



JOIN



JUST SIGNED



JUST OPENED



GATEWAY FLATS

TRADER JOE'S

JENNIFER PRICE

jprice@klnb.com
202.420.7768

MATT SKALET

maskalet@klnb.com
202.420.7775

KELLY ATKINSON

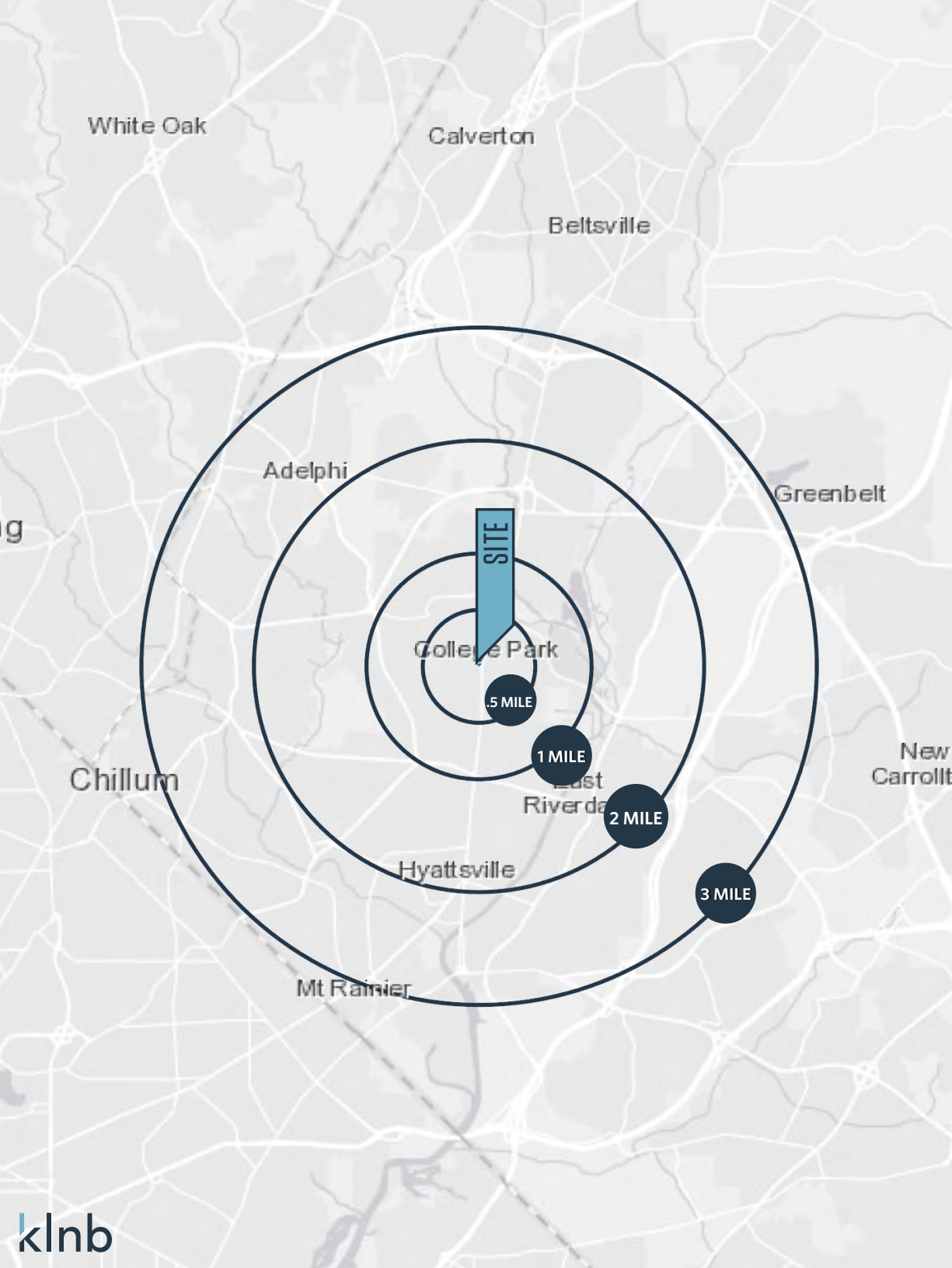
katkinson@klnb.com
202.420.7762

THE ASTER

COLLEGE PARK, MARYLAND



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

THE HOME DEPOT

UNITED STATES POSTAL SERVICE

MOM
My Online Market

HOLLYWOOD SHOPPING CENTER
(47,000 SF)

M
METRO GREENBELT

95

BELTWAY PLAZA
(900,220 SF)

TARGET

JO-ANN
Fabric and craft stores

Burlington
Department Stores

CVS
pharmacy

Giant

BIG LOTS!

LIDL

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

COLLEGE PARK AIRPORT

193

PRINCE GEORGE'S PLAZA

JCPenney

macy's

OLD NAVY

TARGET

OUTBACK
Steak & Burgers

ROSS
DRESS FOR LESS

Marshalls

Planet Fitness

COLLEGE PARK SHOPPING CENTER
(185,703 SF)

FedEx
Federal Express

CVS
pharmacy

Starbucks

CA A

FIVE GUYS
BURGERS AND FRIES

1

RIVERDALE PARK SHOPPING CENTER

Starbucks

denizens
brewing co.

WHOLE FOODS

295

201

THE HOME DEPOT

Giant

HYATTSVILLE STATION

LAIFITNESS

BOB'S
SALADS

STAPLES

METRO CENTER

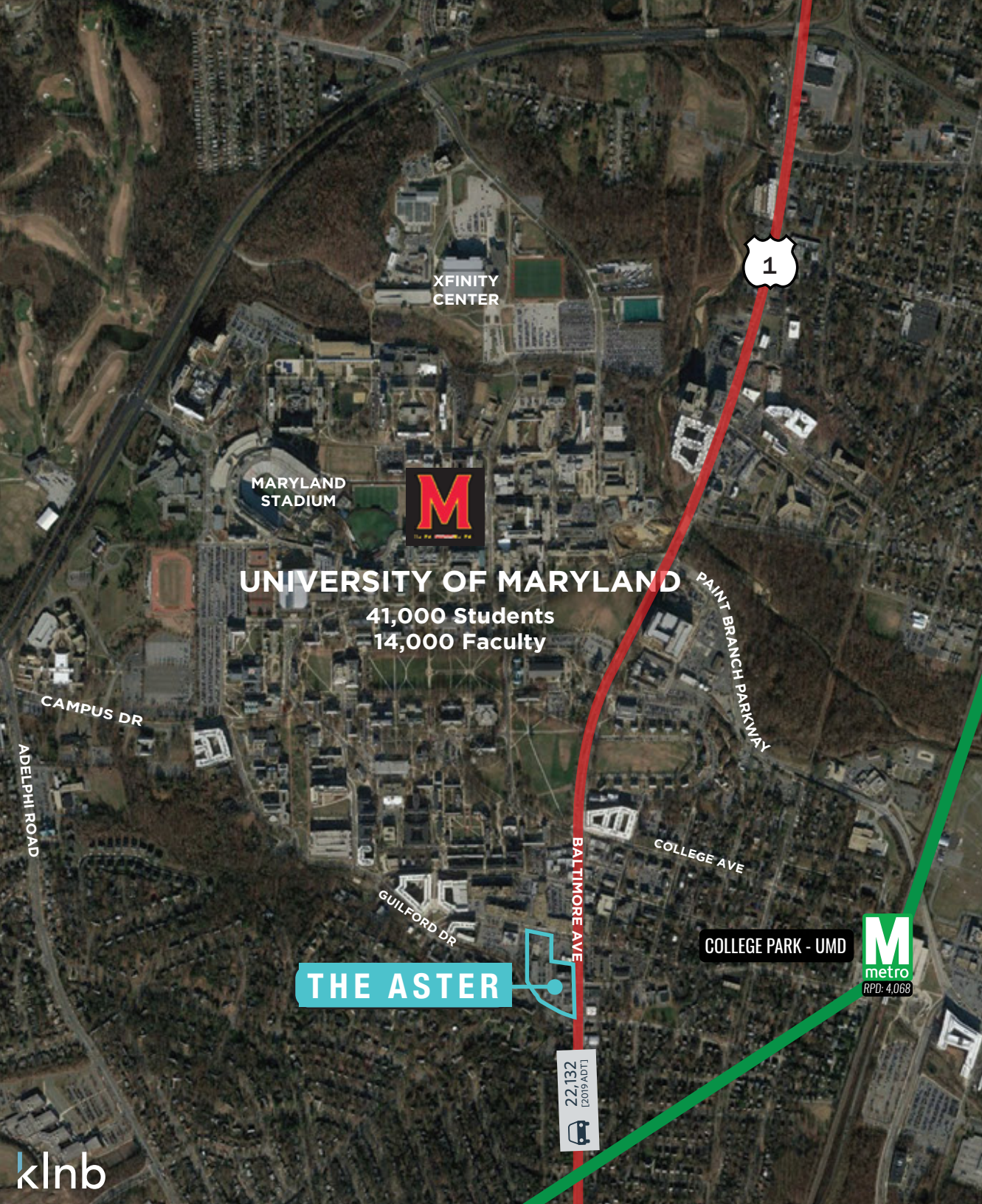
SAFeway

REGAL CINEMAS

UNIVERSITY TOWN CENTER

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

CAVA

DOWNTOWN
COLLEGE PARK

23,398 SF OF SHOP

14,662 SF

**TRADER
JOE'S**

20,156 SF

CRUNCH

247

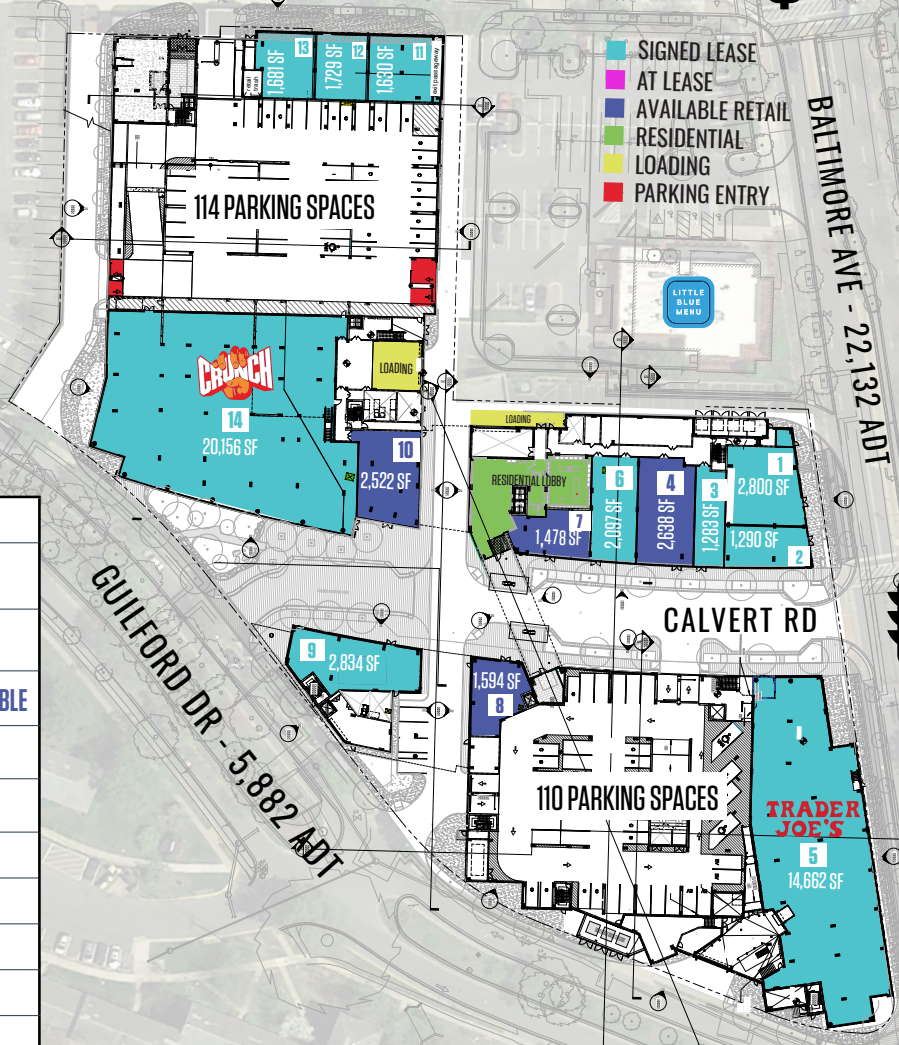
RETAIL PARKING SPACES

» 114 NORTH GARAGE

» 110 SOUTH GARAGE

THE PROJECT

THE STANDARD
282 UNITS



- SIGNED LEASE
- AT LEASE
- AVAILABLE RETAIL
- RESIDENTIAL
- LOADING
- PARKING ENTRY

- | | |
|-----|-------------------|
| 1. | |
| 2. | ice cream jubilee |
| 3. | Bandit Taco |
| 4. | ROOTS - AVAILABLE |
| 5. | TRADER JOE'S |
| 6. | Inspire NAIL BAR |
| 7. | AVAILABLE |
| 8. | AVAILABLE |
| 9. | AREPASONA |
| 10. | AVAILABLE |
| 11. | TERIYAKI MADNESS |
| 12. | HOTWORX |
| 13. | ALLCARE |
| 14. | CRUNCH |

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