

# CALVERTON SHOPPING CENTER

11601-11735 Beltsville Drive, Beltsville, MD 20705  
Prince George's County



CLICK HERE TO WATCH  
VIDEO OF PROPERTY

JOIN: **GROCERY OUTLET**  
bargain market



## PROPERTY HIGHLIGHTS:

- Newly renovated shopping center!
- Pylon & I-95 Highway Signage Available!
- Located immediately southwest of the I-95/Powder Mill Rd interchange.
- Traffic Counts (2024):  
21,810 ADT on Powder Mill Road  
18,270 ADT on Beltsville Drive  
187,161 ADT on I-95

OWNED BY:



| SIZE                                    | RATE     | CONDITION                                                | DELIVERY  |
|-----------------------------------------|----------|----------------------------------------------------------|-----------|
| 2,884 SF**                              | "MARKET" | "AS-IS"<br>(FORMER SIERRA'S GRILL & TAQUERIA)            | IMMEDIATE |
| 1,776 SF                                | "MARKET" | "AS-IS"<br>(PORTION OF FORMER LAUNDROMAT- TO BE DEMISED) | IMMEDIATE |
| 1,216 SF                                | "MARKET" | "AS-IS"<br>(PORTION OF FORMER LAUNDROMAT- TO BE DEMISED) | IMMEDIATE |
| 863 SF                                  | "MARKET" | "AS-IS"<br>W/ NEW STOREFRONT (VANILLA SHELL SPACE)       | IMMEDIATE |
| 4.63 AC.                                | "MARKET" | "AS-IS"<br>(LAND)                                        | IMMEDIATE |
| *Est. NNN: \$8.04 PSF                   |          |                                                          |           |
| **Est. NNN: \$8.45 PSF (includes trash) |          |                                                          |           |

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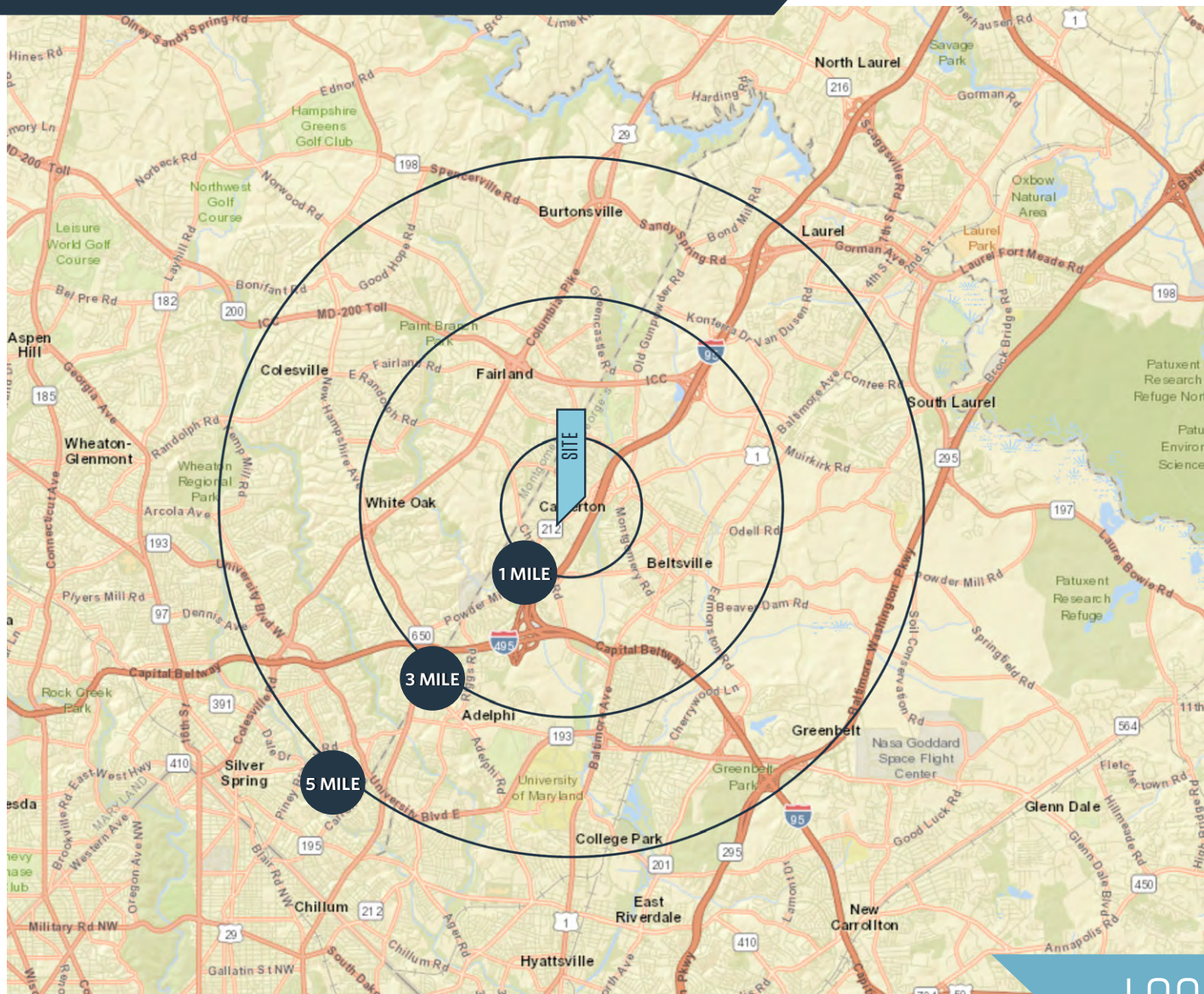
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## DEMOGRAPHICS | 2025:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 19,629             | 94,019    | 304,537   |
| Daytime Population |           |           |
| 15,792             | 97,373    | 284,534   |
| Households         |           |           |
| 7,505              | 32,743    | 101,199   |
| Average HH Income  |           |           |
| \$113,327          | \$122,783 | \$131,204 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                          |             |
|--------------------------|-------------|
| Beltsville Drive         | 18,270 ADT  |
| Powder Mill Rd (Rt. 212) | 21,810 ADT  |
| I-95                     | 187,161 ADT |

## LOCATION & DEMOGRAPHICS

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CLOSE-UP AERIAL

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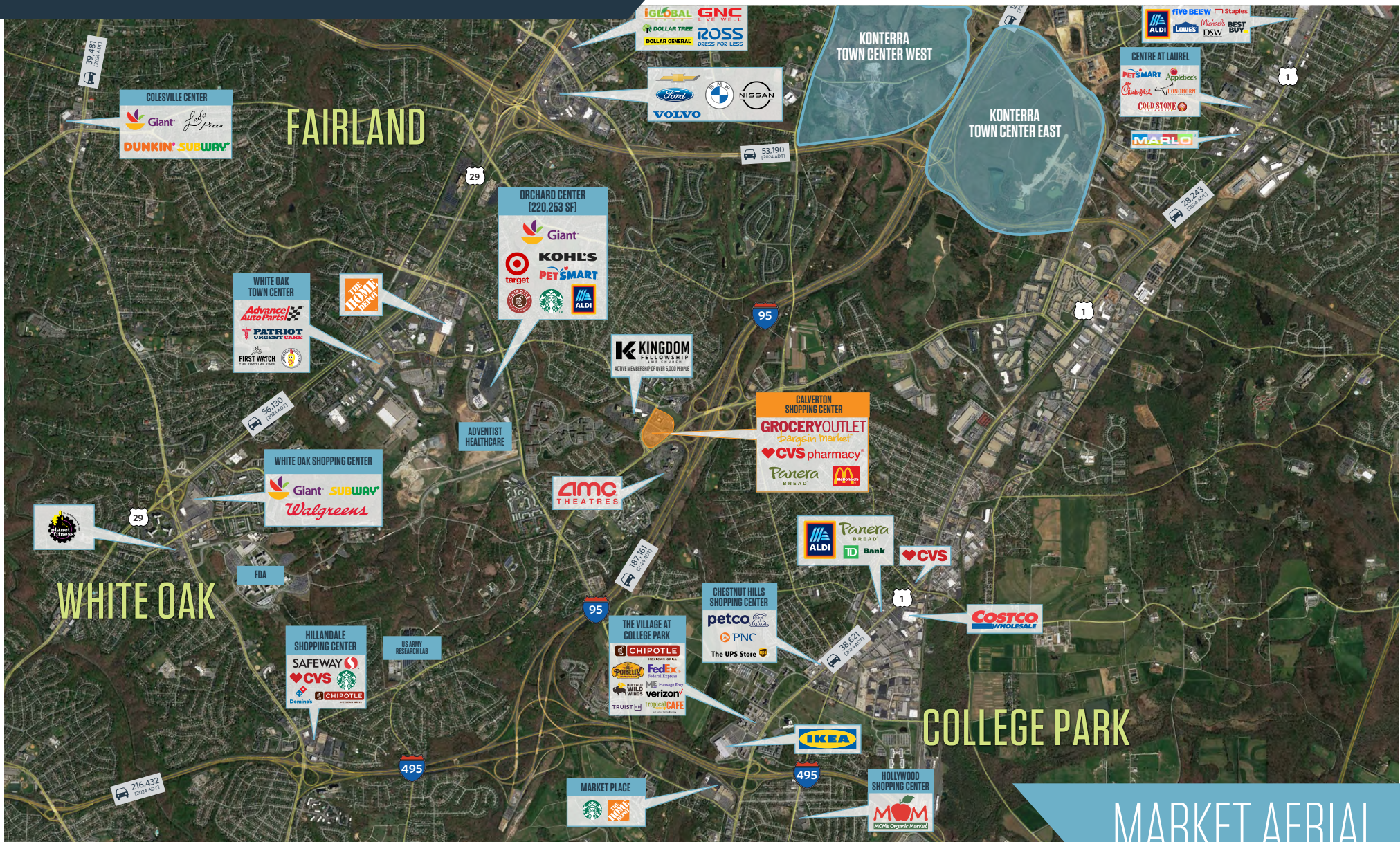
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**NEW FAÇADE RENOVATIONS  
COMPLETED JULY 2024!**

**4.6 AC**  
**ZONED: CGO**  
("COMMERCIAL, GENERAL, & OFFICE")

## CLOSE-UP AERIAL

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2<sup>ND</sup> MOST VISITED OF  
ALL LOCATIONS IN MD!

## GROCERYOUTLET bargain market

- Has more than 500 stores nationwide
- Including 10 stores and counting in our market
- Is publicly traded on the Nasdaq
- Carries brand names & farm fresh organic produce
- Costs 40%-70% less than conventional grocery stores

TOP 15% VISITS OF  
ALL LOCATIONS IN MD!

TOP 16% VISITS OF  
ALL LOCATIONS IN MD!



DATA GATHERED FROM Placer.ai



## CALVERTON SHOPPING CENTER

| #     | TENANT                                               | SQ. FT. |
|-------|------------------------------------------------------|---------|
| 11735 | AVAILABLE                                            | 863     |
| 11735 | TERIYAKI MADNESS                                     | 1,510   |
| 11729 | CVS/pharmacy                                         | 17,500  |
| 11725 | DRY CLEANER                                          | 2,750   |
| 11721 | CALVERTON BARBER                                     | 1,250   |
| 11719 | AVAILABLE                                            | 1,216   |
| 11717 | AVAILABLE                                            | 1,776   |
| 11705 | GROCERYOUTLET<br>bargain market                      | 18,080  |
| 11703 | CALVERTON LIQUORS                                    | 6,420   |
| 11607 | CALVERTON LAUNDROMAT                                 | 3,800   |
| 11605 | NAIL SALON                                           | 2,500   |
| 11601 | baskinBROBBINS                                       | 700     |
| 11603 | CALVERTON TAILORS                                    | 400     |
| 11609 | HOLY CRÊPE COMING                                    | 1,080   |
| 11611 | MAGIC HAIR BRAIDING                                  | 1,080   |
| 11613 | VOCCELLI PIZZA COMING                                | 1,400   |
| 11615 | DANNY'S                                              | 1,400   |
| 11619 | AVAILABLE                                            | 2,884   |
| 11623 | TACOS A LA MADRE                                     | 3,000   |
| 4000  | McDonald's                                           | 3,862   |
| PAD 1 | DUNKIN' COMING                                       | 950     |
| PAD 2 | Panera BREAD<br>OPENING 1 <sup>ST</sup> QUARTER 2026 | 4,271   |

SITE PLAN

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PHOTOS

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**EXIT 29 B**  
(NORTHBOUND 95)



**EXIT 29 A**  
(NORTHBOUND 95)



**EXIT 29 B**  
(SOUTHBOUND 95)

## HIGHWAY SIGNS

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For More Information, Please Contact:

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