

**RESTAURANT  
ROW**

**A P O L L O**



**NOW LEASING  
RETAIL SPACE**

at

**Camp Springs  
Town Center**

and the

**Branch Avenue  
Metro Station**

At the heart of The Camp Springs New Town Center is **Restaurant Row Apollo**. It's proximity to The new US Citizenship and Immigration Services Headquarters, the many Apollo residents, the hoteliers, the Branch Avenue Metro station, and other developing daytime employment right next-door position Restaurant Row Apollo as an important hub to Prince George's County's expanding community.

Designed to promote a healthy lifestyle, the Prince George's County Community can take advantage of our walkable new town center with wide sidewalks, indoor and outdoor dining, and window shopping. Plenty of nearby public transportation and multiple interstate connections make **Restaurant Row Apollo** highly accessible by foot, train, bike or automobile. For those wishing to order online or via mobile, the restaurants offer fast take out service, catering, and delivery.

### PHASE 1 - DAY AND NIGHT DINING ON DELICIOUS EATS

The goal in Phase 1 of development was to create a balance of flavorful cuisines at **Restaurant Row Apollo**. PNGS first focused on a mix of celebrity chefs and distinguished brands in phase one, while assembling an International array of food options. They include, **Milk and Honey -- PJ's Coffee of New Orleans - The Spot Asian Food Hall -- La'Caj Seafood Restaurant -- Burgers@**, all now open, with **Waldo's Chicken and Beer** in the architectural design phase.

### PHASE 2 - COMPLIMENTARY LUXURIES

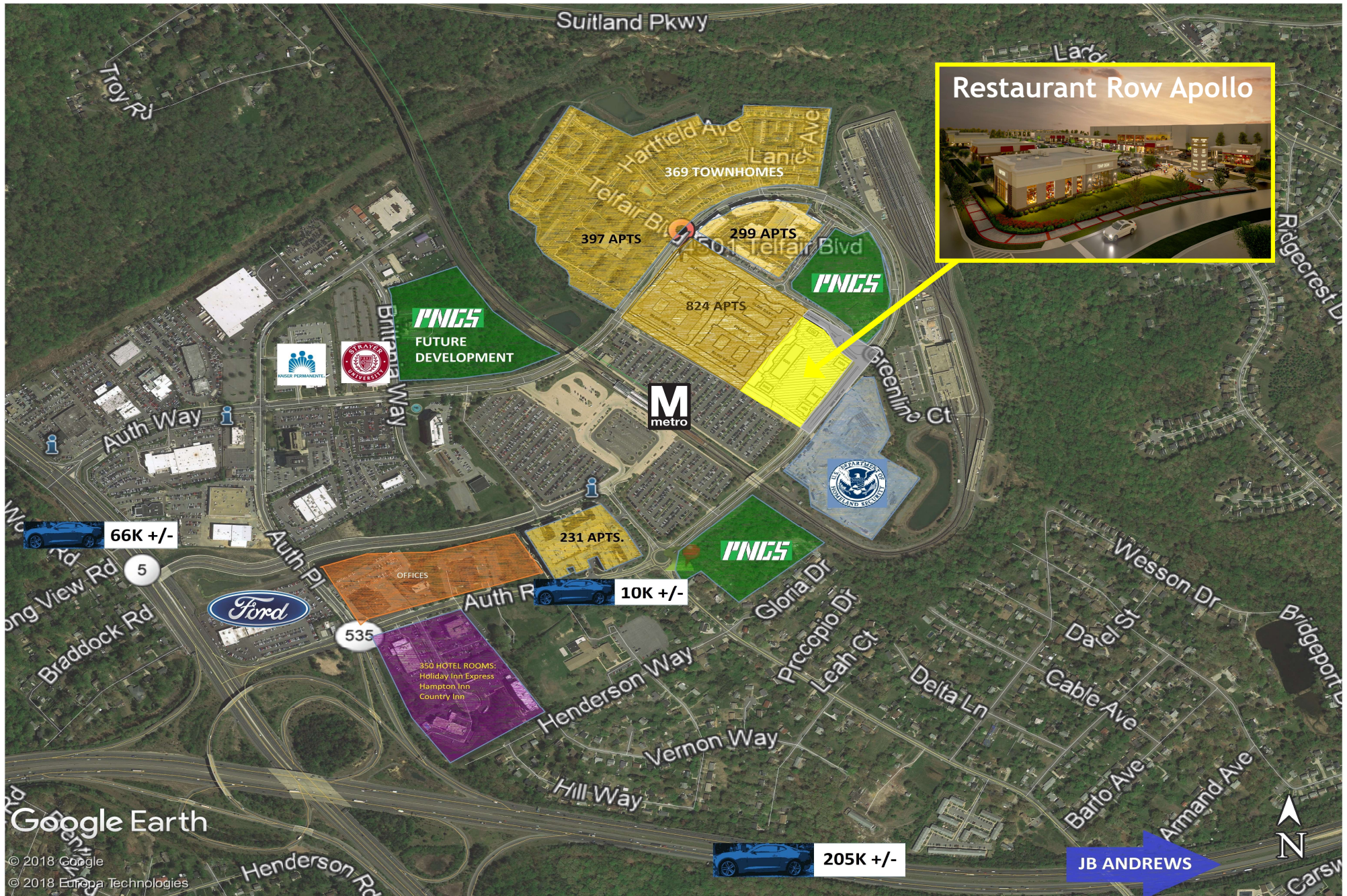
Now that a nice upscale restaurant base is established, Phase 2 is focusing on improving consumer traffic to help serve those restaurant entrepreneurs by introducing more customers through other first class retail service providers including **Apollo Salon Lofts**, and **Apollo Wine and Spirits**.

We are currently **looking for an upscale gourmet market** to complete the upscale assemblage at beautiful **Restaurant Row Apollo**.

# Restaurant Row Apollo

4501 Telfair Blvd, Camp Springs, MD 20746

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





Building 600 24,226 SF  
**BURGERS@ | LA'CAJ SEAFOOD  
 MILK & HONEY | SUBWAY  
 THE SPOT - FOOD HALL**

Building 400  
**WALDO'S CHICKEN**  
 5,801 SF

**ASPIRE**  
 APOLLO  
 APARTMENTS

**APOLLO WINE & SPIRITS**  
 (a first-class wine, beer and  
 spirits shop) 3,791 SF

Building 300  
 Phase Two  
 3,329 + 1720  
 SF available



Building 100  
**PJ'S COFFEE OF  
 NEW ORLEANS**  
 2,372 SF

Building 200  
**APOLLO SALON  
 LOFTS**  
 5,375 SF



**RESTAURANT  
 ROW**  
**APOLLO**

# 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		
<b>SUB TOTAL</b>	<b>64,995</b>	<b>128,300</b>	<b>352,191</b>
<b>GRAND TOTAL</b>			<b>417,186</b>

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

- ▶ 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, 3 hotels, the Branch Avenue 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  
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# Restaurant Row Apollo

## Camp Springs Town Center

### Space Available

<del>Building 100</del>	Space Available:	<del>2,372 SF</del>
<del>Building 200</del>	Space Available:	<del>5,375 SF</del>
Building 300	Space Available:	1720 and 3,329 SF REMAINING
<del>Building 400</del>	Space Available:	<del>1,636 - 5,800 SF</del>
<del>Building 600</del>	Space Available:	<del>24,226 SF</del>

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# 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

