

HOLLYWOOD SHOPPING CENTER

9805 Rhode Island Avenue, College Park, MD 20740
Prince George's County



RETAIL FOR LEASE

JOIN THESE RETAILERS:



Concentra[®]

- 49,193 SF shopping center well located on the heavily trafficked Rhode Island Avenue in College Park, MD.
- Excellent visibility and abundant parking.
- Located within 2 miles of the University of Maryland, College Park (40,800+ students).

SIZE	CONDITION	TIMING
500 SF	"AS-IS" (EXISTING BARBER)	WITHIN 60 DAYS OF SIGNED LEASE
1,000 SF	"AS-IS" (FORMER HOLLYWOOD NUTRITION)	IMMEDIATE
1,200 SF	"AS-IS" (FORMER MARTIAL ARTS STUDIO)	IMMEDIATE
*Est. NNN: \$7.60 PSF		

OWNED BY:  CARROLLTON
ENTERPRISES

Mai Vo
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703-268-2722

Matt Copeland
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443-632-2051

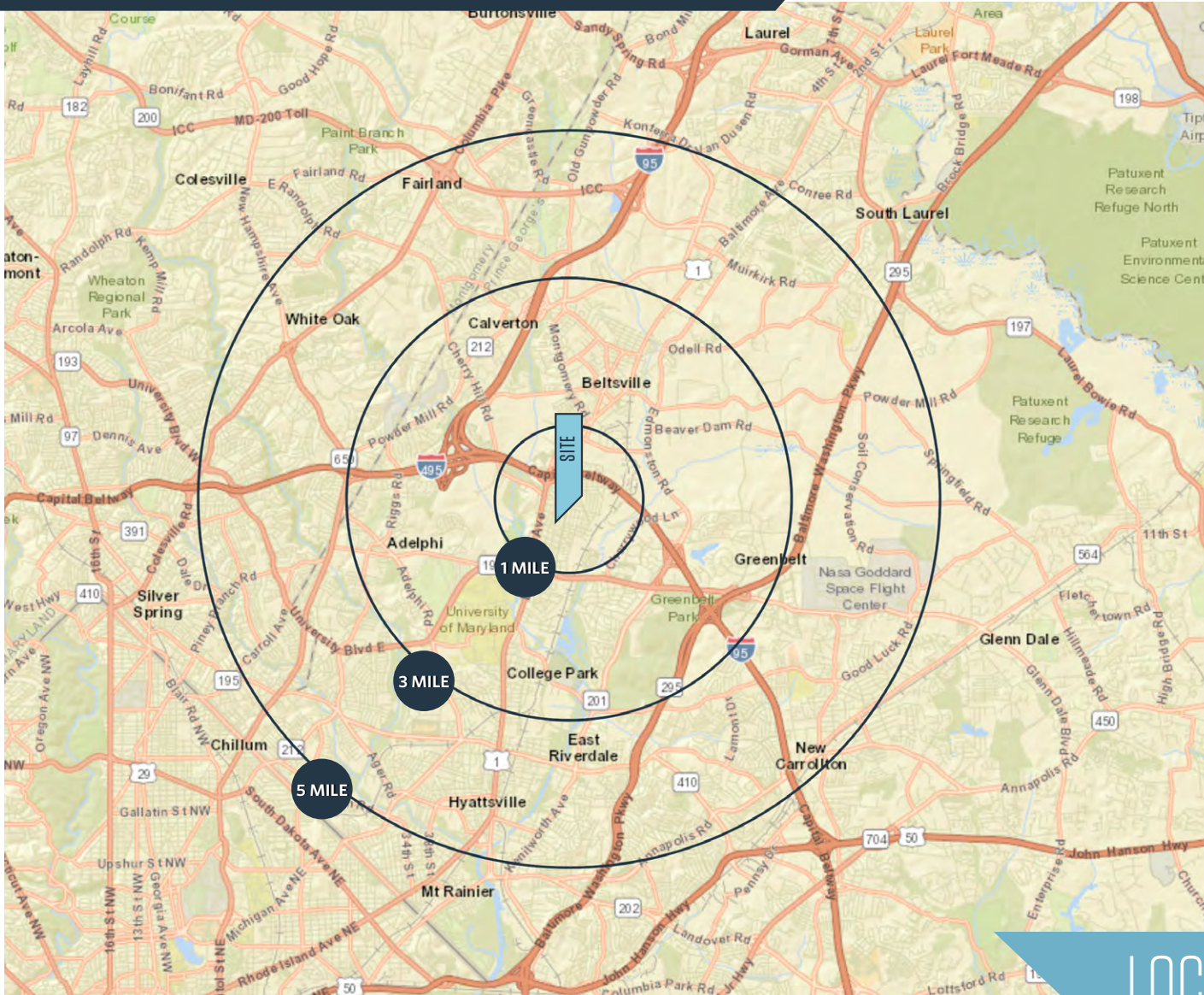
Michael Ginsburg
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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
11,941	99,737	373,367
Daytime Population		
14,638	125,867	357,170
Households		
4,580	34,175	122,871
Average HH Income		
\$128,155	\$109,879	\$117,042

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Rhode Island Avenue	15,050ADT
Capital Beltway	177,781 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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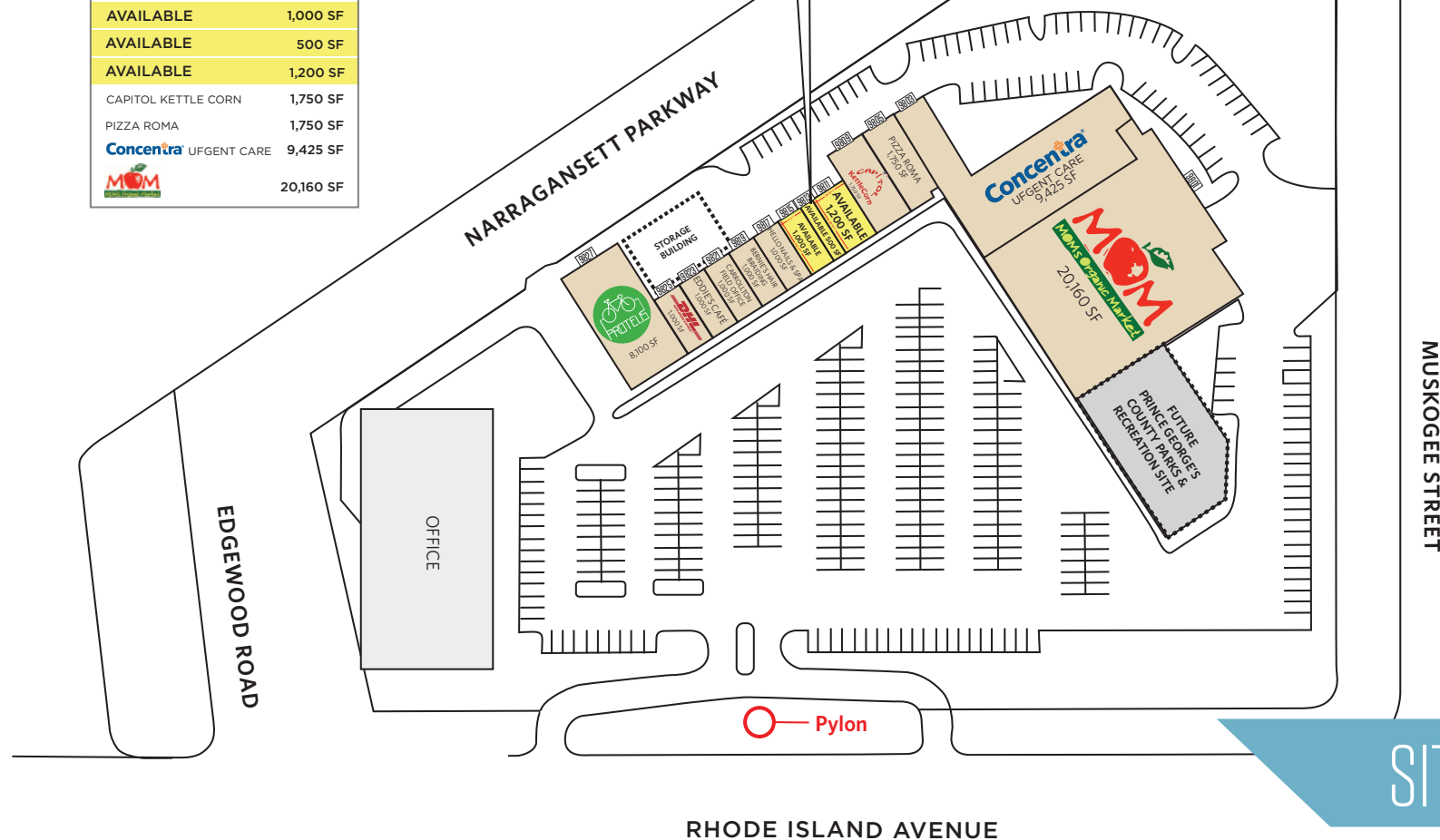
TENANT	SQ. FT.
PROTEUS BICYCLES	8,100 SF
DHL	1,000 SF
EDDIE'S CAFE	1,000 SF
CARROLLTON FIELD OFFICE	1,000 SF
BERNIE'S HAIR BRAIDING	1,000 SF
HELLO NAILS & SPA	1,000 SF
AVAILABLE	1,000 SF
AVAILABLE	500 SF
AVAILABLE	1,200 SF
CAPITOL KETTLE CORN	1,750 SF
PIZZA ROMA	1,750 SF
Concentra URGENT CARE	9,425 SF
MOM	20,160 SF

 LEASED
 AVAILABLE

DISCREET LISTING
CURRENTLY OCCUPIED BY
BARBER
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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