



6322 KENILWORTH AVENUE

RIVERDALE, MARYLAND 20737

FOR
SALE



MACKENZIE

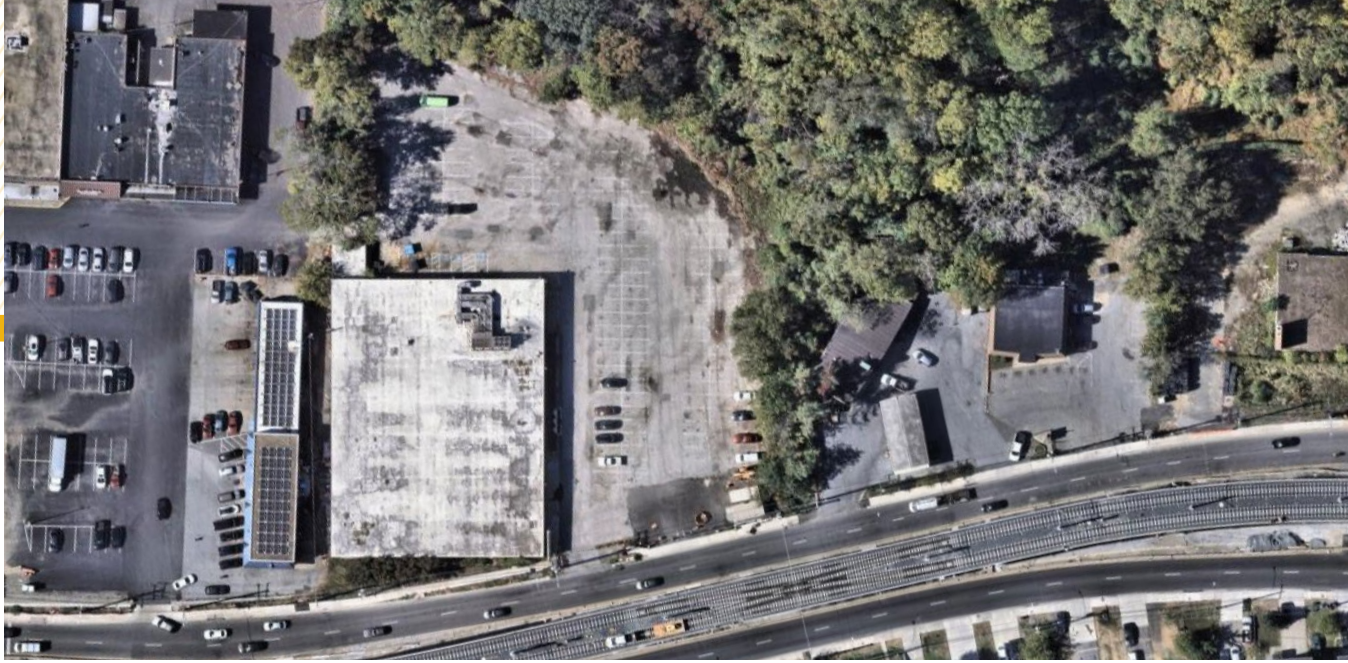
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 27,222 SF ± existing retail/flex building on 3.0 acres ±
- Prime potential redevelopment opportunity or adaptive re-use
- Strong building condition with expansive parking area
- Highly visible location: 39,000+ vehicles per day
- Two (2) Purple Line Metro stations within walking distance
- CGO zoning offers flexibility in terms of redevelopment opportunity
- Population of 500,000+ with an average household income of \$110K+ within a 5-mile radius with steady population growth

BUILDING SIZE:	27,222 SF ±
LOT SIZE:	3.0 ACRES ±
TRAFFIC COUNT:	39,072 AADT (KENILWORTH AVE)
ZONING:	CGO (COMMERCIAL, GENERAL AND OFFICE)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



AERIAL



3.00 AC ±

27,222 SF ±

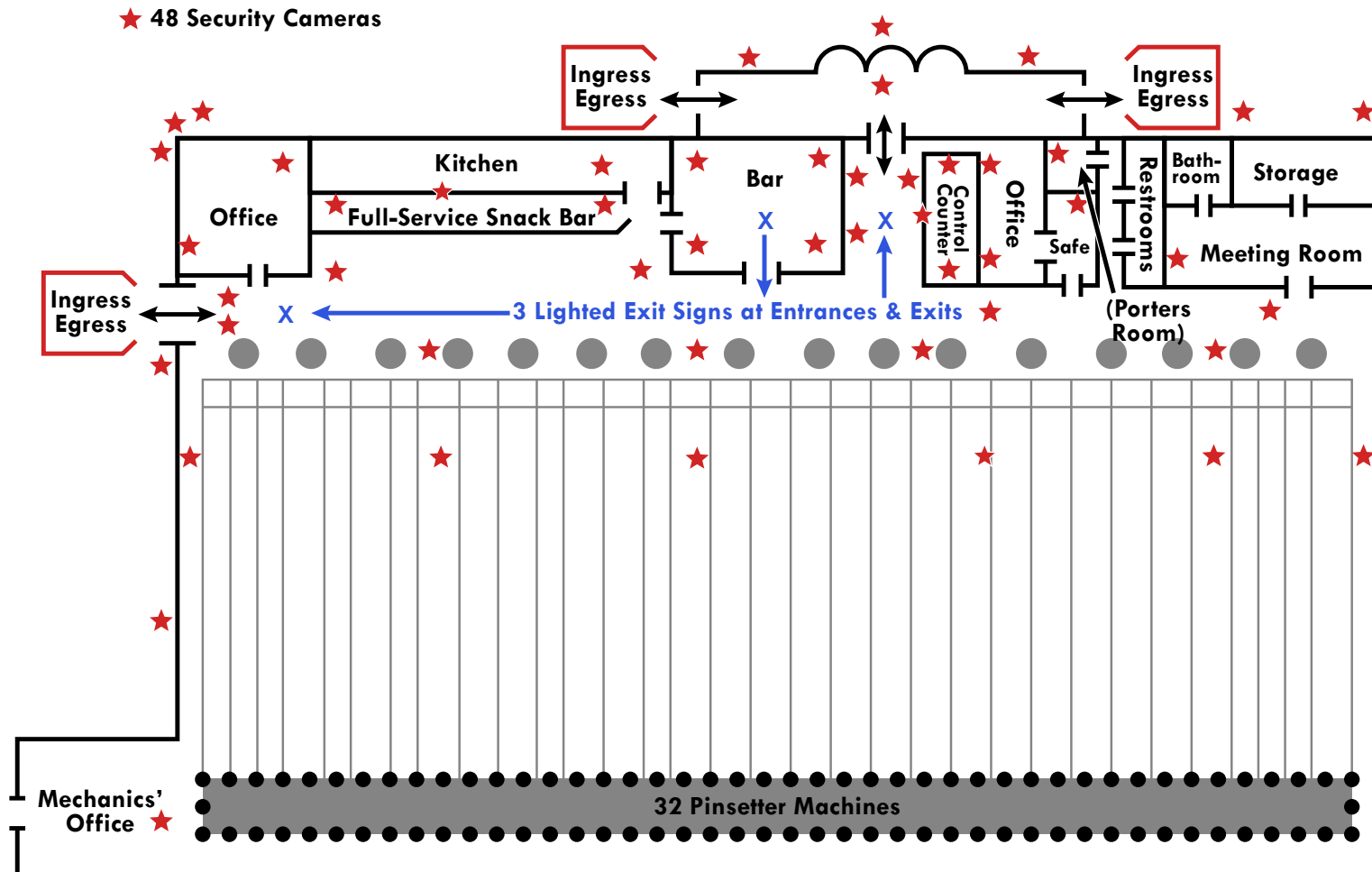
SIGNAGE AVAILABLE

39,072 AADT

KENILWORTH AVE

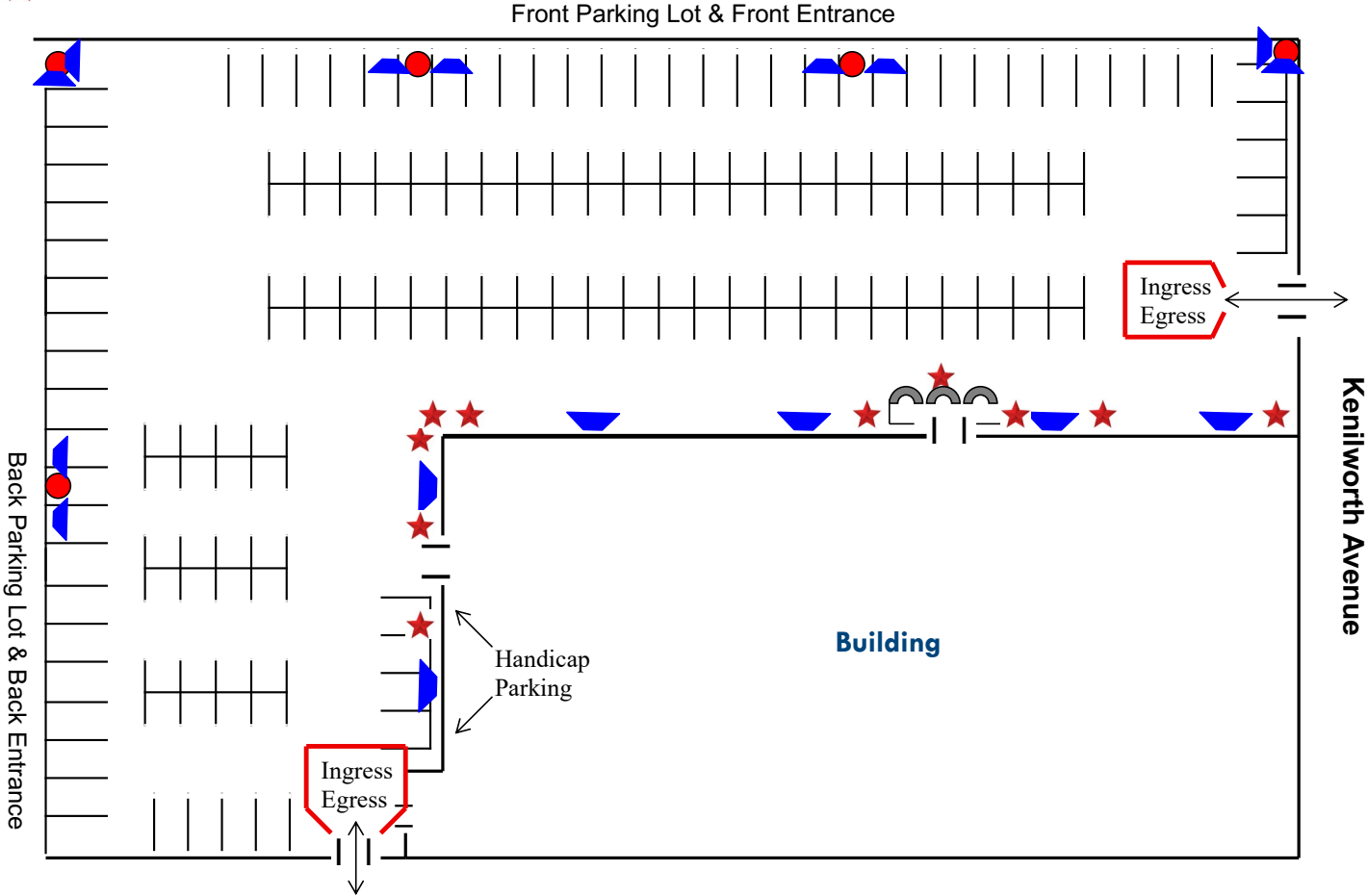


FLOOR PLAN



SITE PLAN

- - Poles with 2 Flood Lights
- ▼ - Flood Lights
- ★ - Security Cameras



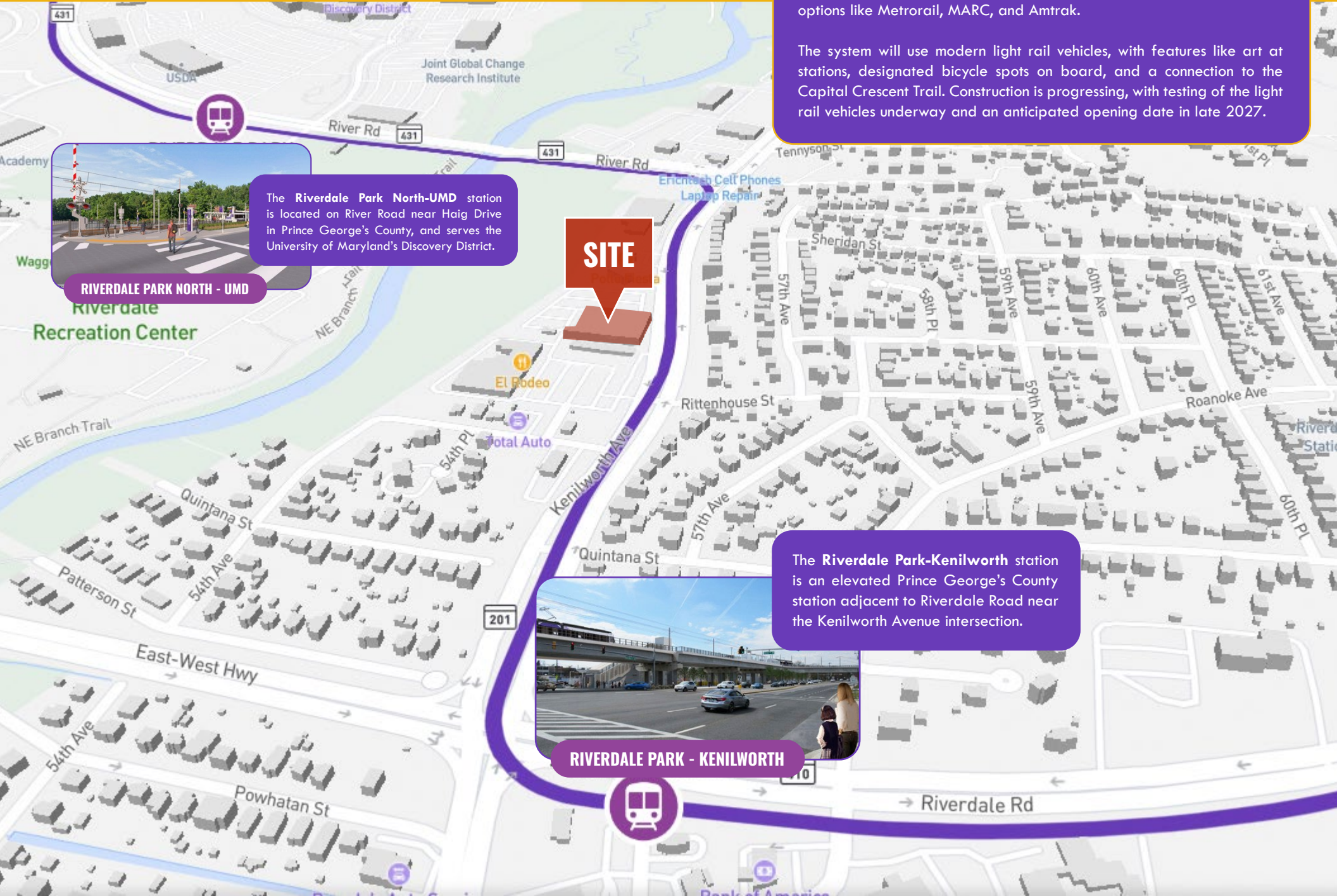
ORIGINAL SURVEY



MD PURPLE LINE ACCESS

The Maryland (MD) **Purple Line** is a new light rail transit system being built to connect New Carrollton and Bethesda, with a branch to Silver Spring. It is owned by the Maryland Department of Transportation (MDOT) and will link several counties in Maryland with existing transit options like Metrorail, MARC, and Amtrak.

The system will use modern light rail vehicles, with features like art at stations, designated bicycle spots on board, and a connection to the Capital Crescent Trail. Construction is progressing, with testing of the light rail vehicles underway and an anticipated opening date in late 2027.



The **Riverdale Park North-UMD** station is located on River Road near Haig Drive in Prince George's County, and serves the University of Maryland's Discovery District.



The **Riverdale Park-Kenilworth** station is an elevated Prince George's County station adjacent to Riverdale Road near the Kenilworth Avenue intersection.



RIVERDALE PARK - KENILWORTH

DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



20,664

182,763

467,553

DAYTIME POPULATION



14,235

174,272

447,988

AVERAGE HOUSEHOLD INCOME



\$115,743

\$110,645

\$112,923

NUMBER OF HOUSEHOLDS



5,673

58,787

159,143

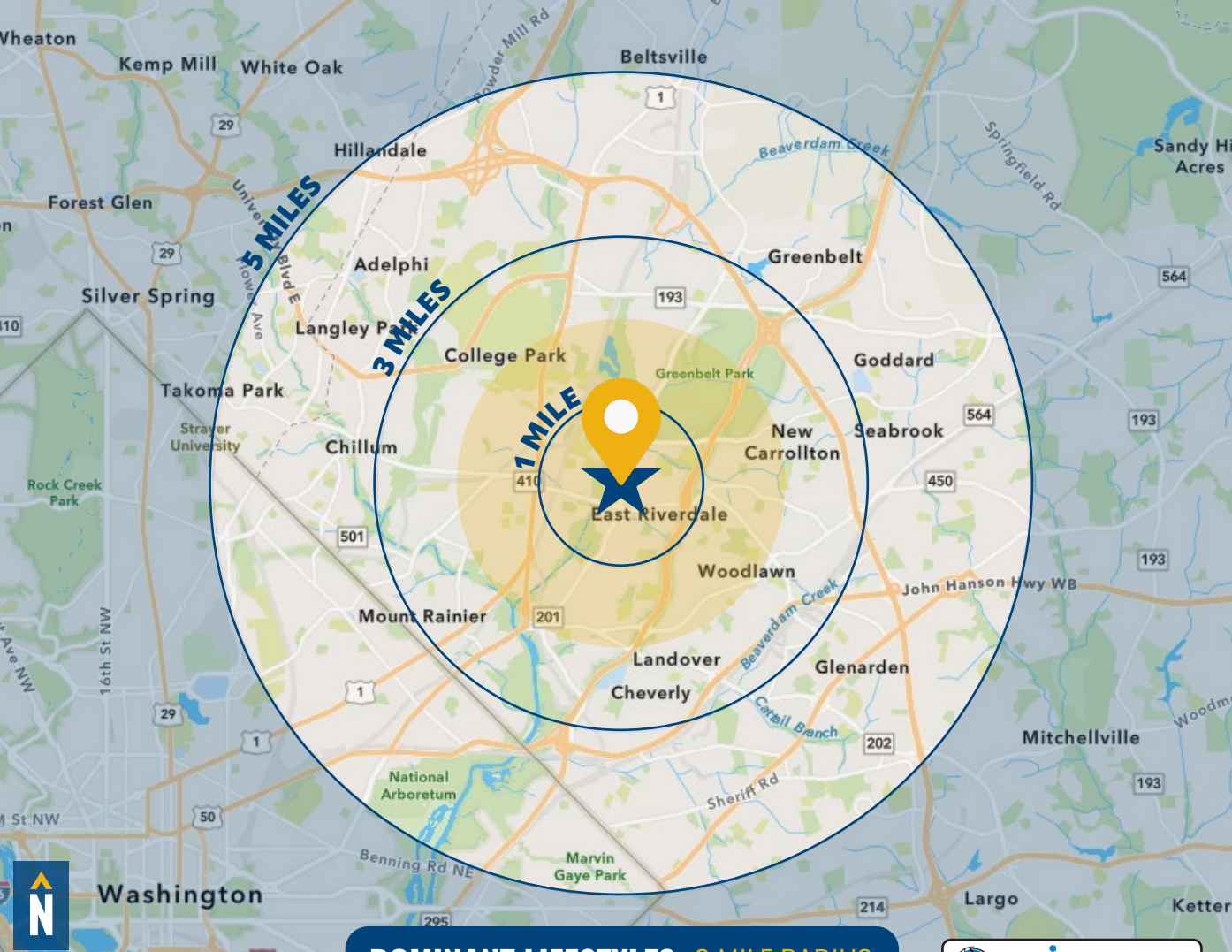
MEDIAN AGE



32.3

31.5

34.5



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

19% GENERATIONAL TIES



MEDIAN

AGE: 36.9

HH INCOME: \$95,282

Nearly half of this segment has some college education, with jobs that typically provide middle-tier incomes. They tend to purchase groceries, clothing and household supplies at warehouse or discount stores.

11% MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

11% DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

FOR MORE INFO **CONTACT:**



OLIVER FRYER

VICE PRESIDENT

443.597.5711

OFRYER@mackenziecommercial.com



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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