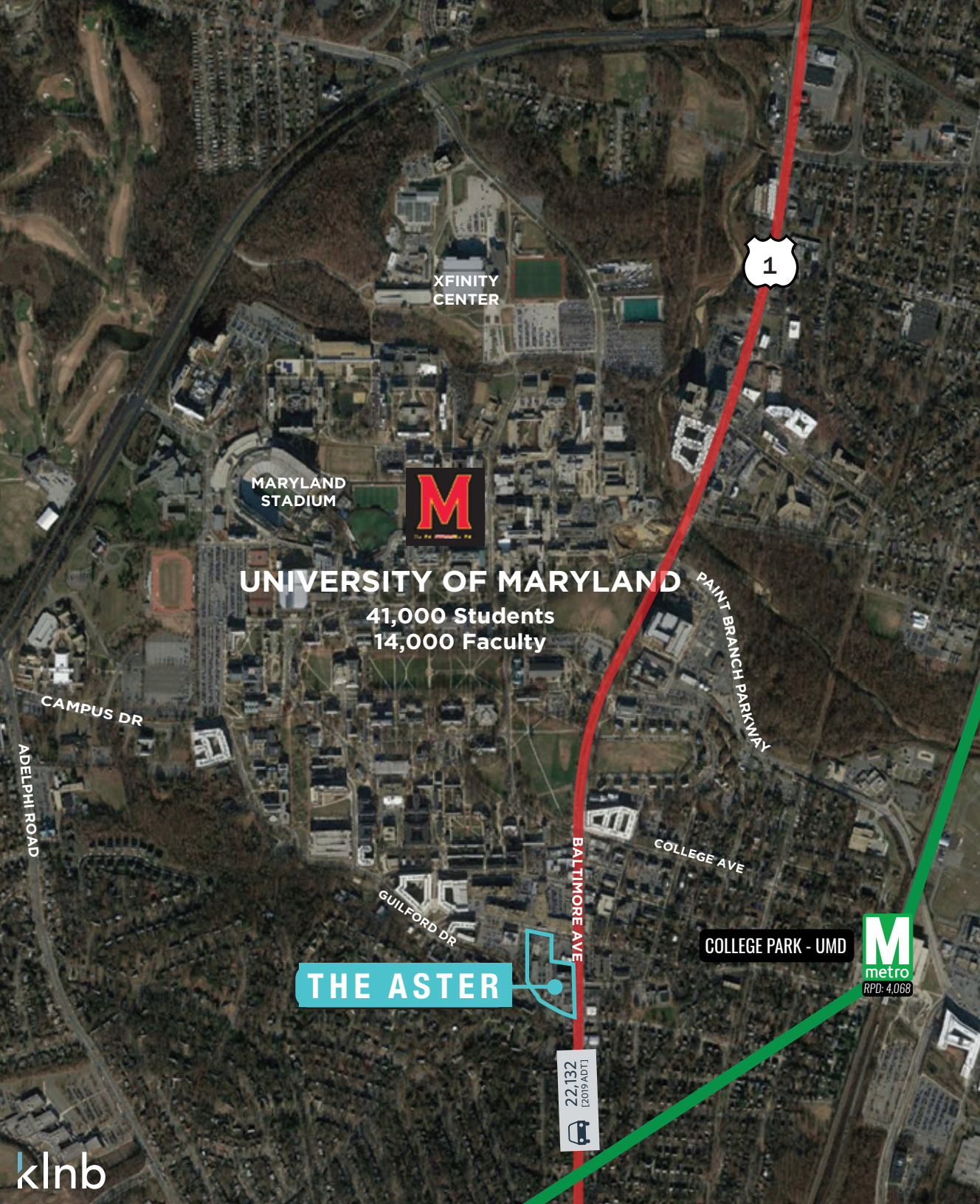
amazon

ARTHOUSE

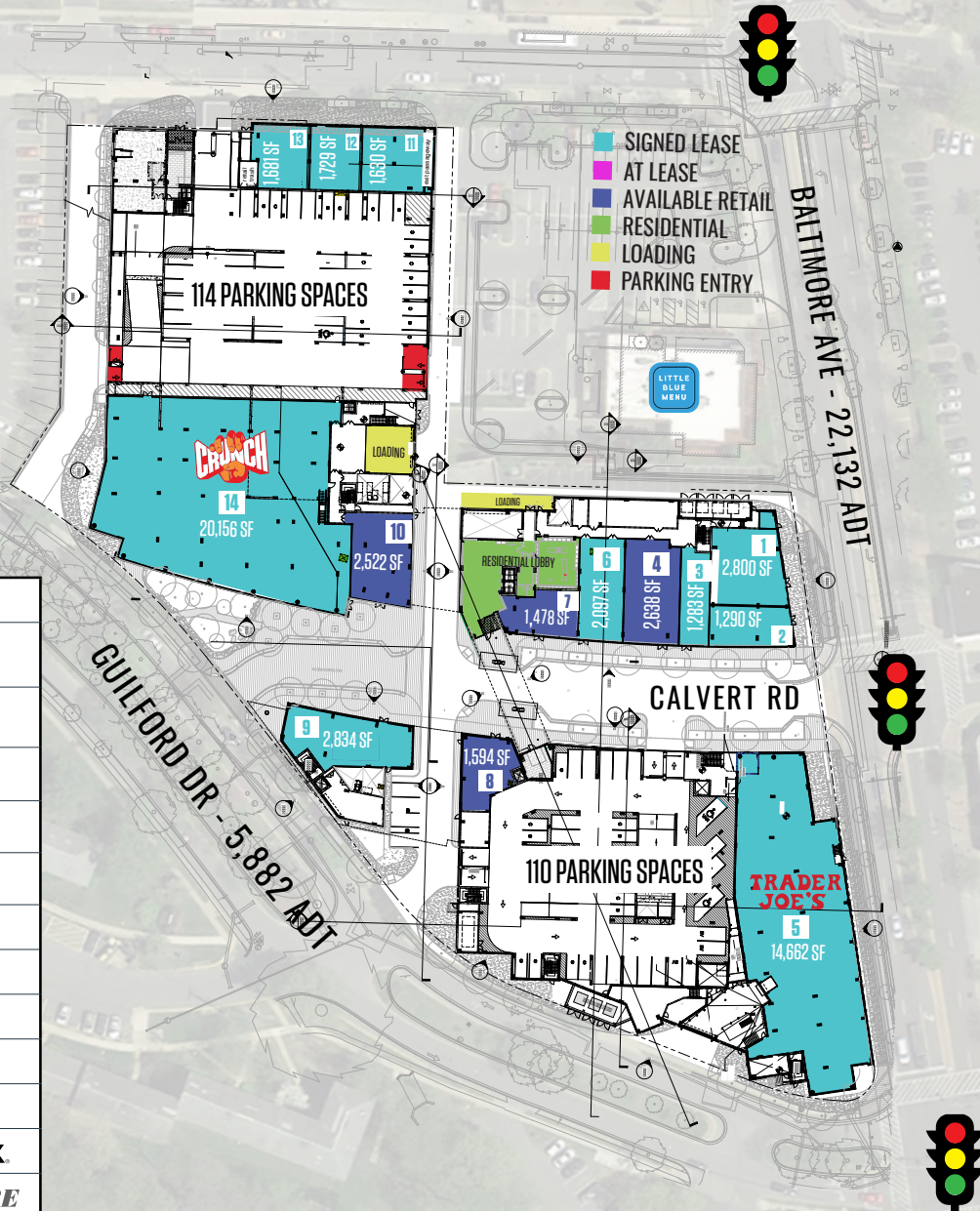
WHOLE FOODS
MARKET

CAVA

DOWNTOWN
COLLEGE PARK



THE STANDARD
282 UNITS



1. PNC
2. ice cream jubilee
3. BanditTaco
4. AVAILABLE
5. TRADER JOE'S
6. Inspire NAIL BAR
7. AVAILABLE
8. AVAILABLE
9. AREPAS ONE
10. AVAILABLE
11. TERIYAKI MADNESS
12. HOTWORX
13. ALLCARE
14. CRUNCH

23,398 SF OF SHOP

14,662 SF

TRADER
JOE'S

20,156 SF

CRUNCH

247

RETAIL PARKING SPACES

- » 114 NORTH GARAGE
- » 110 SOUTH GARAGE

THE PROJECT



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