

SOON THE RENT IS G PLACE

URBANSCAPE
URBANSCAPE

RESTAURANT

COFFEE

URBANSCAPE

4350 KNOX ROAD, COLLEGE PARK, MARYLAND, 20740








STERLING PLACE

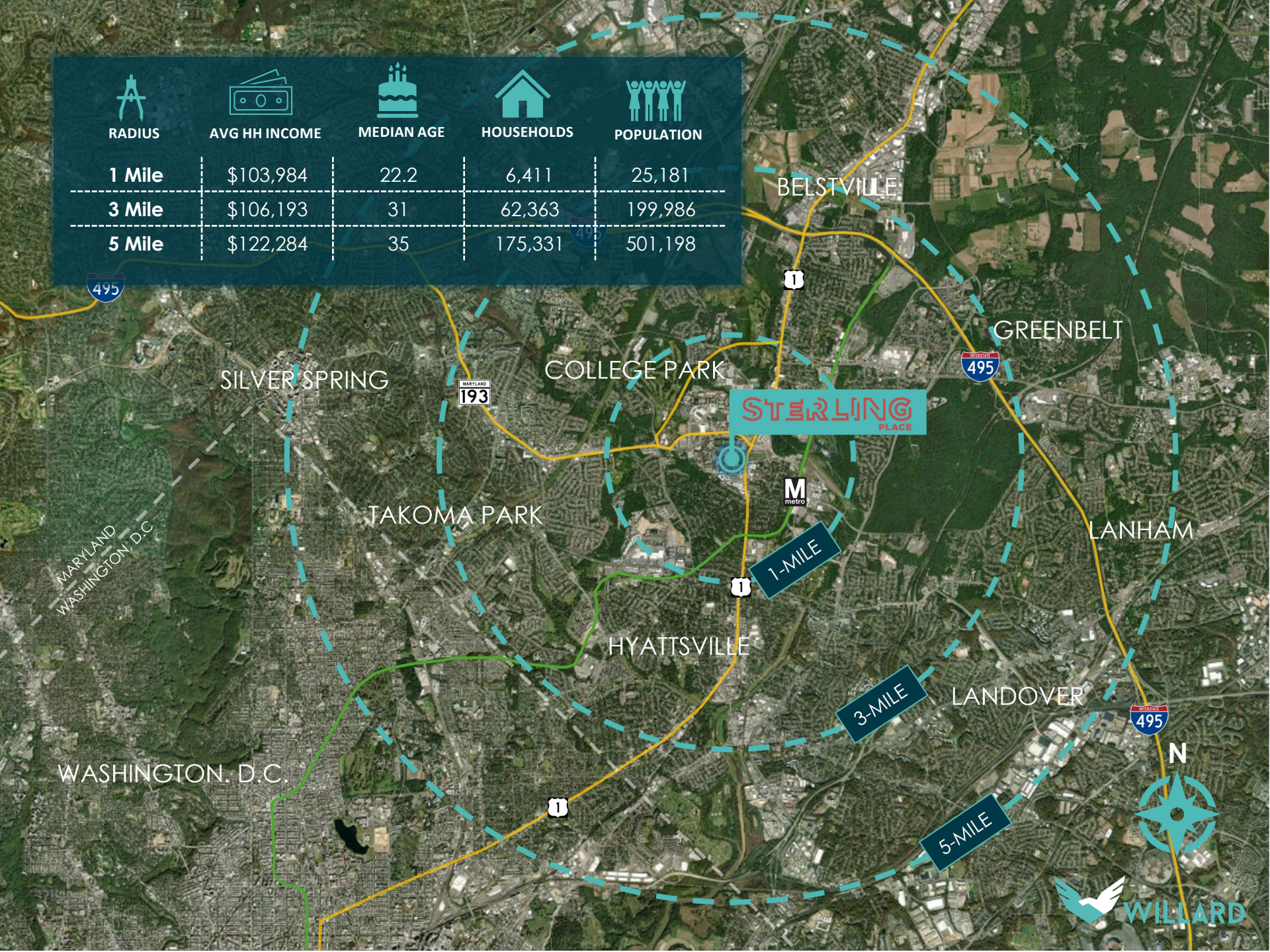
Sterling Place, situated in downtown College Park on the edge of the University of Maryland campus, provides the unique opportunity to draw customers from the nearby student population of 41,000 while boasting exceptional regional accessibility from nearby route 1, Metro's green line, and the future Purple Line light rail connection.

Located on Knox Road, Sterling Place will serve as the main pedestrian corridor between UMD's campus and downtown, while drawing from the Union on Knox project's 341 residential units (788 Beds), and College Park's robust development pipeline which includes 3,768 planned & under construction residential units.

PROPERTY HIGHLIGHTS:

- Space: 1,388 SF – 4,492 SF
- 72 retail parking spaces
- 25,882 Vehicles Per Day on Route 1

 RADIUS	 AVG HH INCOME	 MEDIAN AGE	 HOUSEHOLDS	 POPULATION
1 Mile	\$103,984	22.2	6,411	25,181
3 Mile	\$106,193	31	62,363	199,986
5 Mile	\$122,284	35	175,331	501,198



STERLING PLACE

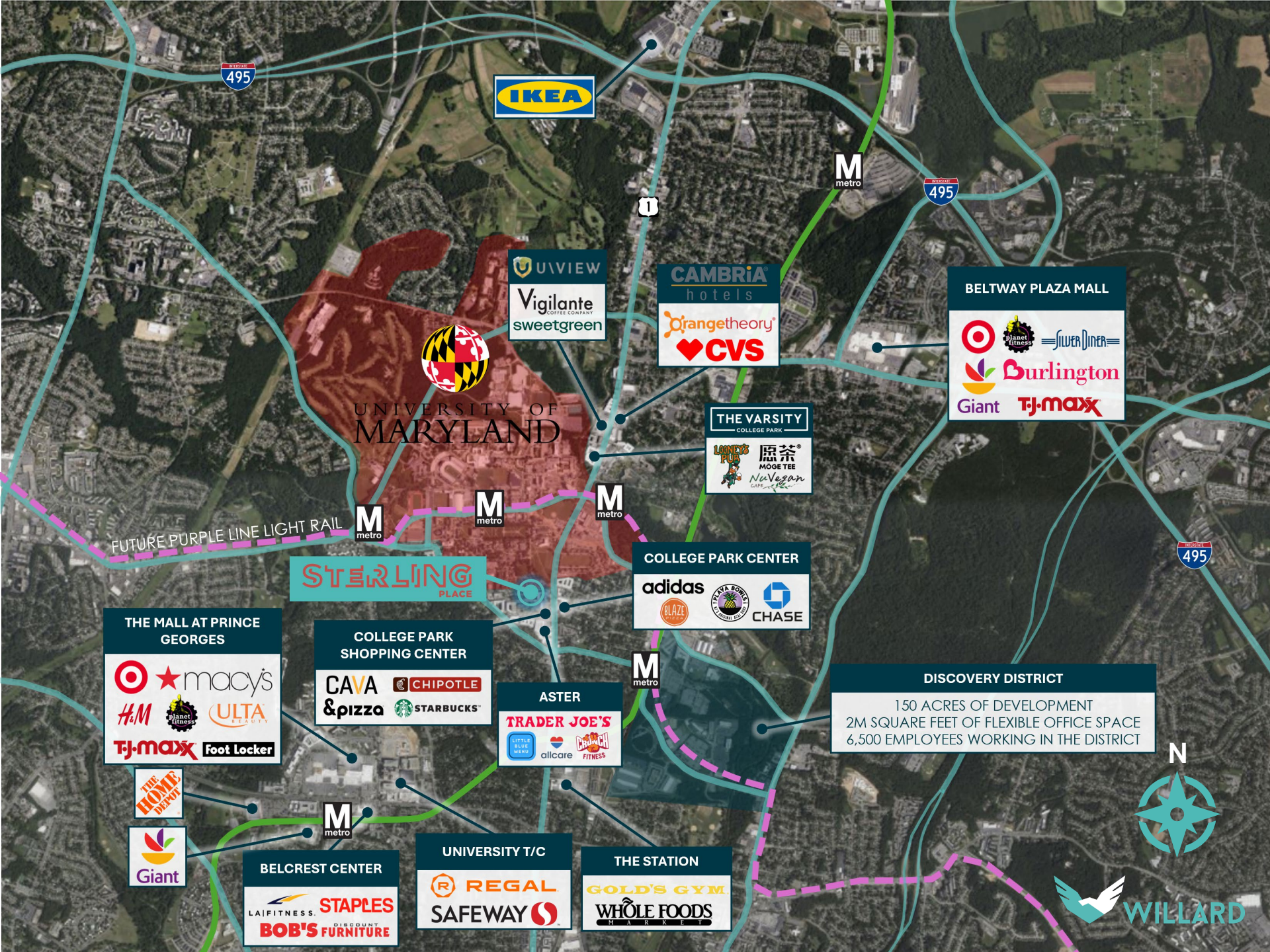
M metro

1-MILE

3-MILE

5-MILE





495



M metro

495

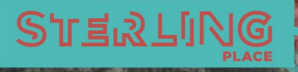


FUTURE PURPLE LINE LIGHT RAIL

M metro

M metro

M metro



DISCOVERY DISTRICT
150 ACRES OF DEVELOPMENT
2M SQUARE FEET OF FLEXIBLE OFFICE SPACE
6,500 EMPLOYEES WORKING IN THE DISTRICT



M metro



N





UNIVERSITY OF MARYLAND

41,000 STUDENTS

UMD Student Housing
3,718 Residents

STERLING PLACE

LANDMARK APARTMENTS
276 UNITS

HUB COLLEGE PARK APARTMENTS
161 UNITS

UNION ON KNOX APARTMENTS
341 UNITS

TERRAPIN ROW APARTMENTS
418 UNITS

FUTURE LANDMARK STUDENT HOUSING PROJECT
1,500 BEDS

TERRAPIN ROW APARTMENTS

THE STANDARD AT COLLEGE PARK APARTMENTS
282 UNITS

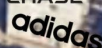
PNC TRADER JOE'S THE ASTER APARTMENTS
393 UNITS

BALTIMORE AVE - 25,882 VPD

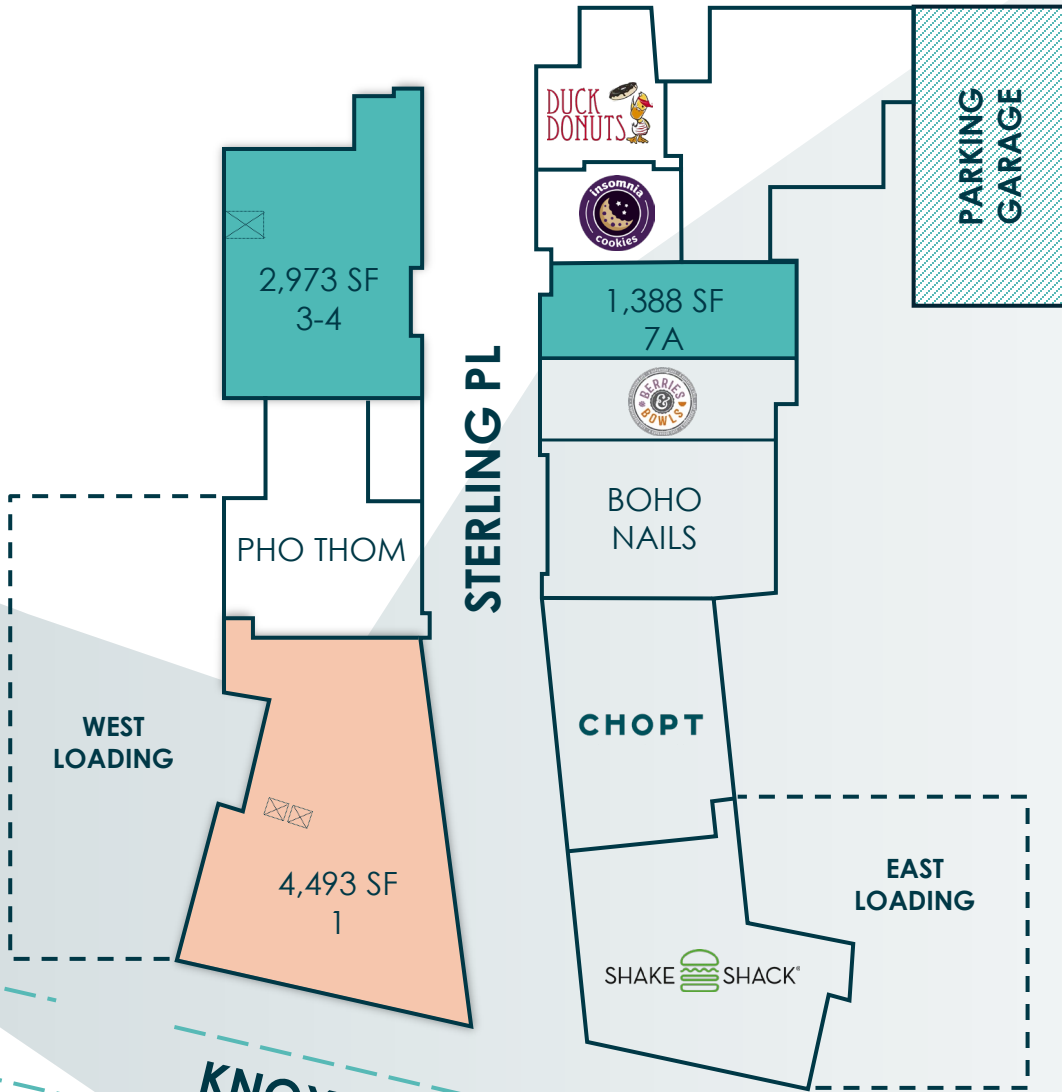
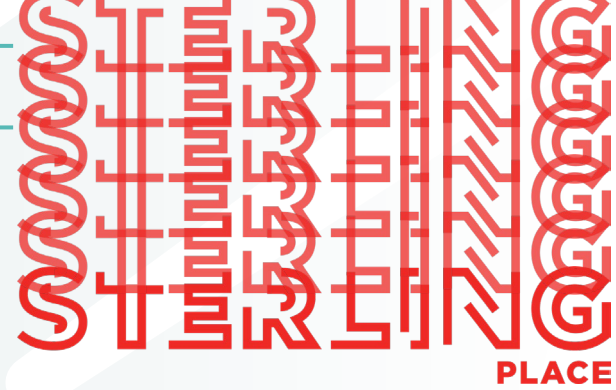
SEOUL SPICE



WILLARD



LEHIGH ROAD



SUITE	TENANT	SIZE
1	AT LEASE	4,493 SF
2	PHO TOM	2,101 SF
3-4	AVAILABLE	2,973 SF
5	DUCK DONUTS	994 SF
6	INSOMNIA COOKIES	715 SF
7A	AVAILABLE	1,388 SF
7B	BERRIES & BOWLS	1,121 SF
8	BOHO NAILS	2,132 SF
9	CHOPT	2,313
10	SHAKE SHACK	2,789

KNOX ROAD



STERLING PLACE

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