

# 8503 Baltimore Avenue

8503 Baltimore Avenue, College Park, MD 20740

## OVERVIEW

Rare opportunity for a fully built out restaurant with parking on Route 1, College Park's main street, just a short walk from the University of Maryland campus. Fully renovated in 2014 with two full kitchens, this site is the closest retail site with parking to the UMD campus and provides unique signage and branding opportunities for restaurants and retailers. With 57' of building frontage in addition to the parking lot, the building offers one-of-a-kind visibility.

**GROSS LEASABLE AREA**  
6,222 sq. ft.

**CENTER TYPE**  
Restaurant

**LAND AREA**  
14,550 sq. ft.

**COUNTY**  
Prince George's

**TRAFFIC COUNTS**  
Baltimore Ave – 46,325 VPD

**FEATURES**  
19 Parking Spaces  
5 Blocks from UMD  
57' of Frontage

## 8503 BALTIMORE AVENUE

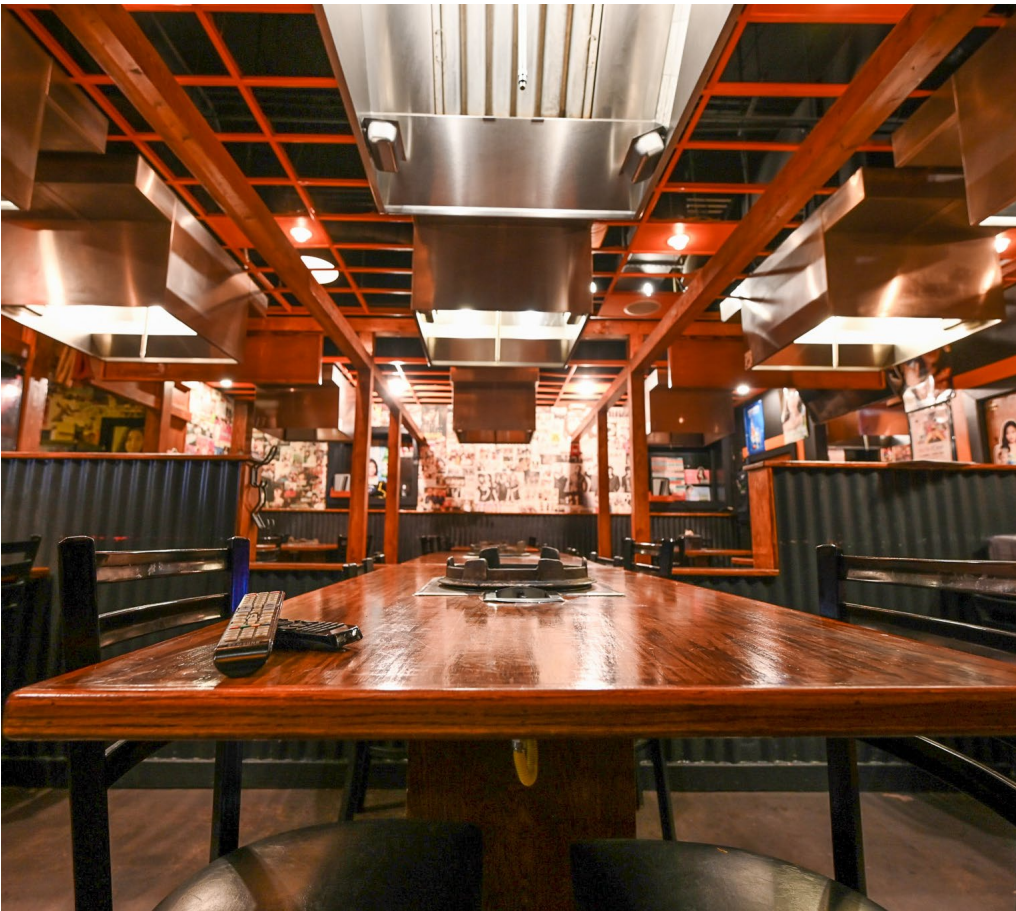
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## CONTACT US

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KJohnson@willardretail.com





## DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

| RADIUS | AVG HH INCOME | MEDIAN AGE | HOUSEHOLDS | POPULATION |
|--------|---------------|------------|------------|------------|
| 1 Mile | \$77,122      | 22.6       | 4,740      | 21,726     |
| 3 Mile | \$100,205     | 31.4       | 50,277     | 162,958    |
| 5 Mile | \$110,939     | 35.1       | 149,179    | 443,782    |



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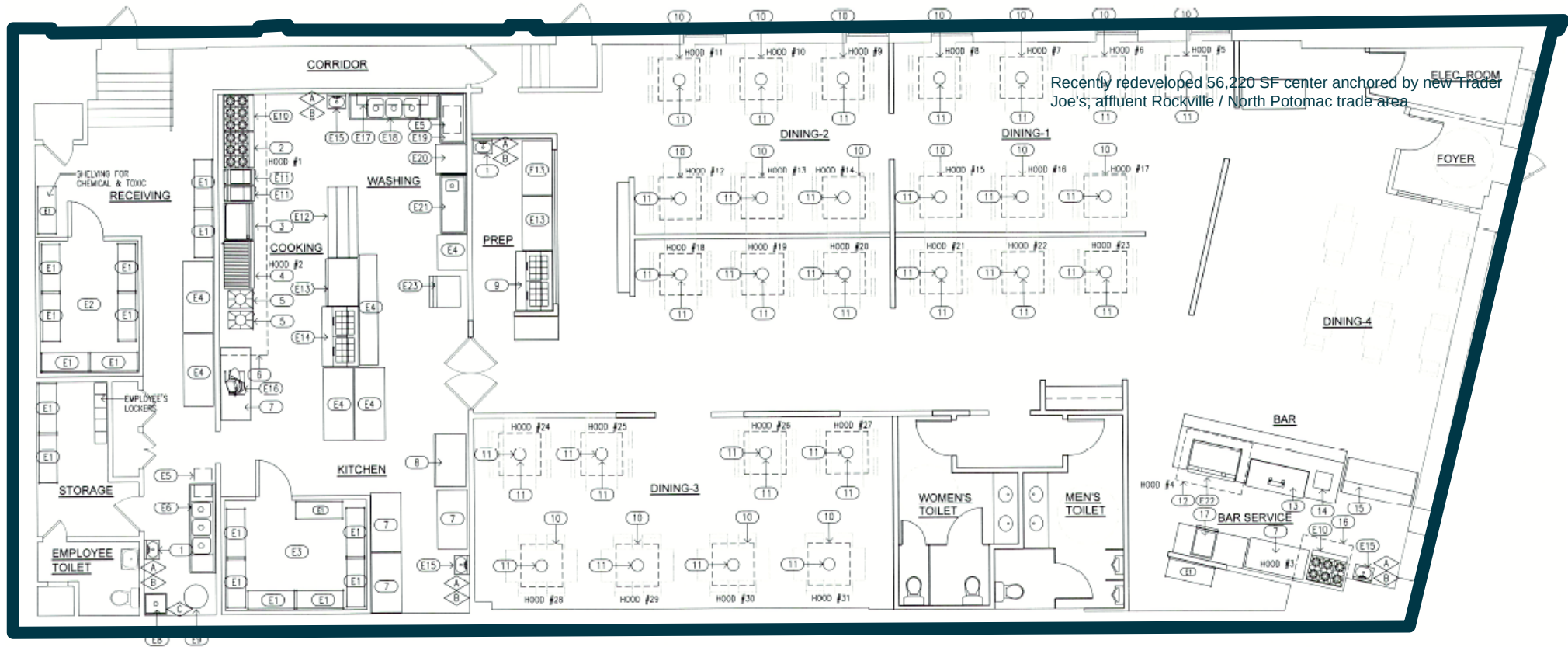
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## SITE PLAN



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