

NEW CARROLLTON METRO STATION

NEW CARROLLTON, MD

1,570 - 4,000 SF RESTAURANT AND RETAIL SPACE AVAILABLE

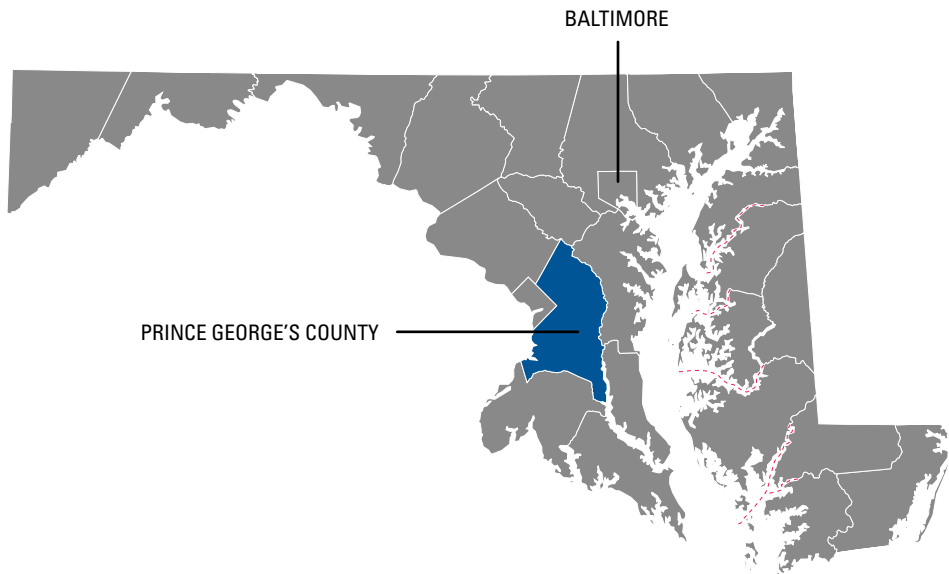
RAPPAPORT



NEW CARROLLTON METRO STATION

NEW PROJECT TO PRINCE GEORGE'S COUNTY, MD

- The \$1 Billion New Carrollton Metro Station project will feature a complete redevelopment of 39 acres surrounding the station which will bring residential, office, retail and hotel business.
- New Carrollton Metro Station is one of three Prince George's County priority improvement districts and is the second top three regional transit center.
- In 2017, Prince George's County had an estimated population of 920,667 and is the third most populous jurisdiction in the Washington Metropolitan area following Fairfax and Montgomery County.
- Major private and public employers include SGT, Inovalon, Verizon, MGM National Harbor and University of Maryland.
- Prince George's County currently has 15 metro stations and 8 regional Transit Centers.



NATIONAL HARBOR



UNIVERSITY OF MARYLAND

NEW CARROLLTON METRO STATION





NEW CARROLLTON, MD

Located just steps from the New Carrollton Metro Station, the first phase of this 2.7M mixed-use development project is slated for an on-time arrival in the first quarter of 2019. Restaurants will thrive in the initial phase that features Kaiser Permanente's new corporate building and a 1,570 SF opportunity to meet professionals hungry for fresh alternatives. The second phase allows retailers to get in on the ground level of a 281-unit upscale multifamily building with 4,000 SF of retail space available. With new amenity filled offices, modern living spaces, and future retail phases of up to 140,000+ SF, the New Carrollton Metro Station will bloom into a thriving destination.

New Carrollton Metro Station serves as a commuter hub and is a joint Washington Metro, Marc, and Amtrak Station. The station will also serve as the eastern terminus and start of the \$2 billion-dollar purple line project where the 16-mile long light rail will run between Bethesda and New Carrollton.

Furthermore, this location will not be limited to rail, Greyhound and Peter Pan Bus lines will continue to assist the surrounding developments and population for a more convenient and affordable travel option. Get on board at New Carrollton Town Center and capture those arriving, living, training or working at one of the best commuter locations in the region.

DEMOGRAPHICS 2018

	1 MILE	3 MILES	5 MILES
 POPULATION	12,279	134,185	334,701
 DAYTIME POPULATION	9,141	21,496	157,621
 HOUSEHOLD INCOME	\$75,446	\$88,812	\$89,985
 TRAFFIC COUNTS	99,000 on MD Route 50		

AREA RETAILERS





CONSTANT TRAFFIC, CONSTANT CROWD



900 onsite white collar Kaiser Permanente employees with high disposable incomes



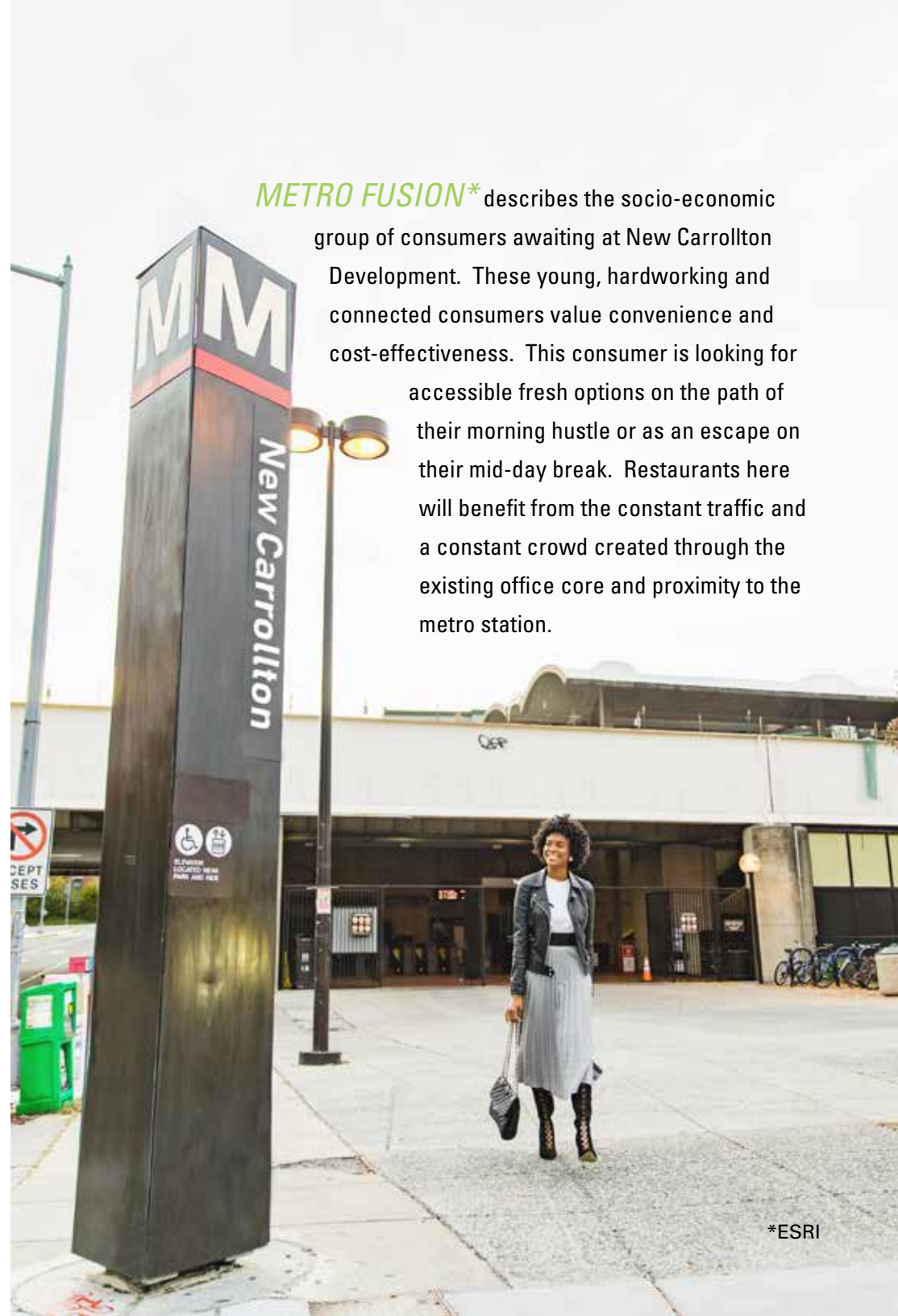
9,500 surrounding professionals from the IRS, Northrup Grumman, Giant Headquarters and other notable companies



Location for corporate training services which results in constant visitor traffic



7,000 average weekly riders at New Carrollton Metro Station



*METRO FUSION** describes the socio-economic group of consumers awaiting at New Carrollton Development. These young, hardworking and connected consumers value convenience and cost-effectiveness. This consumer is looking for accessible fresh options on the path of their morning hustle or as an escape on their mid-day break. Restaurants here will benefit from the constant traffic and a constant crowd created through the existing office core and proximity to the metro station.

*ESRI

OVERALL DEVELOPMENT PLAN

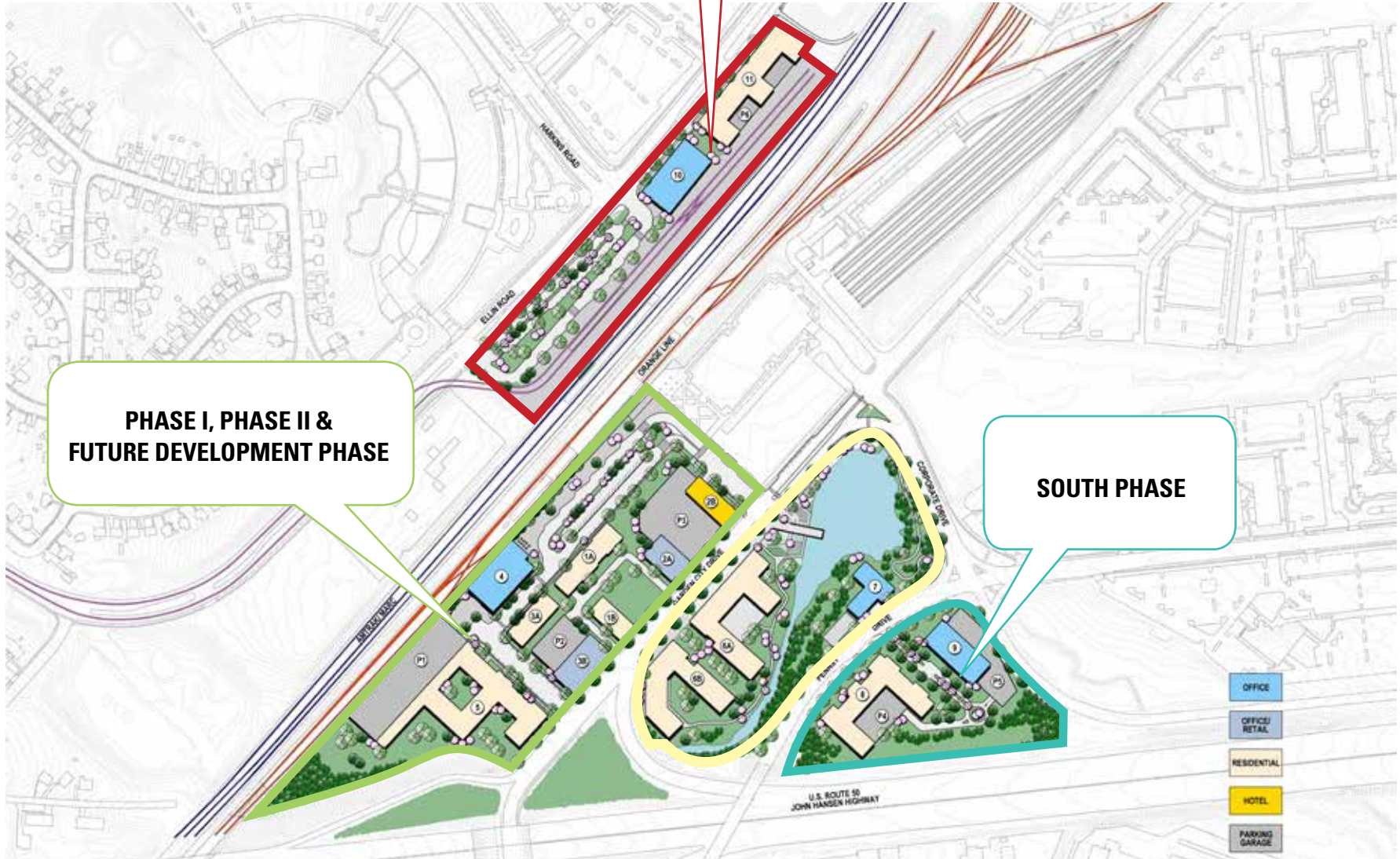
TOTAL DEVELOPMENT 2.7M SF

- | 140,000+ SF of Retail
- | 1M SF of Office
- | 1.3M SF of Residential
- | 150,000 SF (250 Keys) of Hotel

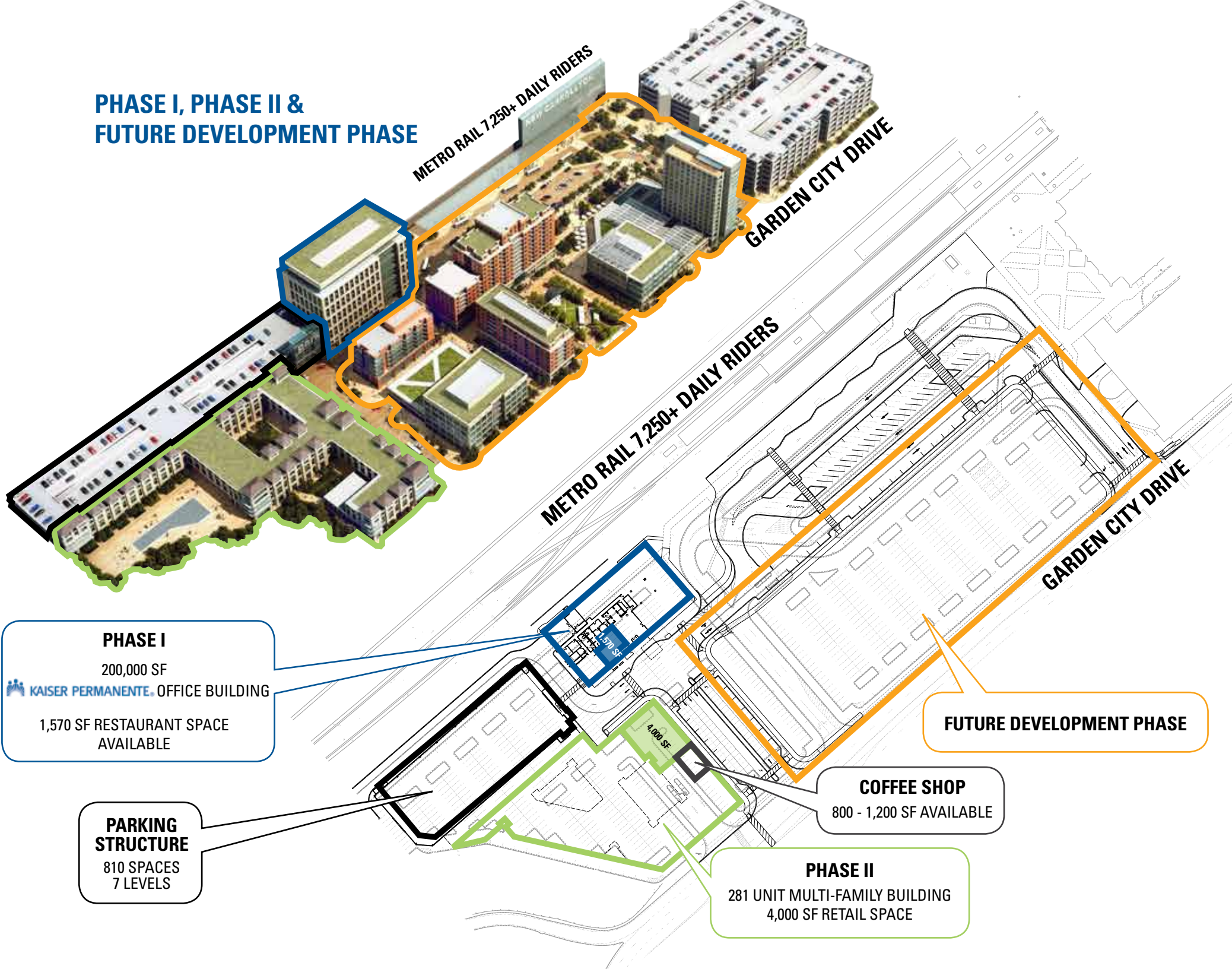
NORTH PHASE

PHASE I, PHASE II & FUTURE DEVELOPMENT PHASE

SOUTH PHASE



PHASE I, PHASE II & FUTURE DEVELOPMENT PHASE



METRO RAIL 7,250+ DAILY RIDERS

GARDEN CITY DRIVE

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GARDEN CITY DRIVE

PHASE I
200,000 SF
KAISER PERMANENTE OFFICE BUILDING
1,570 SF RESTAURANT SPACE AVAILABLE

FUTURE DEVELOPMENT PHASE

PARKING STRUCTURE
810 SPACES
7 LEVELS

COFFEE SHOP
800 - 1,200 SF AVAILABLE

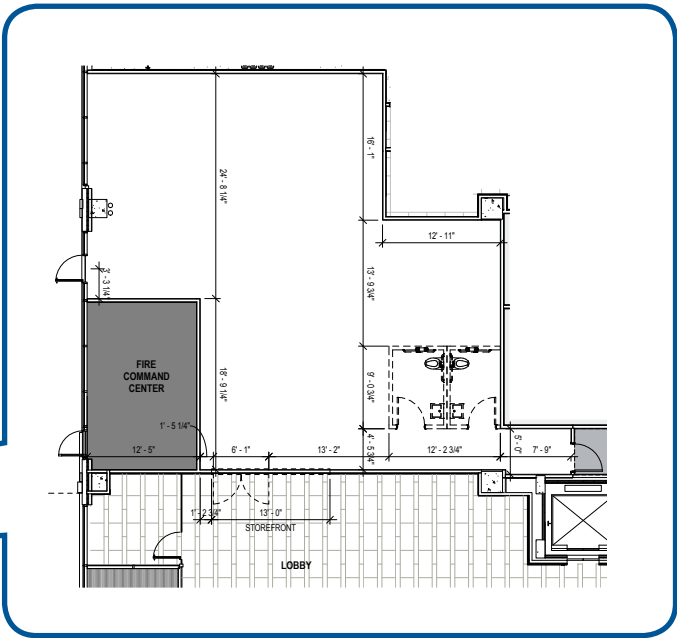
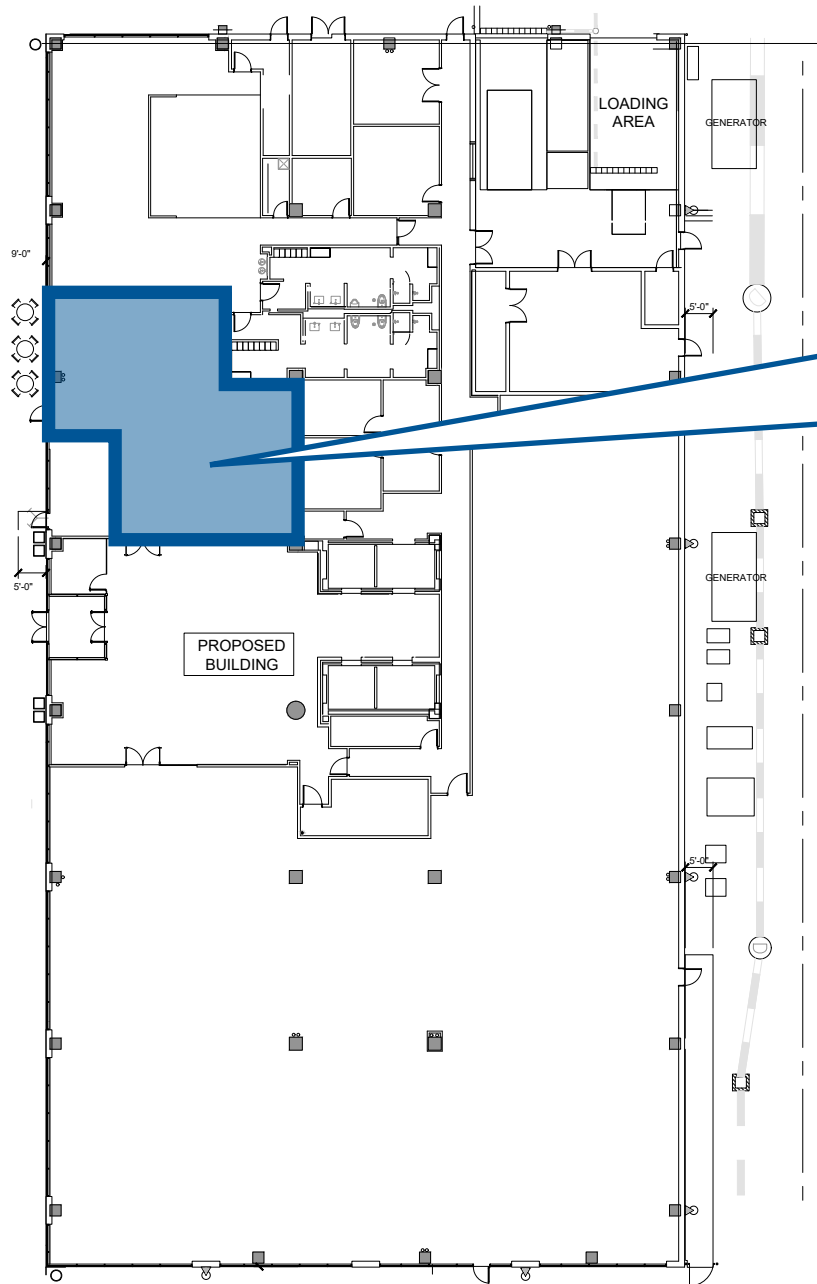
PHASE II
281 UNIT MULTI-FAMILY BUILDING
4,000 SF RETAIL SPACE

1,570 SF

4,000 SF

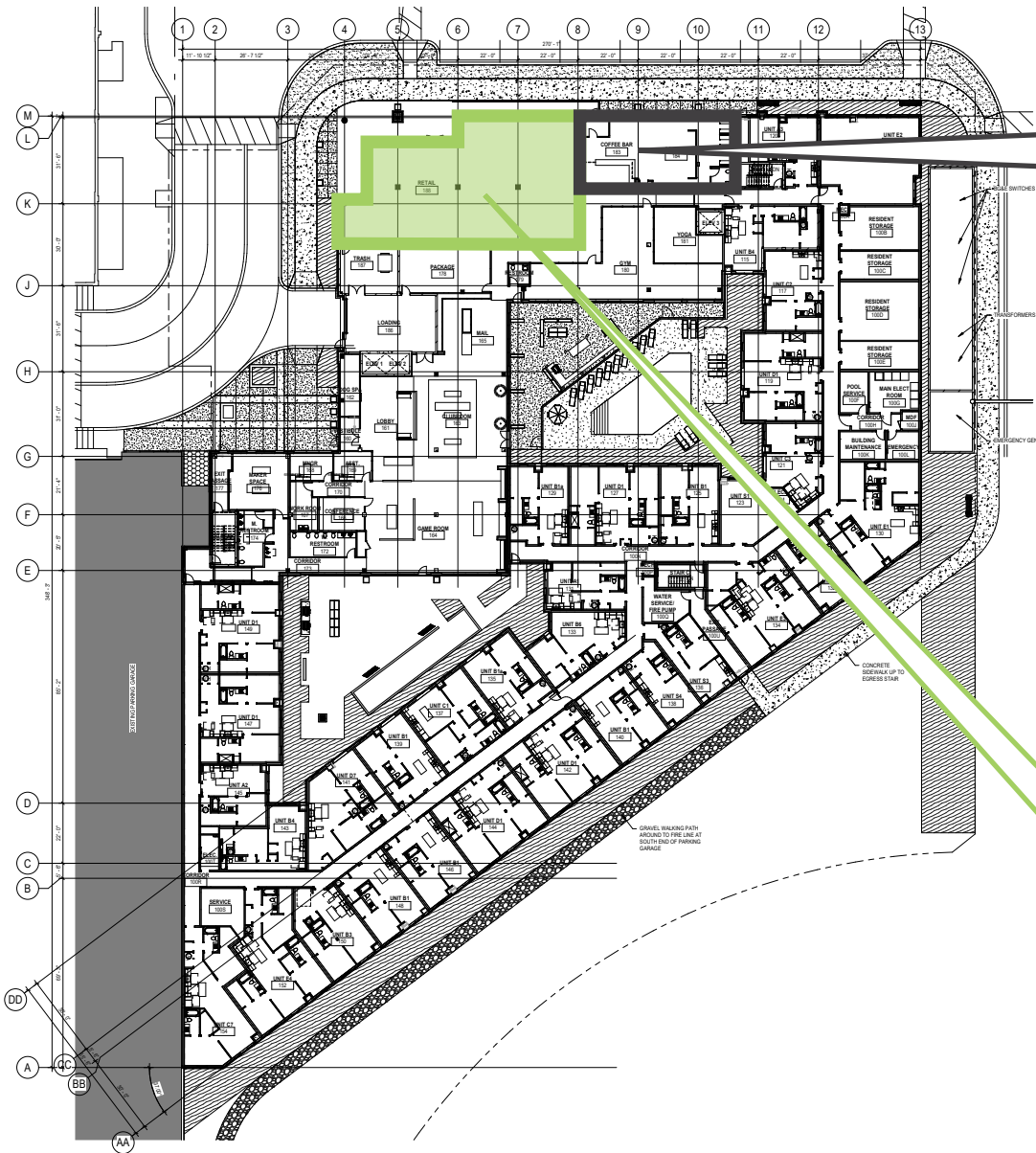
PHASE 1 - KAISER PERMANENTE OFFICE BUILDING

1,570 SF RESTAURANT SPACE AVAILABLE



PHASE II - MULTI-FAMILY BUILDING

4,000 SF RETAIL SPACE AVAILABLE



COFFEE BAR
800 - 1,200 SF AVAILABLE



MULTI-FAMILY RETAIL SPACE
4,000 SF AVAILABLE

NEW CARROLLTON METRO STATION
NEW CARROLLTON, MD

Lowe's

CARROLLTON MANOR
187 UNITS

McDonald's

KFC

SUBWAY

HILLTOP APARTMENTS
466 UNITS

1,700+ RESIDENTIAL UNITS
5,000+ TOTAL POPULATION

POPEYES
LOUISIANA KITCHEN

THE REMY
278 UNITS
9,000 SF OF ADJACENT RETAIL

4,500 EMPLOYEES

Giant 
HEADQUARTERS

NORTHROP GRUMMAN **IRS**
TAXPAYER ASSISTANCE CENTER

5,500 EMPLOYEES

2U **DHCD**
IRS

Giant

Bank of America

TACO BELL

M metro

JOHN HANSON HIGHWAY 99,000 VPD **50**

INTERSTATE 495 224,000 VPD



NEW CARROLLTON METRO
7,200+ DAILY RIDERS

1,000+ RESIDENTIAL COUNT
3,000 TOTAL POPULATION
2,500+ EMPLOYEES

1,300+ RESIDENTIAL COUNT
4,000+ TOTAL POPULATION



NEW CARROLLTON TOWN CENTER

NEW CARROLLTON METRO STATION

NEW CARROLLTON, MD



RAPPAPORT

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