



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**ASTER - SUITE 2**  
COLLEGE PARK | MD

Square Footage | 1,290 SF

Timing | Arranged

Rent/Nets | Negotiable

**CONTACT**

**Jason Kastner**

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**Matthew Alexander**

202.971.8788 | matthew@dochalex.com

**HIGHLIGHTS**

- At the heart of **The Aster**, a Trader Joe's and Crunch anchored mixed-use destination on College Park's busiest corridor
- Pominant corner space** just steps from **41,725 UMD students** and the College Park-UMD Metro
- 300,000 annual visitors**, **3,700+ new residential units**, and **5,000 Discovery District employees** make College Park far more than a college town

**NEARBY TENANTS**

TRADER JOE'S



FIVE GUYS

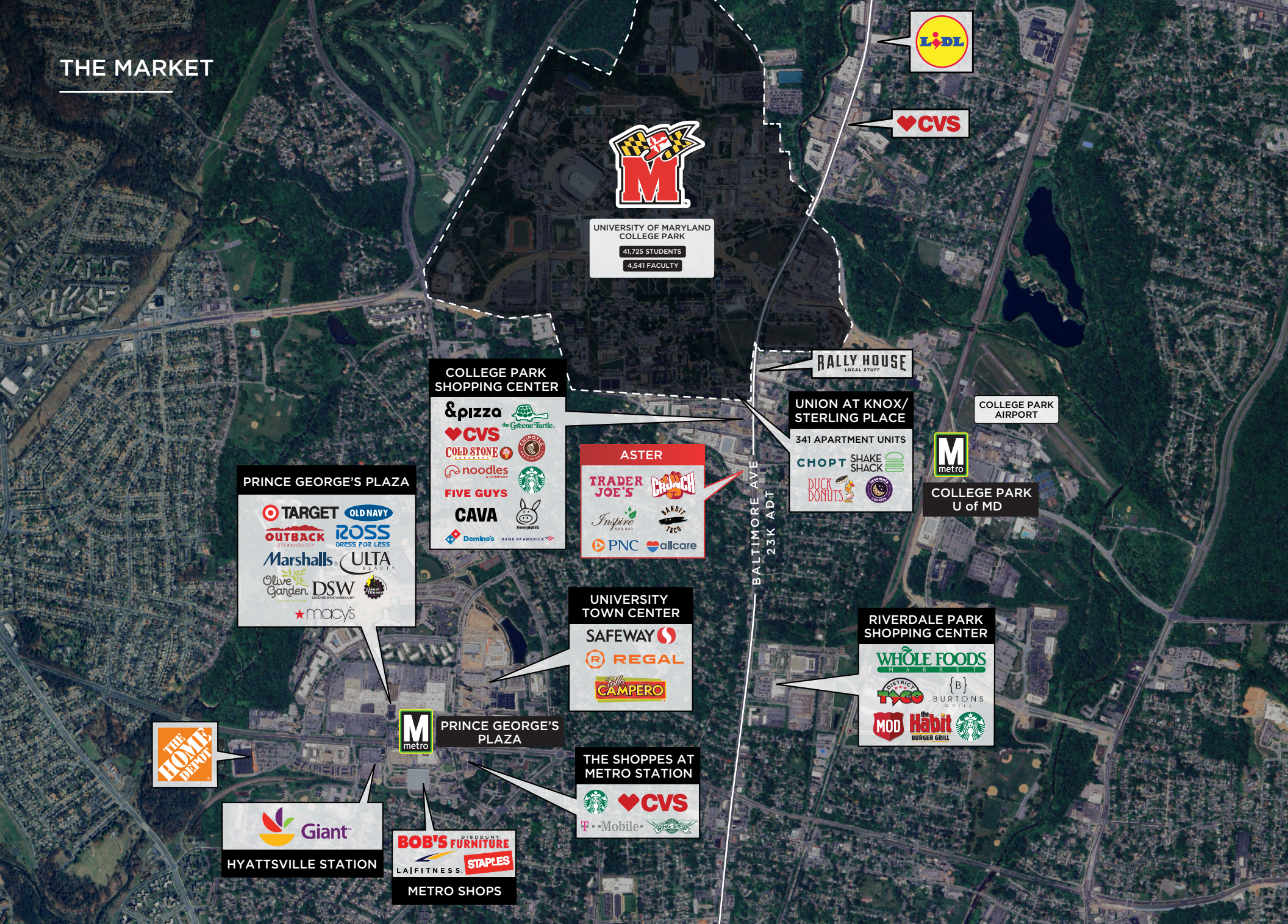


CHOPT



WHOLE FOODS  
MARKET

# THE MARKET



# FLOORPLAN

HARTWICK RD

1,290 SF  
AVAILABLE

BALTIMORE AVE

## SPECS

**Square Footage** | 1,290 SF

**Timing** | Arranged

**Rent/Nets** | Negotiable

**Type** | Sublease / Assignment

**Term** | September 12, 2034

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**OFFICE TENANTS**  
NEARBY PROPERTY



**METRO ACCESS**  
DAILY EXITS

**2,529**  
COLLEGE PARK  
METRO STATION

**RETAIL PARKING**  
IN THE BUILDING

**247**

**XFINITY CENTER ARENA**  
SPORTS & ENTERTAINMENT VENUE

**17,950**  
SEATS

**DEMOGRAPHICS\***

	1 Miles	3 Miles	5 Mile
Population	19,218	200,753	492,509
Daytime Population	42,216	179,002	470,398
Average Household Income	\$110,846	\$107,319	\$123,930
Average Food Away from Home	\$4,230	\$4,122	\$4,630
Employees	29,642	78,628	211,954

*\*2025 Data*