CALVERTON SHOPPING CENTER

11601-11735 Beltsville Drive, Beltsville, MD 20705
Prince George's County



JOIN:

GROCERYOUTLET bargain market
CVS pharmacy
Wendy's
TACO BELL
McDonald's
BASKIN-ROBBINS
TACOS A LA MADRE
Panera BREAD
Comfort INN
DUNKIN'
VOCELLI PIZZA

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 (2025):
  - 21,661 ADT on Powder Mill Road
  - 18,141 ADT on Beltsville Drive
  - 185,482 ADT on I-95

OWNED BY:

CARROLLTON ENTERPRISES

SIZE	RATE	CONDITION	DELIVERY
2,884 SF**	"MARKET"	"AS-IS" (FORMER SIERRA'S GRILL & TAQUERIA)	IMMEDIATE
1,766 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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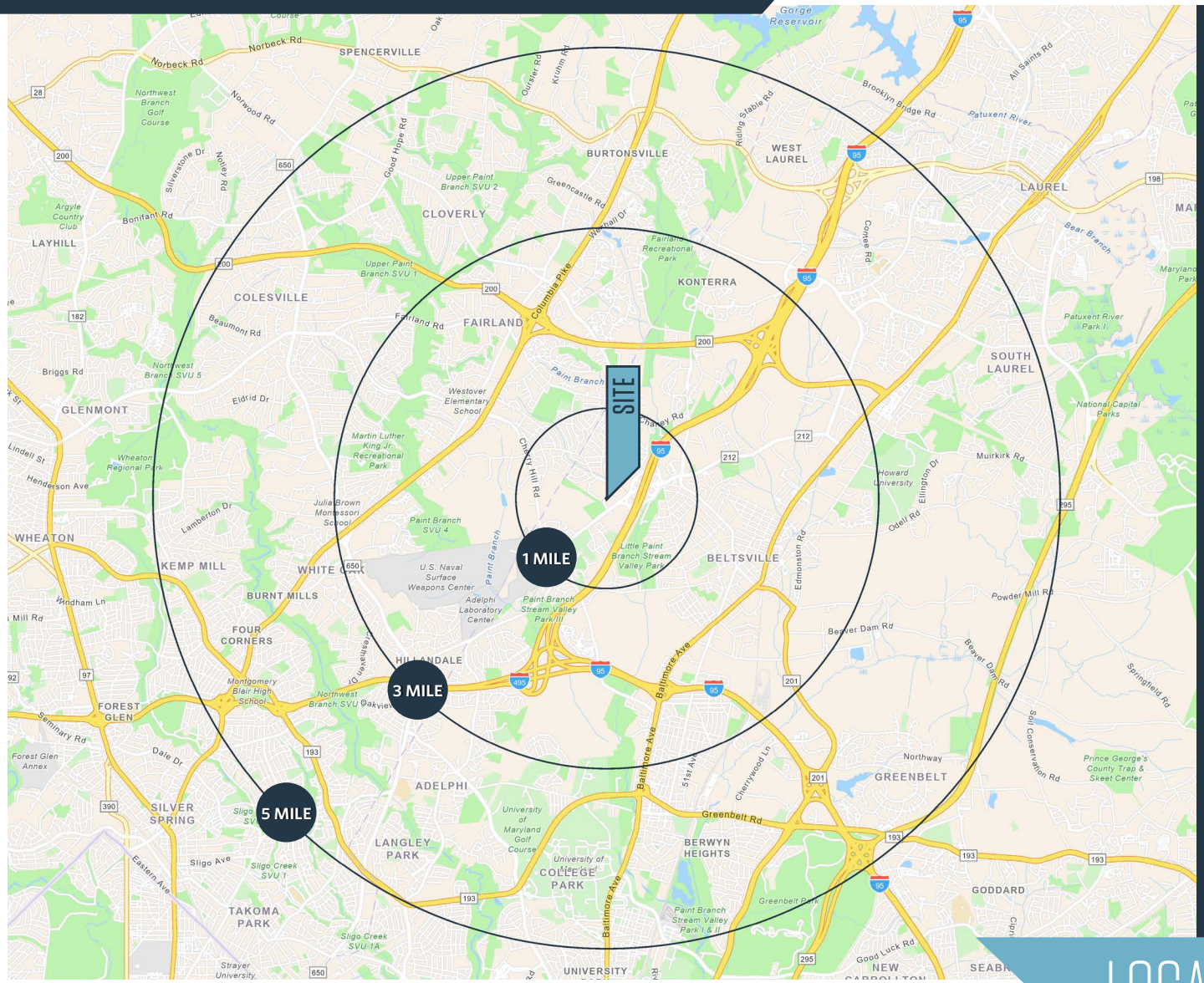
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DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	18,967	95,773	304,850
Daytime Population	16,380	99,002	286,694
Households	7,312	33,339	101,387
Average HH Income	$114,608	$128,665	$136,998

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Beltsville Drive	18,141 ADT
Powder Mill Rd (Rt. 212)	21,661 ADT
I-95	185,482 ADT

LOCATION & DEMOGRAPHICS

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CLOSE-UP AERIAL

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2ND MOST VISITED OF ALL LOCATIONS IN MD!

GROCERYOUTLET Bargain Market

- Has more than 500 stores nationwide
- Including 10 stores and counting in our market
- Is publicly traded on the Nasdaq
- Carries brand names & farm fresh organic produce
- Costs 40%-70% less than conventional grocery stores



DATA GATHERED FROM Placer.ai

CALVERTON SHOPPING CENTER

#	TENANT	SQ. FT.
11735	**AVAILABLE**	**863**
11735	TERIYAKI MADNESS	1,510
11729	CVS/pharmacy	17,500
11725	DRY CLEANER	2,750
11721	CALVERTON BARBER	1,250
11719	**AVAILABLE**	**1,216**
11717	**AVAILABLE**	**1,766**
11705	GROCERYOUTLET Bargain Market	18,080
11703	CALVERTON LIQUORS	6,420
11607	CALVERTON LAUNDROMAT	3,800
11605	NAIL SALON	2,500
11601	baskin BR robbins	700
11603	CALVERTON TAILORS	400
11609	HOLY CRÊPE *COMING*	1,080
11611	MAGIC HAIR BRAIDING	1,080
11613	VOCELLI PIZZA *COMING*	1,400
11615	DANNY'S	1,400
11619	**AVAILABLE**	**2,884**
11623	TACOS A LA MADRE	3,000
4000		3,862
PAD 1	DUNKIN' *COMING*	950
PAD 2	Panera BREAD *OPENING 1st QUARTER 2026*	4,271

SITE PLAN

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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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CLICK TO VIEW PROPERTY WEBSITE

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