



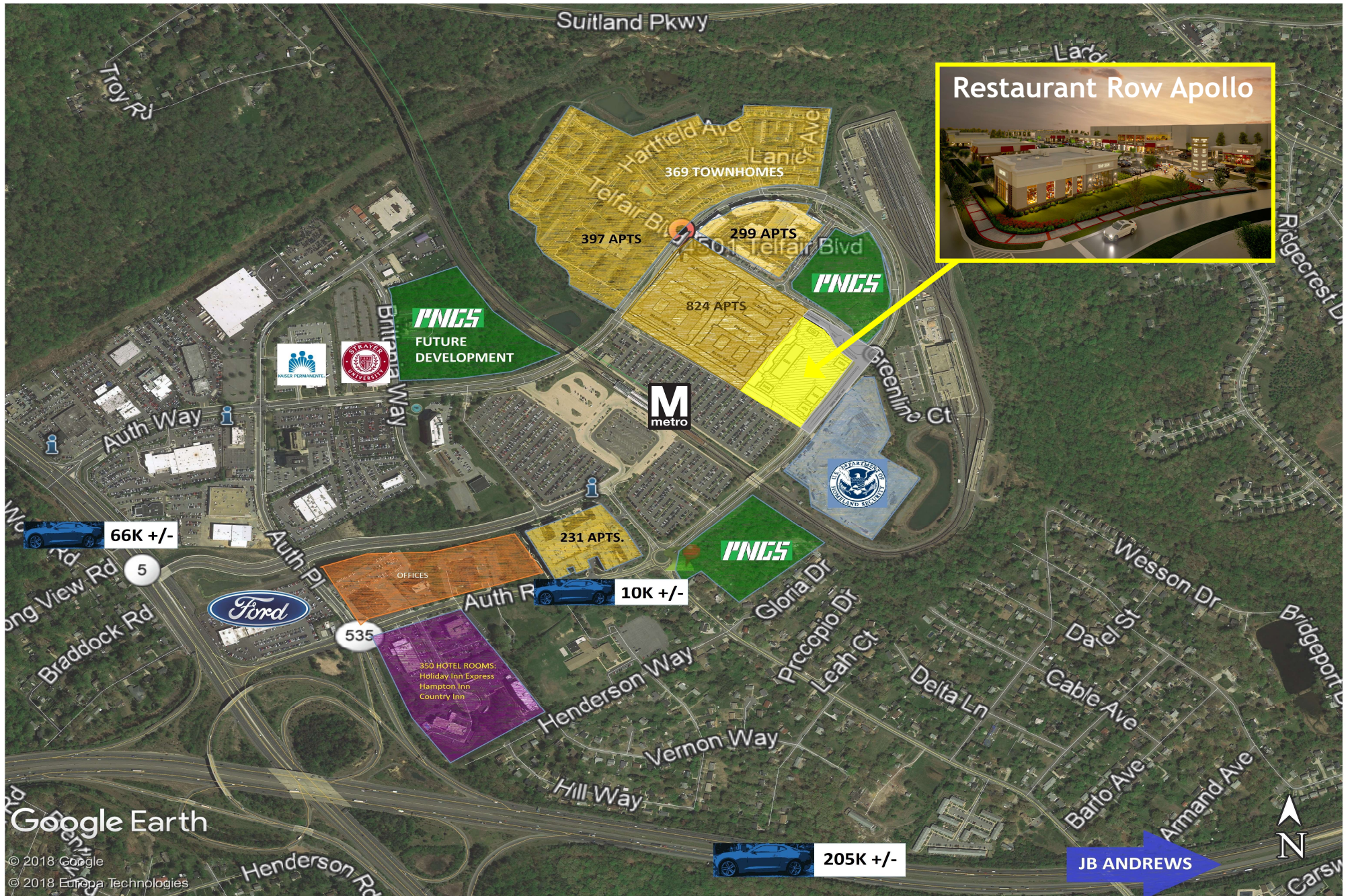
**NOW
LEASING**

**Restaurant
Row Apollo**
Camp Springs Town Center

Restaurant Row Apollo

4501 Telfair Blvd, Camp Springs, MD 20746

AVG INCOME > \$100,000 PER YEAR
for daytime employment and nearest households





**Building 400
Phase Two
5,801 SF**

**Building 600 24,226 SF
FULLY LEASED**

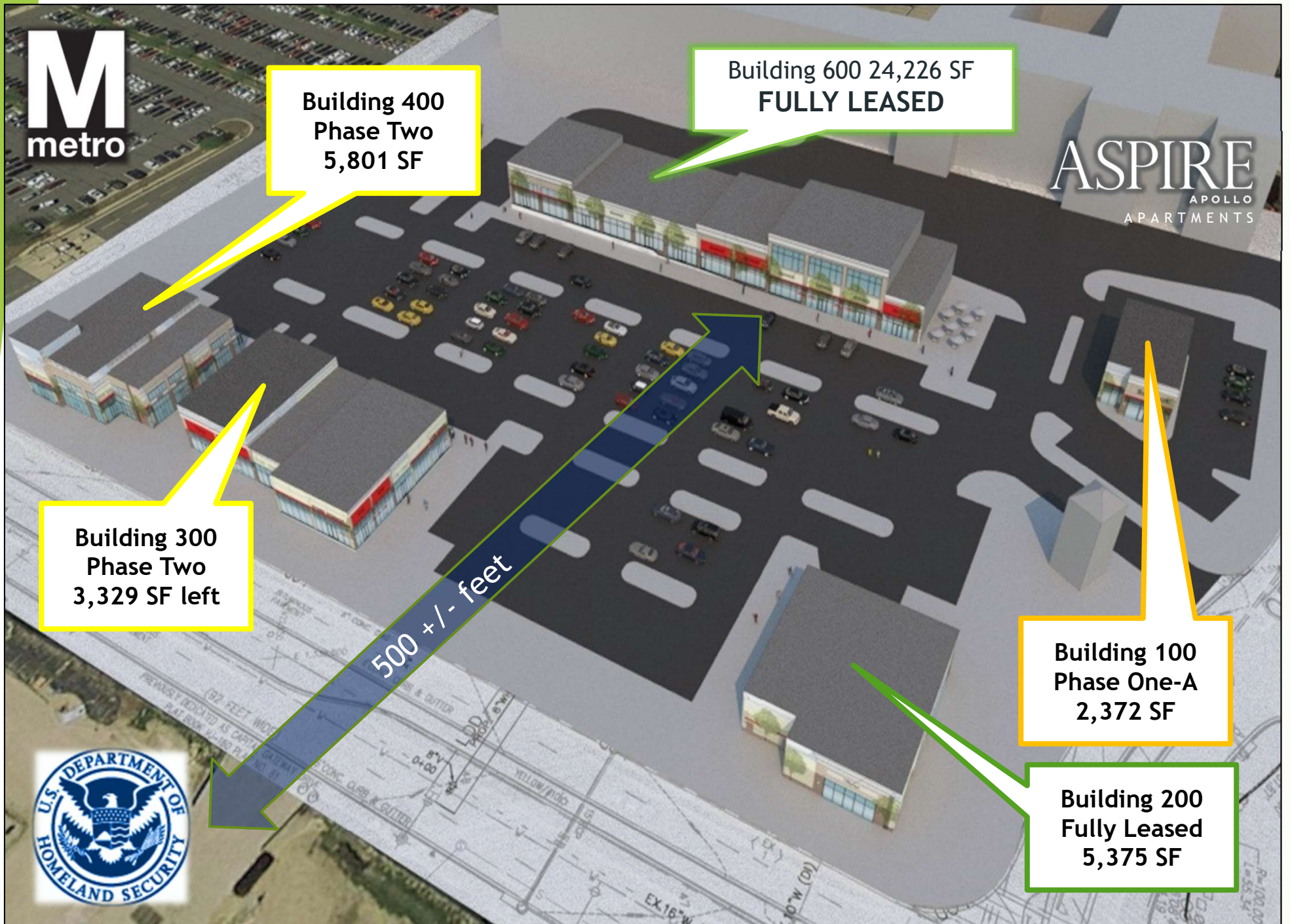
ASPIRE
APOLLO
APARTMENTS

**Building 300
Phase Two
3,329 SF left**

500 +/- feet

**Building 100
Phase One-A
2,372 SF**

**Building 200
Fully Leased
5,375 SF**



Guaranteed AAA Statistics

Over **350,000 restaurant customers** and counting...

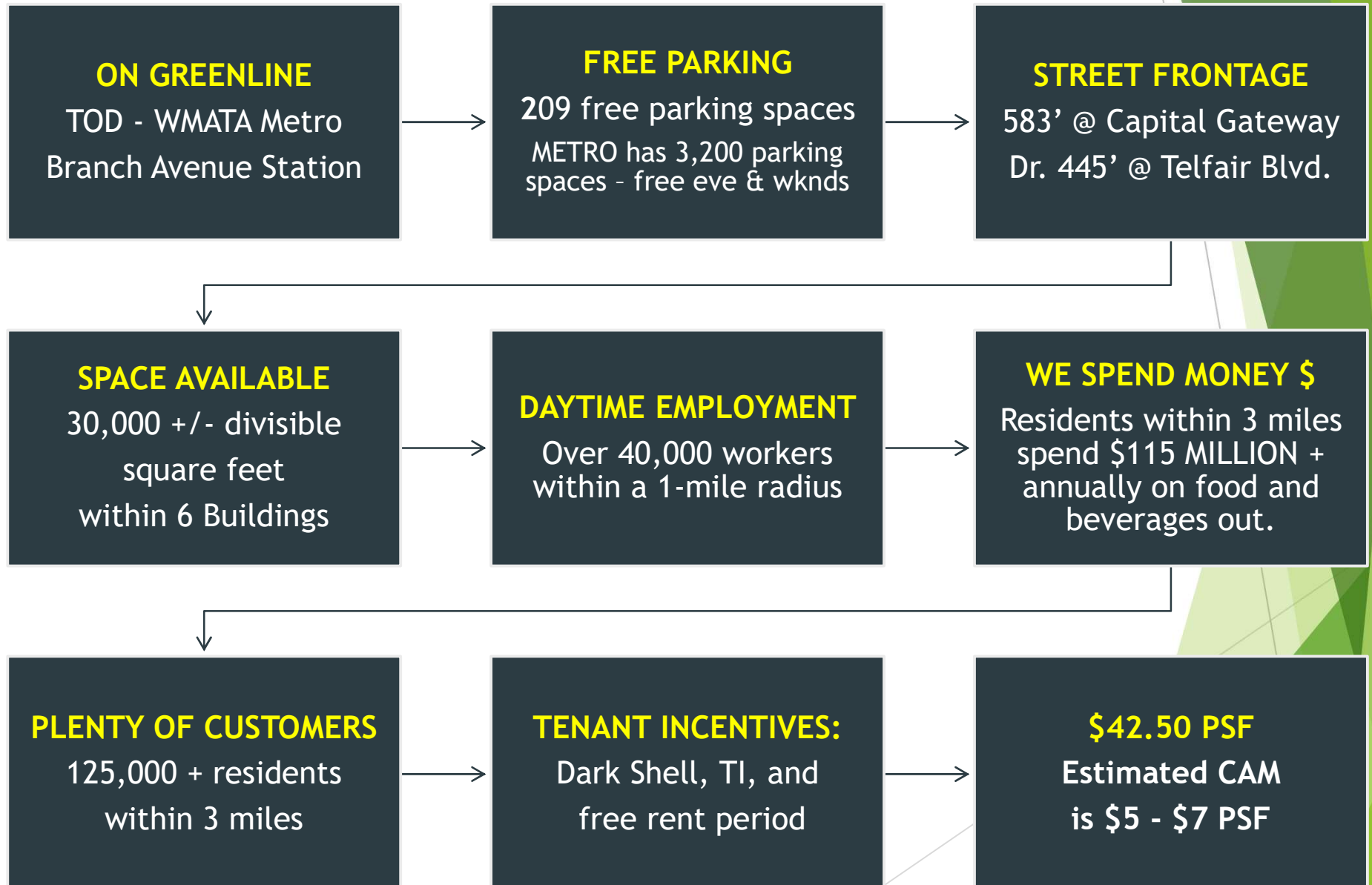
Restaurant Customers (+/-)	1 Mile	3 Miles	5 Miles
➤ Total Town Center residents	13,900	123,100	347,700
➤ Hotel guests	1,100	2,150	4,491
➤ USCIS Headquarters	5,200		
➤ Joint Base Andrews	21,000		
➤ US Census Bureau employees	4,285		
➤ Weekday AM Metro riders	7,426		
➤ Weekday PM Metro riders	7,284		
➤ Other daytime employees	3,000		
➤ Schools including Strayer College	1,500	3,050	
➤ Kaiser Permanente hospital	300		
SUB TOTAL	64,995	128,300	352,191
GRAND TOTAL			417,186

Annual Consumer Spending (+/-)	1 Mile	3 Miles	5 Miles
➤ Food away from home	\$12,876,000	\$102,566,000	\$268,084,000
➤ Alcoholic beverages	\$1,770,000	\$13,435,000	\$37,585,000

by
PNCS

Restaurant Row Apollo

Property Specifics



Restaurant Row Apollo

Camp Springs Town Center

- ▶ Retail spaces available for lease. Space is divisible from 1,636 SF to 5,800 SF.
- ▶ Camp Springs Town Center is a luxurious convenient master planned live work play community at Branch Avenue Metro Station and the Capital Beltway (I-495) in Camp Springs Maryland.
- ▶ We are **5 minutes from Joint Base Andrew** and 10 minutes from National Harbor & MGM Resort.
- ▶ In addition to the Metro train and parking, there are **11+/- continuously running bus routes** to and from the Branch Avenue Metro station.
- ▶ **Off Beltway EXIT 7B.** Daily traffic counts on Branch Ave. & the Capital Beltway are 66,000 and 205,000, respectively.
- ▶ Restaurant Row Apollo is an essential commercial hub to the Town Center Camp Springs and the existing residential, daytime employment community as well as the new 3,800 employee **US Citizenship and Immigration Services Headquarters (USCIS)**. The Metro ridership is expected to triple quickly as this world class USCIS facilities with 300-seat Tomish Conference Center is now filling with employees. The USCIS building is 575,000 sf and sits on 6 acres.
- ▶ Restaurant Row Apollo is at the center of many homes and daytime employment, a school, a hospital, car dealerships, three hotels, the Metro train and many commuters.
- ▶ Average HH income: \$100K +/- with a high percentage of young single professionals.
- ▶ Statistics show residents within 3 miles spend \$115 million+ annually on food & beverages out.



For more information, please call Susan Vogel
susan@turtletownre.com (301) 892-1131

Restaurant Row Apollo

Camp Springs Town Center

Space Available

Building 100	Space Available:	2,372 SF
Building 200	Space Available:	5,375 SF
Building 300	Space Available:	3,329 SF REMAINING
Building 400	Space Available:	1,636 - 5,800 SF
Building 600	Space Available:	24,226 SF

Restaurant Row Apollo

Camp Springs, MD 20746

Building Renderings



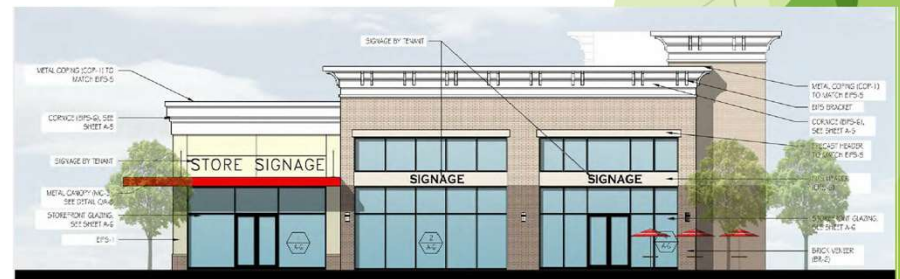
B100 2372 sf with Drive-thru



B300 8950 SF up to 3 Users



B400 5850 sf up to 2 Users



Restaurant Row Apollo

Camp Springs, MD 20746

Property Photo



A 2022 view of Via Roma, Burgers@ and Subway in Building 600. Milk and Honey is on the 2nd floor with storefront signs ordered.