

8421-8429 Baltimore Ave
College Park, MD 20740

CAPSTAR
COMMERCIAL REALTY



LAND FOR SALE

PROPERTY SUMMARY

Account Tax ID: District 21 Acct. No. 2292514
Parcel Size: 0.5 Acres
Zoning: LTO-E & M-U-I
Jurisdiction: PG County & City of College Park

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,004	161,992	429,864
Households	4,346	48,908	147,178
Avg HH Income	86,169	94,050	101,200

HIGHLIGHTS

- Corner of Baltimore Ave (Rt 1) & Quebec St
- 123'+ Frontage on Baltimore Ave (Route 1)
- 40,000+ Daily Vehicles on Route 1
- Surrounded by Hotels, Student APTs & Retails
- 40,800+ Students
- 14,000+ Faculty & Staff members
- 30,000+ People in Downtown College Park
- 0.5 Miles to University of Maryland
- 1.3 Miles from College Park Metro Station
- 2.5 Miles from Discovery District
- 60+ Companies & Organizations in Discovery District with over 6,500 employees
- 150 AC office park dedicated to research
- Potential Approx. 120 Buildable Units & 72,000 Rentable SF.

John P. Lin
240-644-2317
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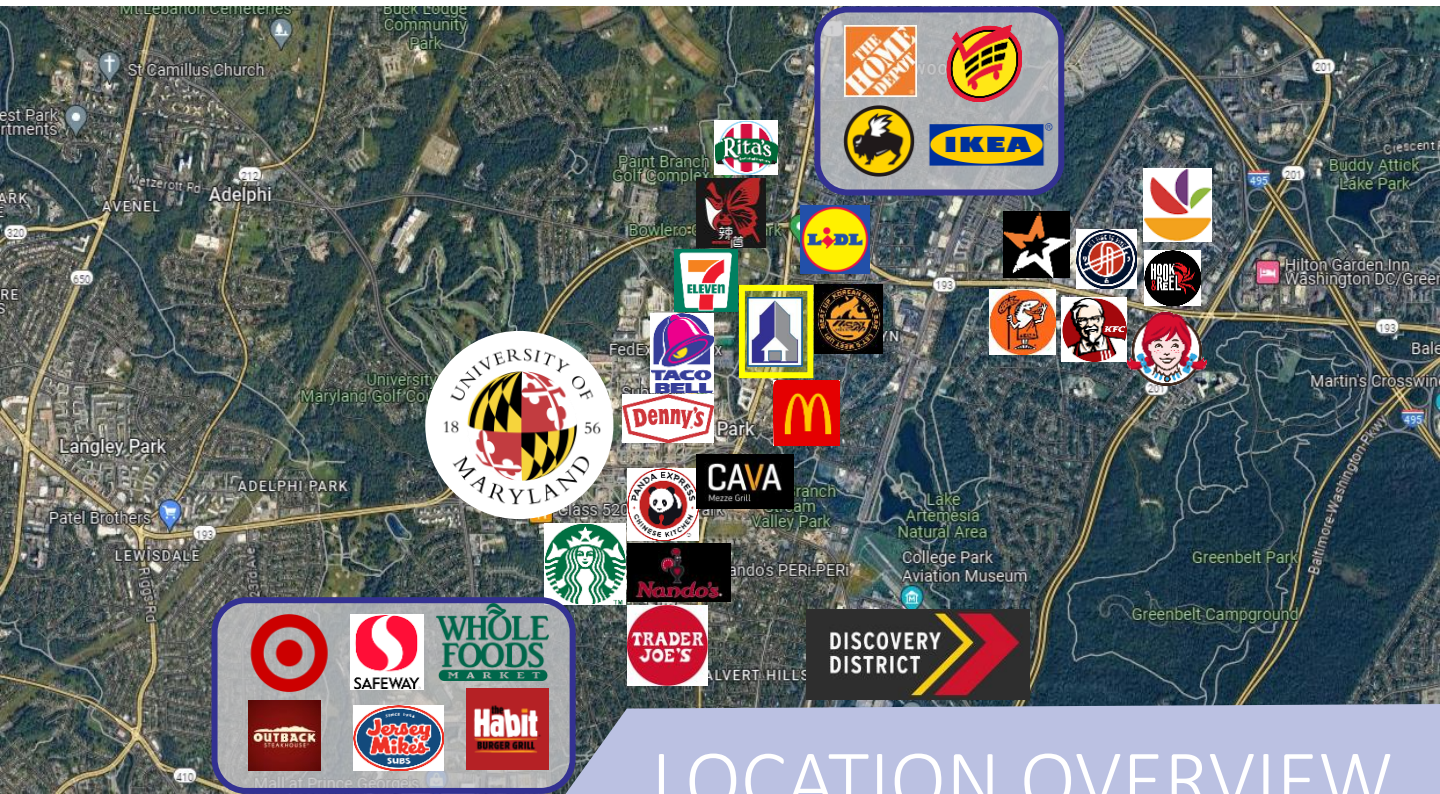
438 N Frederick Ave #450
Gaithersburg MD
capstarco.com



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.

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LOCATION OVERVIEW

- Located on the major traffic line through out the City of College Park, this 0.5-acre Land is not only at a walking distance to the University of Maryland, but also has easy reach to all types of retails and commercial. It is only 1.3 miles away from the College Park metro station.
- More than 40,800 Students attend University of Maryland, and more than 14,000 faculty and staff members work at University of Maryland.

IT IS MORE THAN JUST A COLLEGE TOWN

- It is just 3-mile away from South of Washington D.C.
- It is 2.5-mile away from the Discovery District, which hosts 60+ companies and organizations including 4 federal agencies, 3 Fortune 500 Companies, and 5 University Research Centers. More than 6,500 people are employed in the research park.
- There are dozens of federal laboratories, government agencies, international embassies, policy institutes and international media outlets within a 10-mile radius.

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PROPERTY ADDRESS: 8421 BALTIMORE AVENUE COLLEGE PARK, MARYLAND 20740

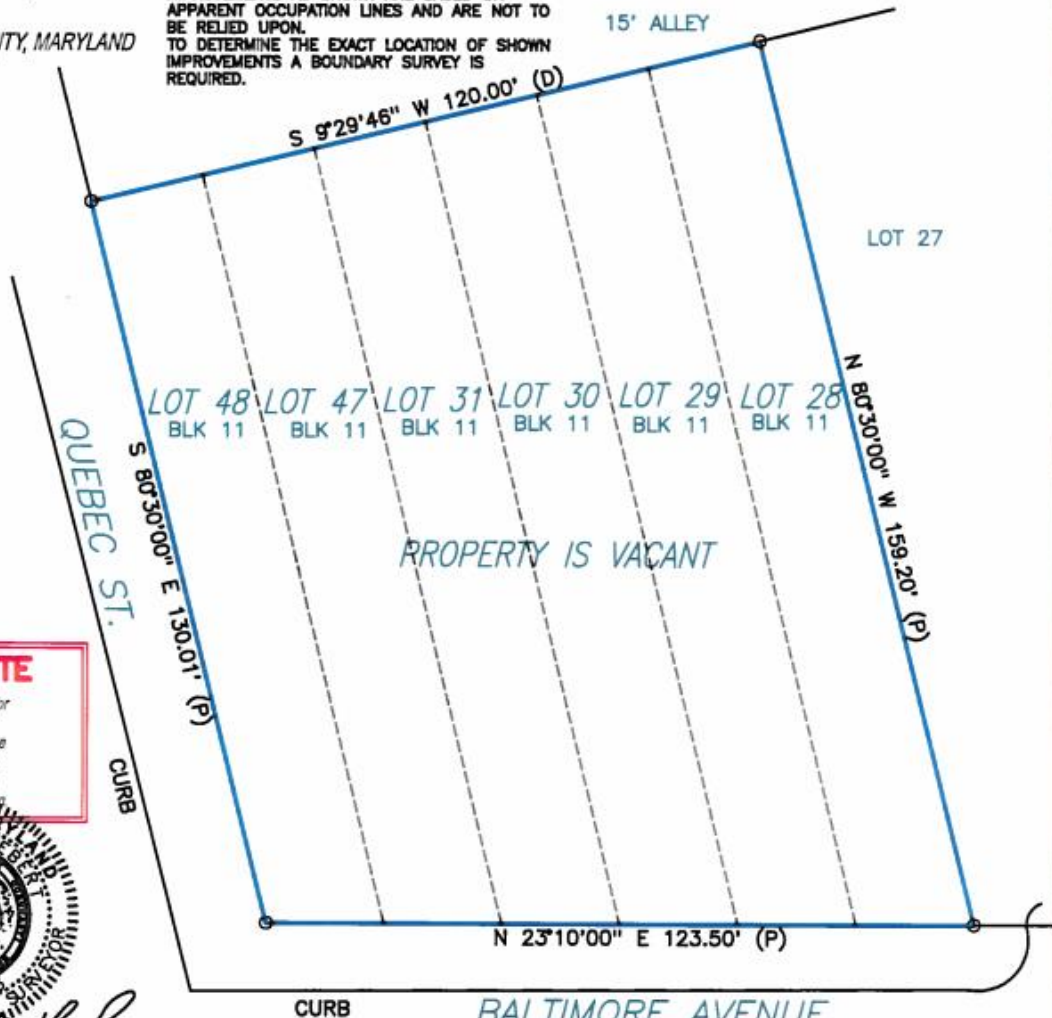
SURVEY NUMBER: 1609.3704

FIELD WORK DATE: 10/6/2016

REVISION HISTORY: (REV.1 10/6/2016)

16093704
LOCATION DRAWING
LOT 28, 29, 30, 31, 47, AND 48, BLOCK 11
ADDITION TO BERWYN,
PRINCE GEORGE'S COUNTY, MARYLAND
10-06-2016 SCALE 1"=30'

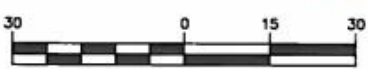
BASED ON A FIELD INSPECTION OF THE SUBJECT PROPERTY, A LACK OF AND/OR CONFLICTING MONUMENTATION WAS FOUND. LOCATION OF IMPROVEMENTS AS SHOWN ARE BASED ON APPARENT OCCUPATION LINES AND ARE NOT TO BE RELIED UPON. TO DETERMINE THE EXACT LOCATION OF SHOWN IMPROVEMENTS A BOUNDARY SURVEY IS REQUIRED.



PLEASE NOTE
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



William D. Lin
EXPIRES 1-15-2017



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.
ACCURACY=3±

SURVEY

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For More Information, Please Contact:

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