



**ENGLE  
RETAIL  
ADVISORS**  
AO RETAIL PROJECTS

# RETAIL FOR LEASE

**ADELPHI PLAZA  
DRIVE-THRU OPPORTUNITY**

**ADELPHI MD  
2400 UNIVERSITY BLVD E**



EXISTING  
CONDITION



PROPOSED REDNERING

# PROPERTY HIGHLIGHTS

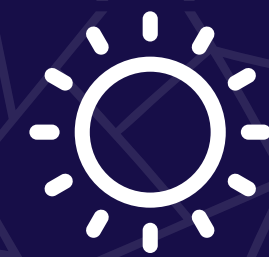
**2193 SF AVAILABLE**

- HIGHLY VISIBLE SIGNAGE
- SITUATED ON A MAJOR THOROUGHFARE
- CLOSE PROXIMITY TO A DENSE RESIDENTIAL AND COMMERCIAL COMMUNITY
- SUPER-REGIONAL AND AFFLUENT TRADE AREA
- VEHICLES PER DAY:
  - UNIVERSITY BLVD - 40,000 VPD



## POPULATION

3 MI 219,529    5 MI 530,590



## DAYTIME POPULATION

3 MI 234,128    5 MI 650,069



## MEDIAN HHI

3 MI \$132,830    5 MI \$156,299

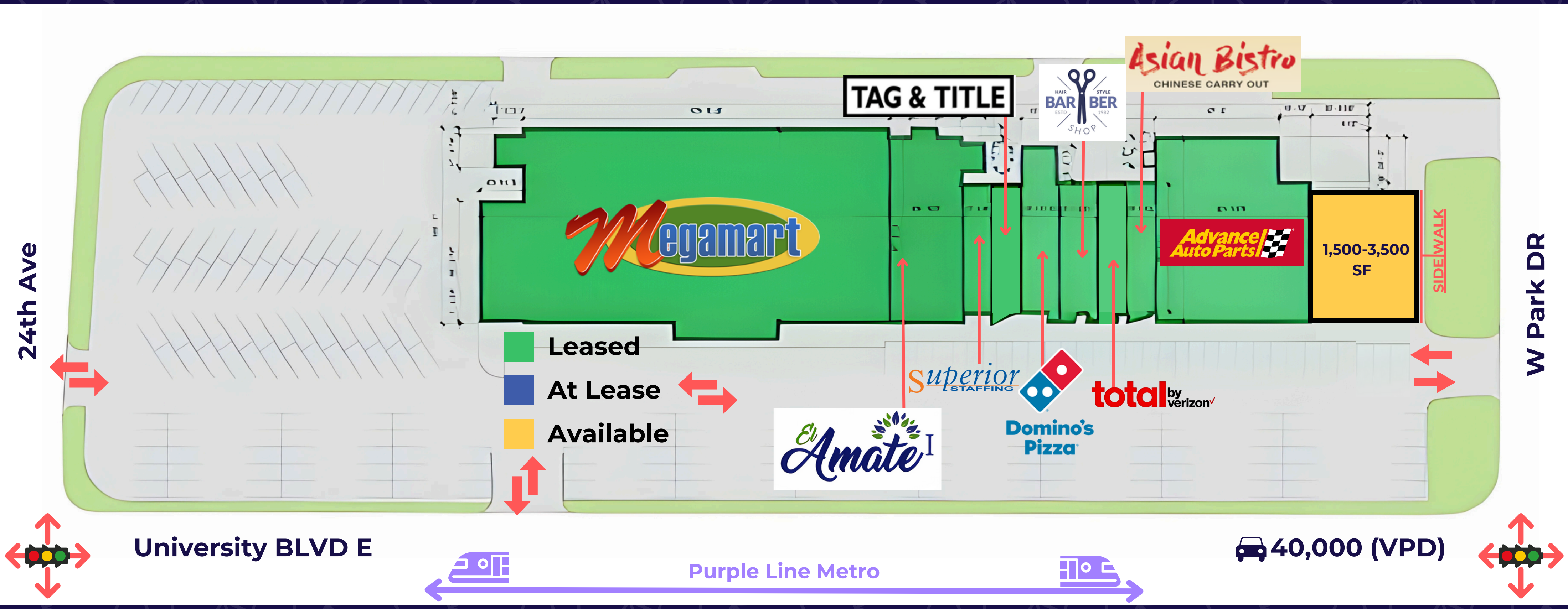


## MEDIAN AGE

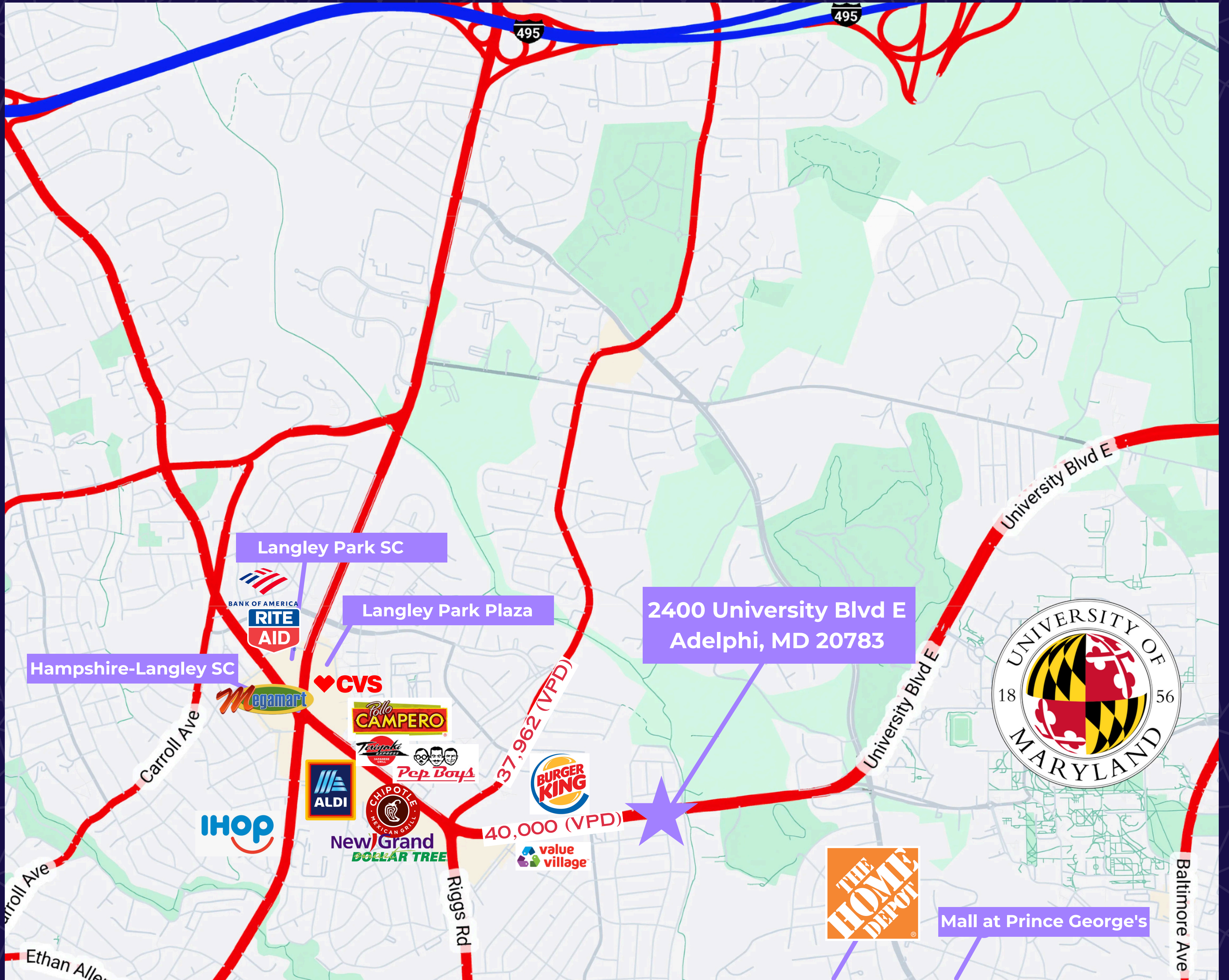
3 MI 35.0    5 MI 35.6



2400 UNIVERSITY BLVD E, ADELPHI, MD 20783



# AREA MAP





2400 University Blvd E  
Adelphi, MD 20783

# GOOGLE STREET VIEW

**AERIAL VIEW**



**STREET VIEW**



**DOCUMENTS**





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**INTERESTED IN LEARNING MORE?  
CONTACT US.**

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