



JOIN THESE RETAILERS



PROPERTY HIGHLIGHTS

- Located at traffic signal across from Costco.
- Anchored by Aldi grocery store.
- Over 38,621 cars per day on Route 1.

AVAILABILITY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,207 SF	\$48.00 PSF NNN	"AS-IS" (former Mathnasium)	ON OR BEFORE SEPT. 1, 2026
*EST. NNN: \$11.97 PSF			

OWNED BY 

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb.com



DEMOGRAPHICS | 2025:

1-MILE

3-MILE

5-MILE

Population

7,630

77,582

305,877

Daytime Population

12,360

88,126

304,414

Households

2,308

28,957

102,171

Average HH Income

\$126,833

\$116,672

\$119,640

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Baltimore Ave (Rt. 1)

38,621 ADT

SITE PLAN

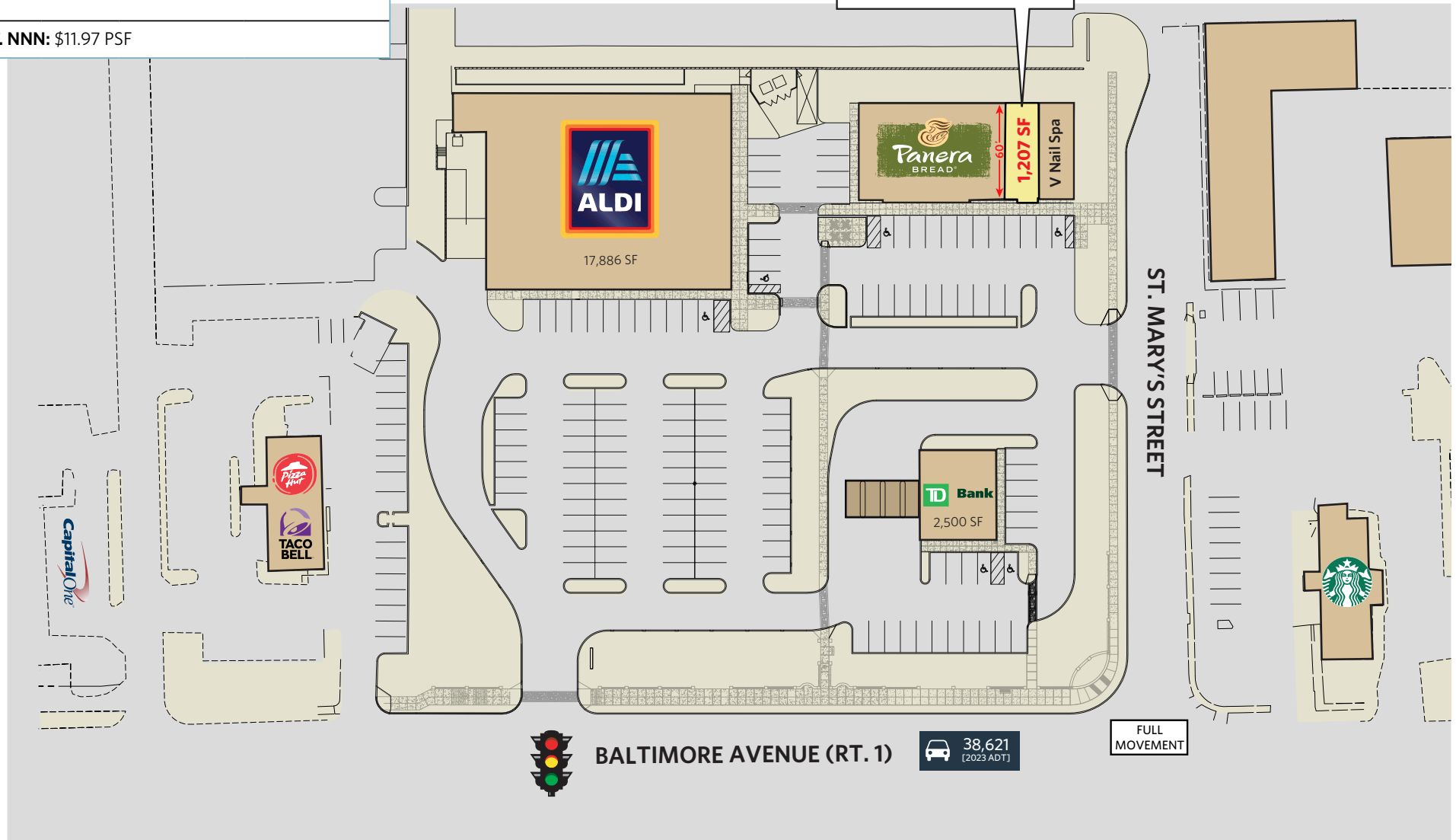
ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,207 SF	\$48.00 PSF NNN	"AS-IS" (former Mathnasium)	ON OR BEFORE SEPT. 1, 2026

*EST. NNN: \$11.97 PSF

DISCREET LISTING
CURRENTLY OCCUPIED BY
MATHNASIUM
The Math Learning Center
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

AERIAL

ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

CLOSE-UP

ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



ST. MARY'S SQUARE

10916 BALTIMORE AVENUE (RT. 1), BELTSVILLE, MD 20705, PRINCE GEORGE'S COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.