

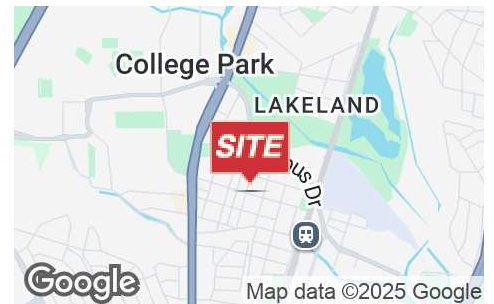
STUDENT HOUSING PROPERTY FOR SALE



4612 COLLEGE AVE AND 7501 HOPKINS AVE College Park, MD 20740

PROPERTY HIGHLIGHTS

- Fully leased to Alpha Delt for the 2025-2026 season
- *Lease details are available. Please reach out to listing brokers for financial information and asking price.*
- 4,446± SF (two main levels, one lower level)
- 24 beds / 8 baths
- Recently renovated
- Easy walking distance to University of Maryland, with 41K+ students
- Close to numerous amenities in downtown College Park, including restaurants, entertainment, shopping, and hotels
- Prominent institutions nearby include NOAA, NASA Goddard, Raytheon, and USDA & FDA branches



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Student Housing Property For Sale

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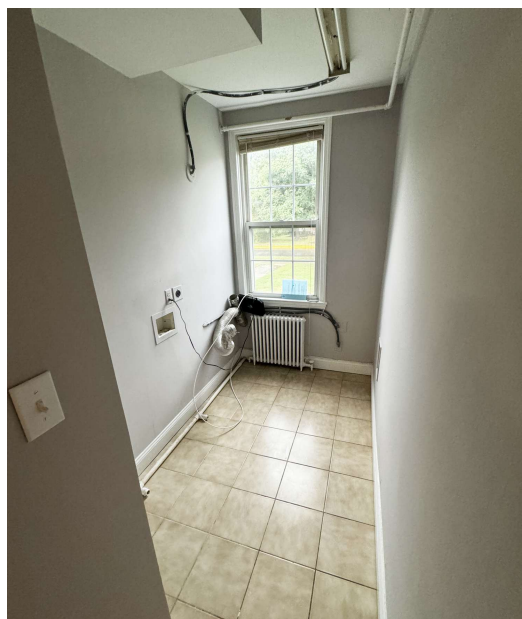
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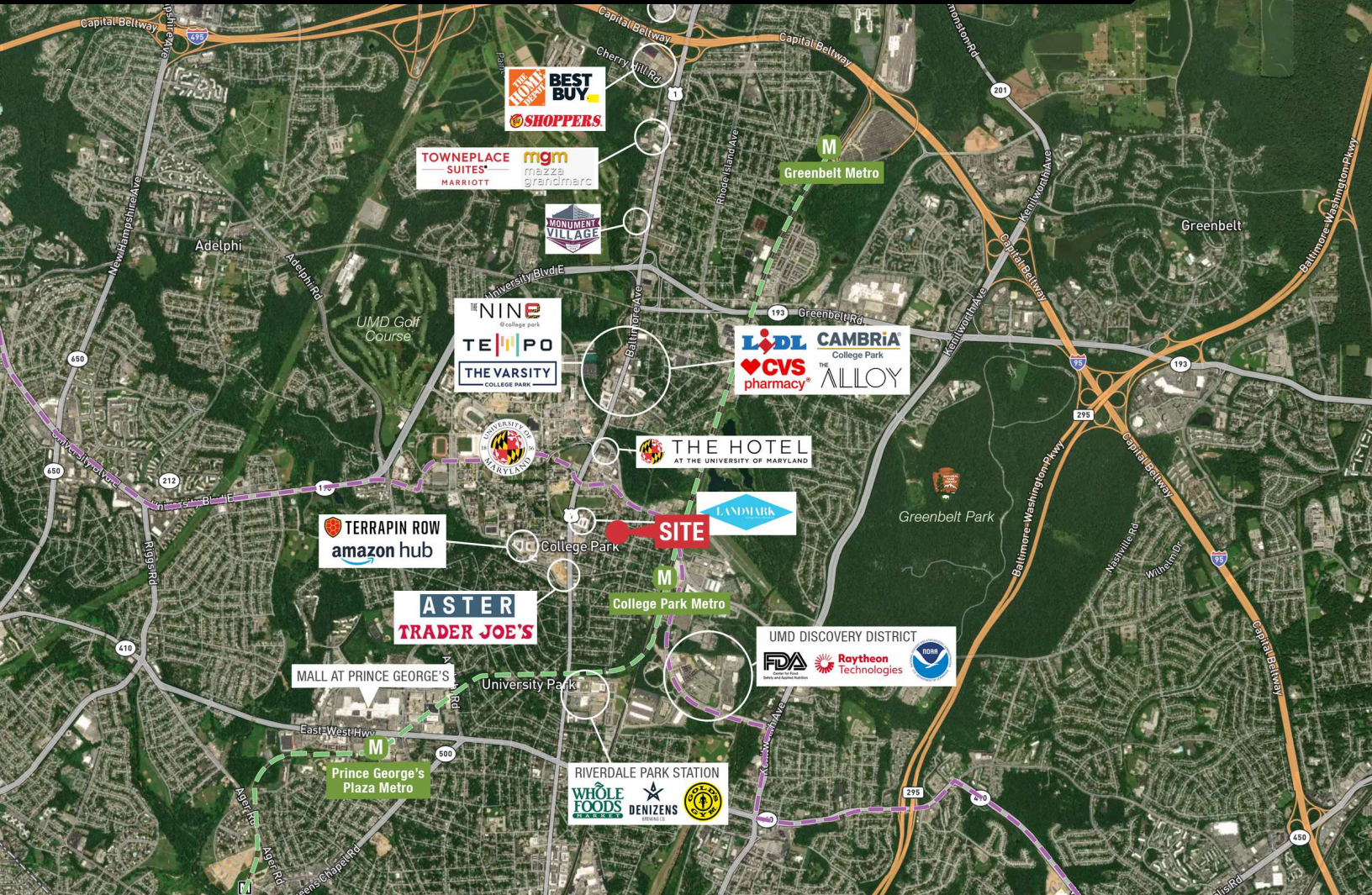


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DEMOGRAPHICS

			
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	20,521	5,372	\$80,606
3 Miles	189,003	58,917	\$101,840
5 Miles	440,046	148,985	\$114,766

Demographics data derived from AlphaMap

