



**ENGLE  
RETAIL  
ADVISORS**

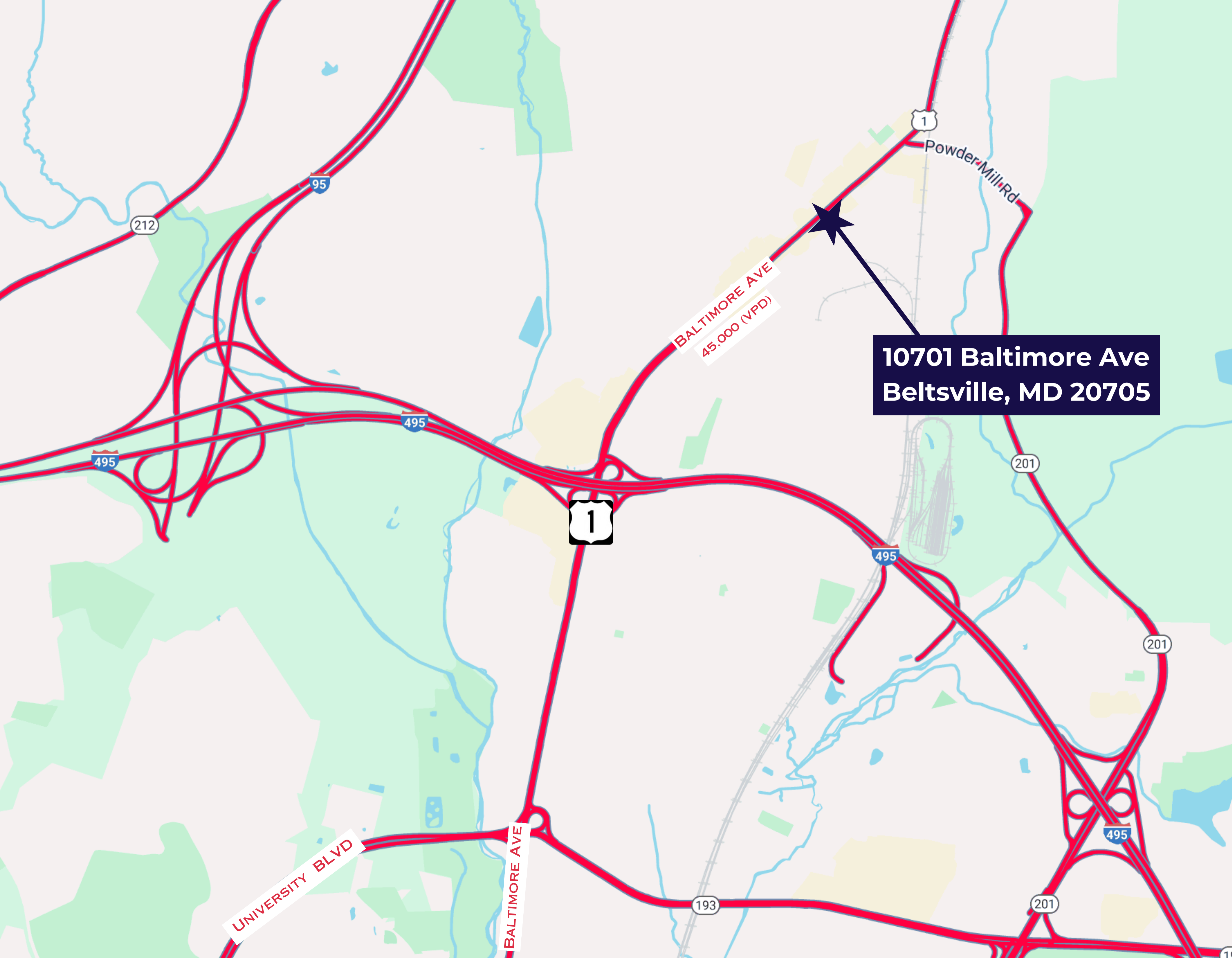
AO RETAIL PROJECTS

**RETAIL FOR LEASE**

**STAND-ALONE  
AUTOMOTIVE CENTER**

**BELTSVILL MD**

**10701 BALTIMORE AVE**



BALTIMORE AVE  
45,000 (VPD)

**10701 Baltimore Ave  
Beltsville, MD 20705**

UNIVERSITY BLVD

BALTIMORE AVE

Powder Mill Rd

# Allowed uses Include:

**Repair Shop**

**Body Shop**

**Tire Services**

**Showroom**

**Oil Change**

**10701 Baltimore Ave  
Beltsville, MD 20705**





# PROPERTY HIGHLIGHTS

**8,500 SF AVAILABLE**

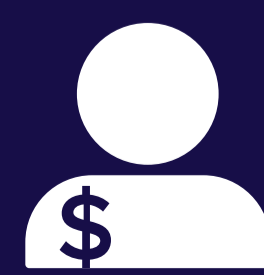
- STAND ALONE AUTOMOTIVE BUILDING
- HIGH TRAFFIC:  
45,000 VEHICLES PER DAY ON BALTIMORE AVE
- PRIME LOCATION WITH PROMINENT PYLON AND BUILDING SIGNAGE.
- 4 DRIVE-IN GARAGE DOORS, IDEAL FOR AUTOMOTIVE OR SIMILAR USES.
- 40 EXCLUSIVE PARKING SPACES.
- POSITIONED IN A SUPER-REGIONAL, AFFLUENT AREA WITH STRONG RESIDENTIAL & COMMERCIAL ACTIVITY.



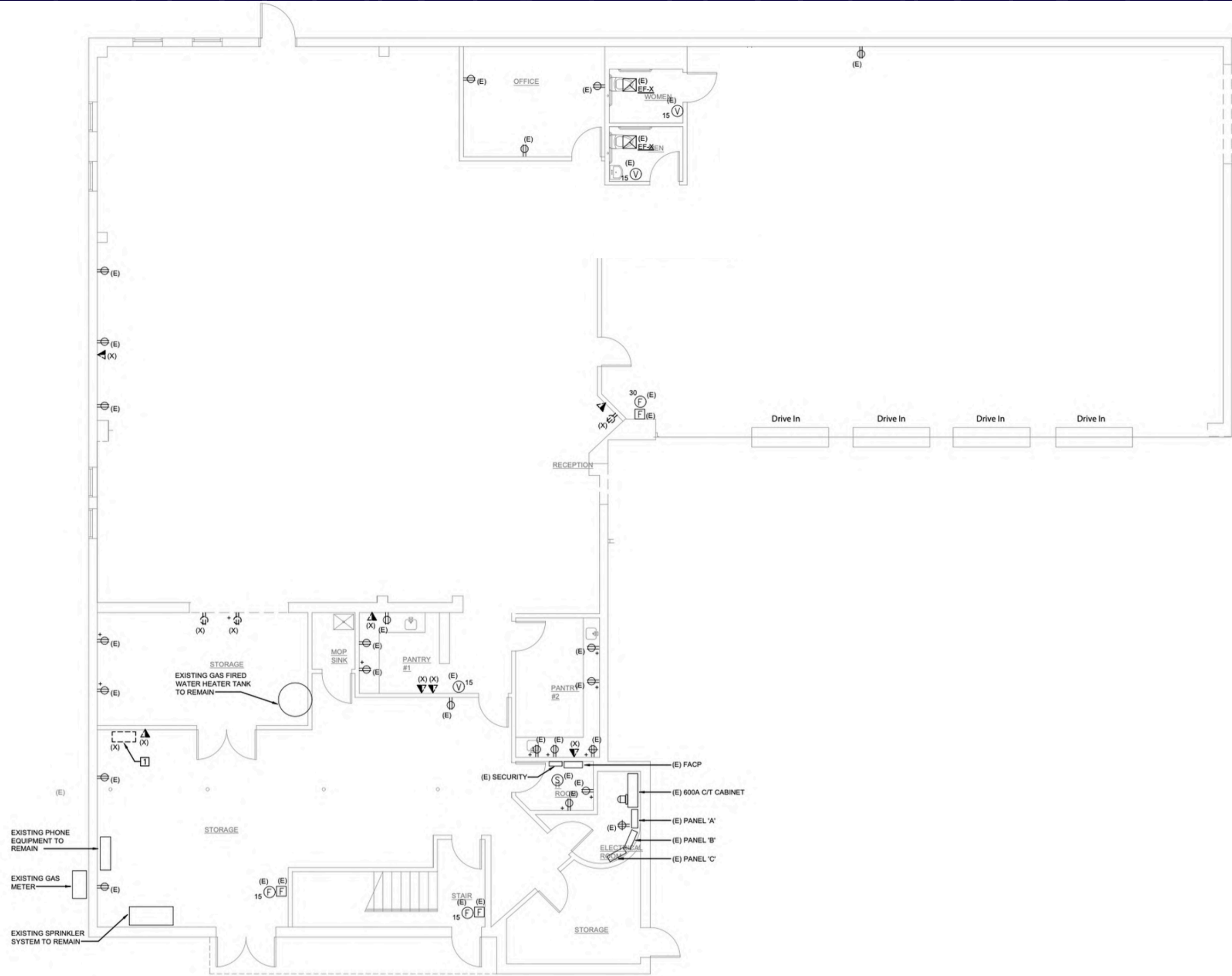
**POPULATION**  
3 MI 95,082      5 MI 324,929



**MEDIAN HHI**  
3 MI \$114,984      5 MI \$126,916



**MEDIAN AGE**  
3 MI 35.9      5 MI 34.8



# AREA MAP



10701 Baltimore Ave  
Beltsville, MD 20705

University of Maryland (40,000+ students)  
is 3 miles south of 10701 Baltimore Ave

UNIVERSITY BLVD



- TACO BELL
- Pizza Hut
- ALDI
- Starbucks
- Capital One
- MATHNASIUM
- TD
- Panera BREAD
- Wendy's
- COSTCO WHOLESALE
- LL Flooring
- petco
- POPEYES
- DOLLAR TREE
- Concentra
- urgent care
- America's Best WINGS
- ups
- PNC BANK
- 7 ELEVEN
- Walgreens
- metro by T-Mobile
- BANK OF AMERICA
- BURGER KING
- AutoZone
- Patient First
- McDonald's
- Wawa
- Sarku Japan
- BUFFALO WILD WINGS
- verizon
- milk + honey
- FedEx
- Wawa
- SARDI'S PERUVIAN CHICKEN
- VIAVIA'S KITCHEN
- IKEA
- THE HOME DEPOT
- BEST BUY
- MAMMA Lucia
- Starbucks
- SHOPPERS Food & Pharmacy
- 7 ELEVEN
- DUNKIN' DONUTS
- MOM's Organic Market
- COLLEGE PARK HYUNDAI

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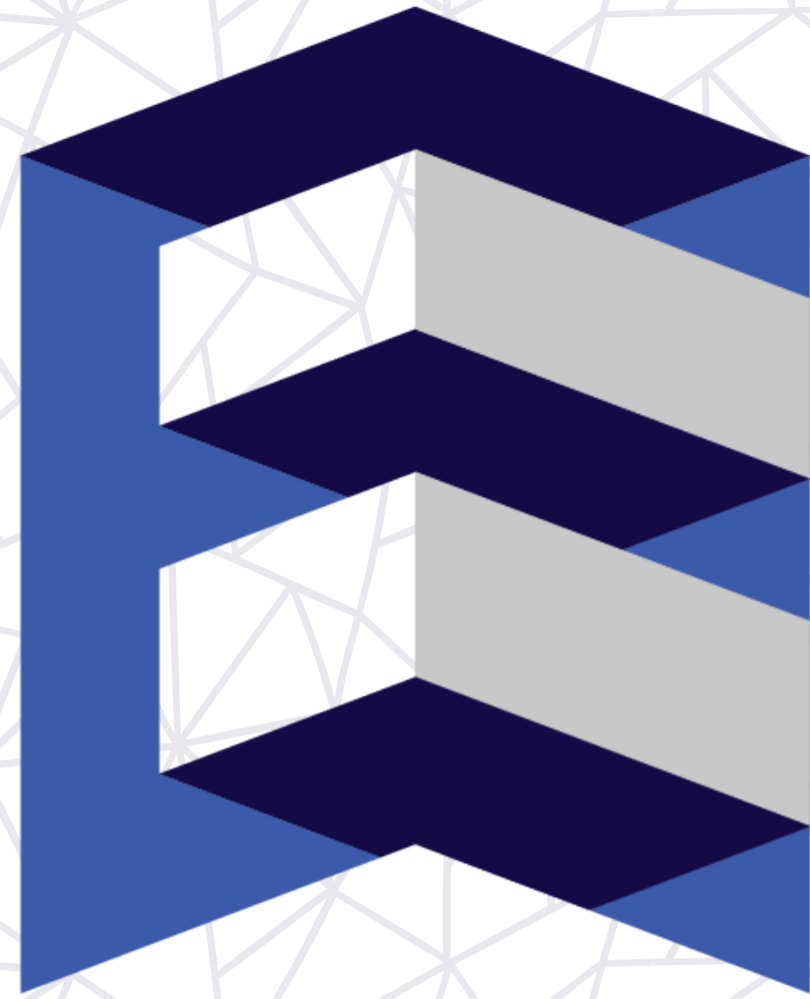
GOOGLE STREET VIEW

AERIAL VIEW



STREET VIEW





**ENGLE  
RETAIL  
ADVISORS**

**INTERESTED IN LEARNING MORE?  
CONTACT US.**

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