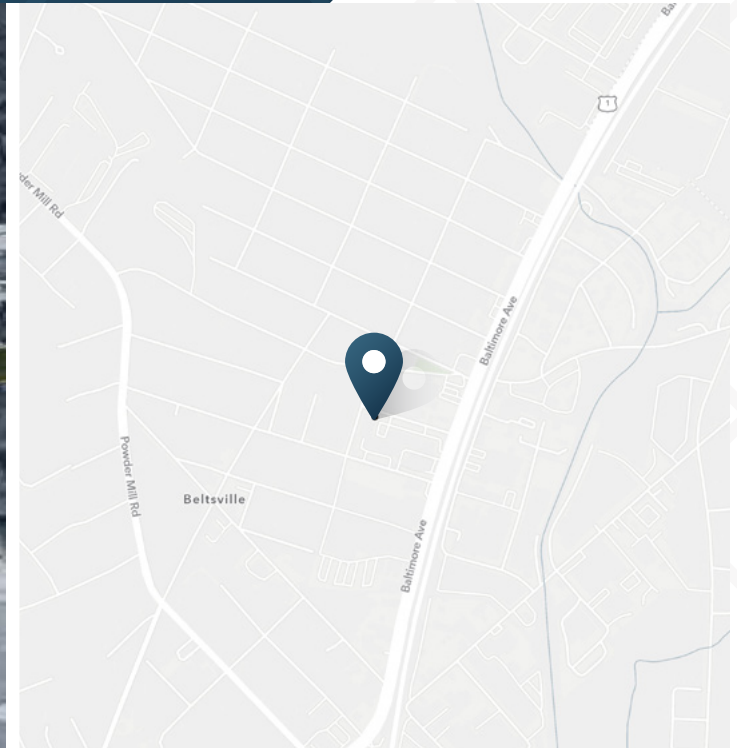


# Garrett Cove

5001 Garrett Avenue | Beltsville, MD



± 3,650 SF  
Available

## ABOUT THE PROPERTY

- Up to 3,650 SF of contiguous space available for lease
- Highly visible with frontage along Route 1 with 31,270 VPD
- Pylon signage opportunity along Route 1
- 38,000+ employees within a 7-min drive time
- Direct access to major thoroughfares including I-495 and I-95

## NEARBY RETAILERS



[WATCH VIDEO](#)

# Site Plan

5001 Garrett Avenue | Beltsville, MD



# Market Aerial

5001 Garrett Avenue | Beltsville, MD



# Garrett Cove

5001 Garrett Avenue | Beltsville, MD



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

7,381 Population	10,570 Total Daytime Population	\$119,443 Average Household Income	2,037 Total Households
---------------------	---------------------------------------	------------------------------------------	------------------------------

### 3 MILES

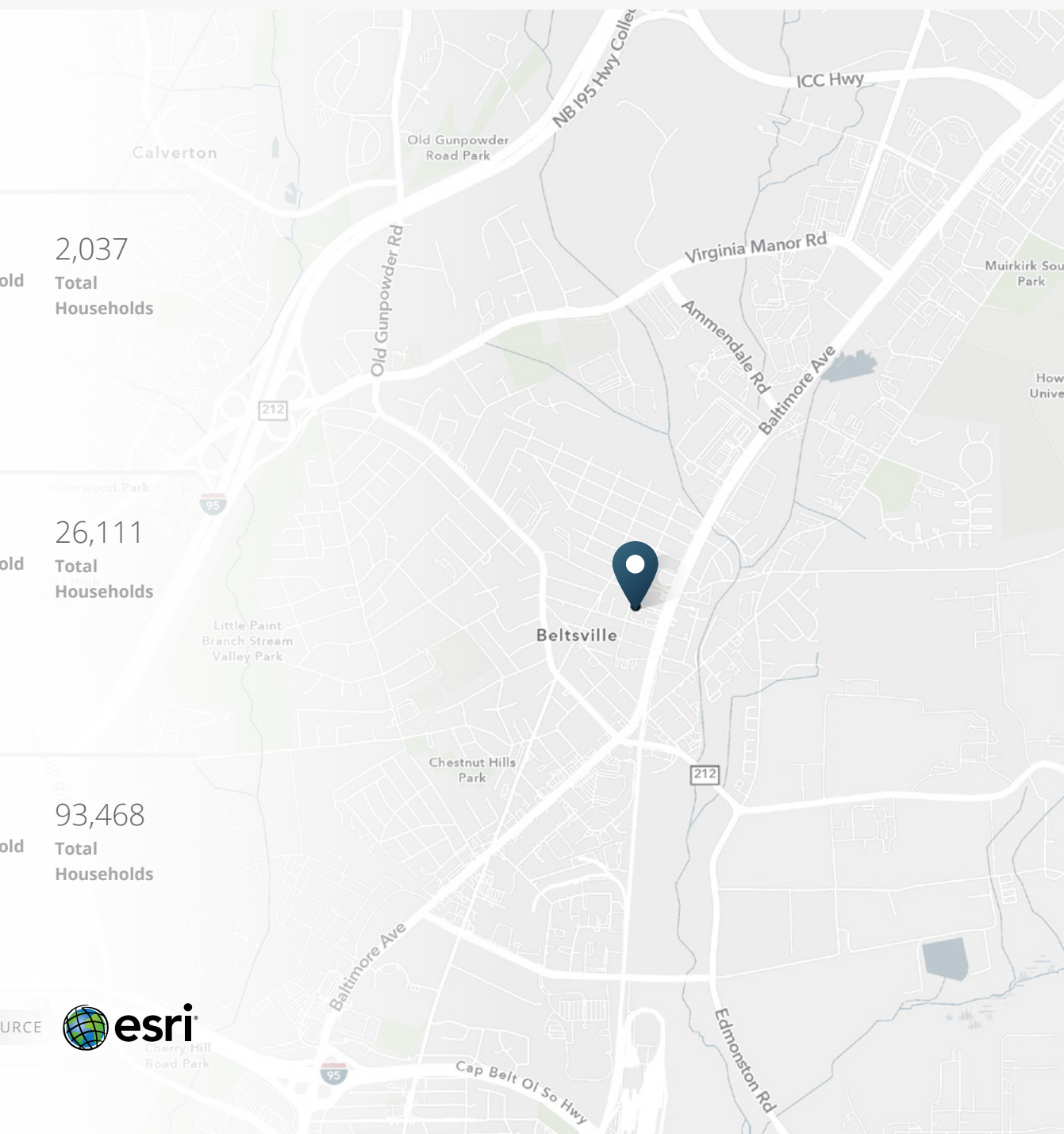
70,488 Population	72,539 Total Daytime Population	\$125,921 Average Household Income	26,111 Total Households
----------------------	---------------------------------------	------------------------------------------	-------------------------------

### 5 MILES

269,800 Population	282,742 Total Daytime Population	\$121,978 Average Household Income	93,468 Total Households
-----------------------	----------------------------------------	------------------------------------------	-------------------------------

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS Real Estate Partners**  
1250 Connecticut Ave NW, Suite 700  
Washington DC 20036

**Arris Noble**  
202.503.2195  
arris.noble@srsre.com

**Rachel Callender**  
202.503.3540  
rachel.callender@srsre.com

**SRSRE.COM**

©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.