



NEARBY RETAILERS

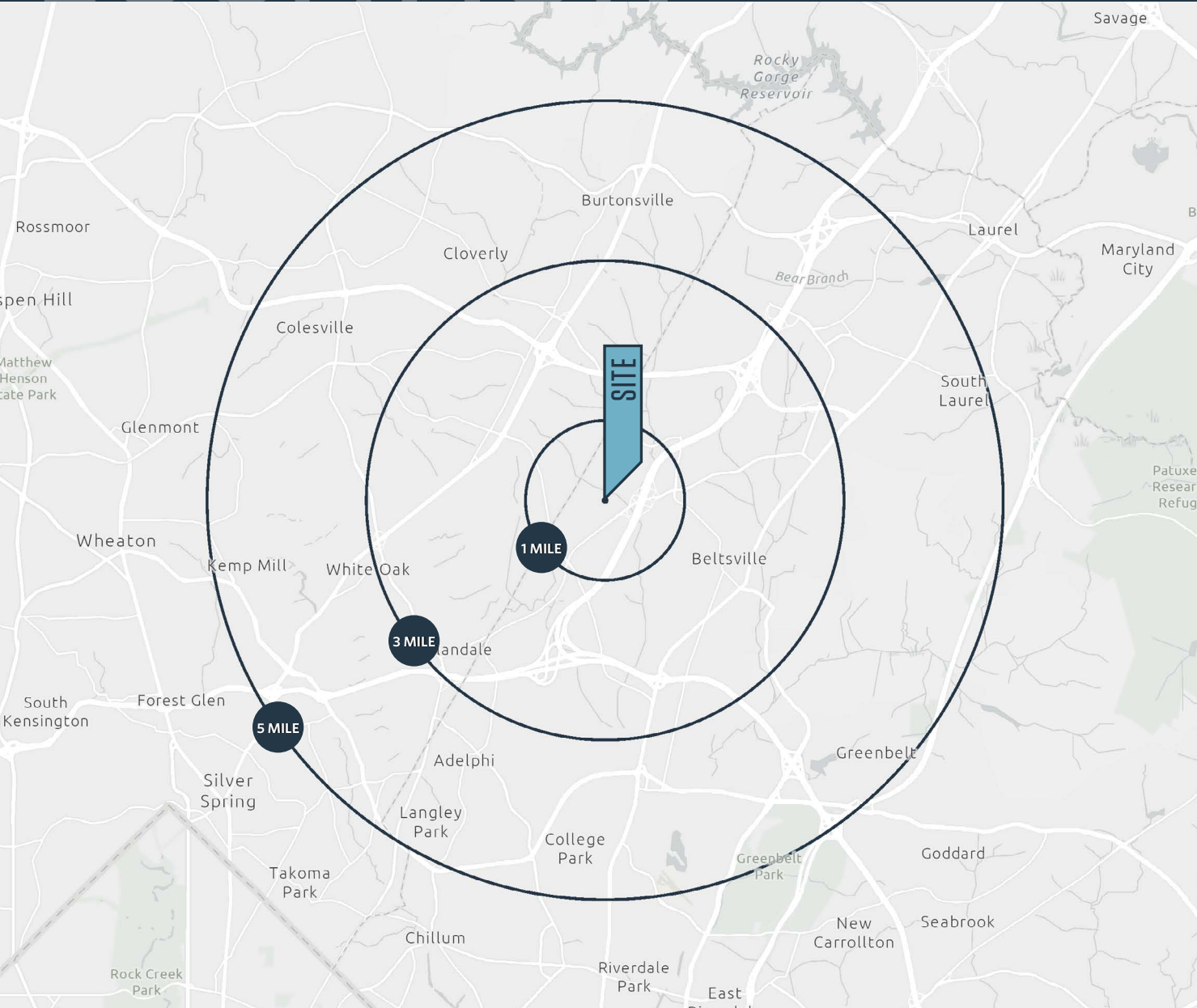


RETAIL PADS FOR LEASE

- Two Retail Development Opportunities
 - i. Site A-2.61 Acres
 - ii. Site B-1.95 Acres
- CGO Zoning (Commercial General and Office)
 - i. Ideal for Gas Station, QSR, Bank, Car Wash, Medical, and More.
- Available for Ground Lease, Build to Suit, or New Strip Center
- Located in dense trade area with very limited retail availability.
- Traffic Counts- Beltsville Drive- 18,141 ADT, Calverton Blvd- 14,482 ADT

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PROPERTY HIGHLIGHTS:

Site A: Approximately 2.61 Acres

Site B: Approximately 1.95 Acres

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
18,421	96,968	303,358
Daytime Population		
17,084	99,809	285,879
Households		
7,077	33,613	101,023
Average HH Income		
\$117,462	\$130,051	\$137,150

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2025:

Beltsville Dr	18,141 ADT
Lighthouse Way	14,482 ADT

3901 CALVERTON BLVD

CALVERTON, MD 20705, PRINCE GEORGE'S COUNTY



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CLOSE-UP

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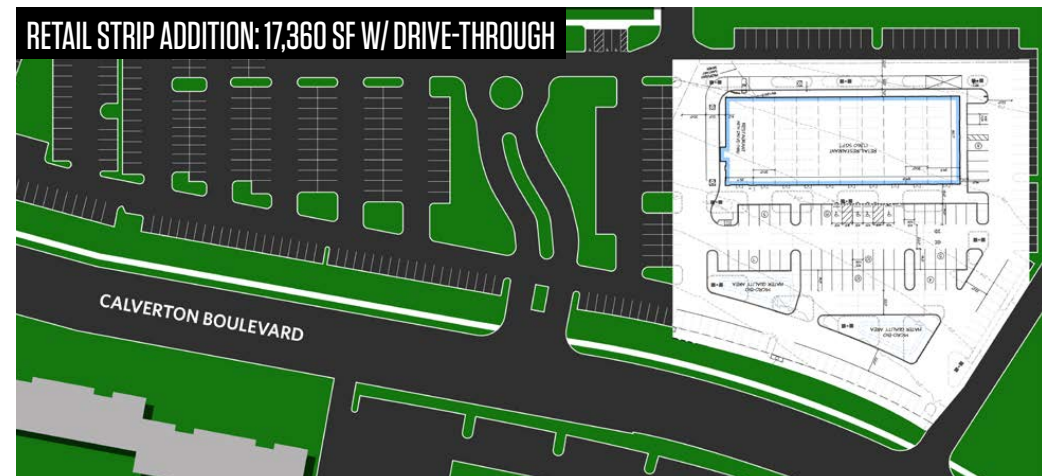
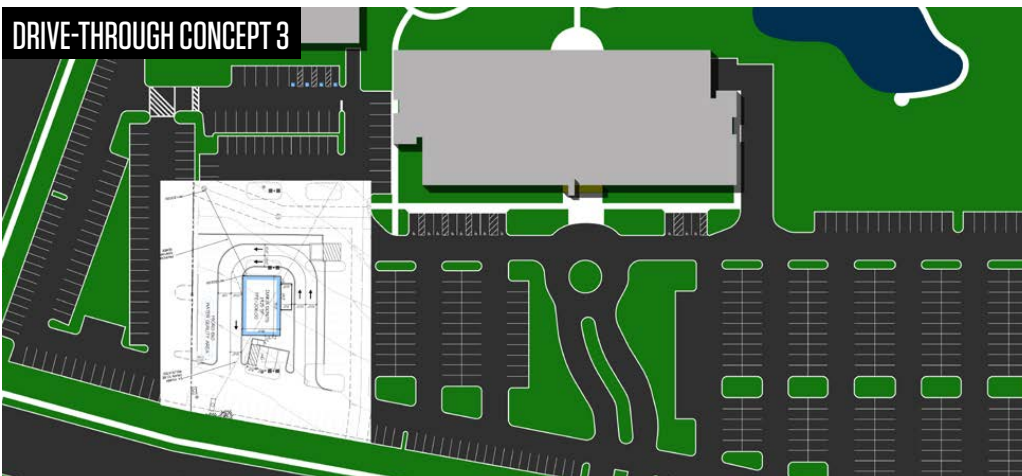


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POSSIBLE DEVELOPMENT PLANS





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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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