



JOIN

TRADER  
JOE'S

CRUNCH

BanditTaco

PNC

ice cream  
jubilee

ALLCARE

Inspire  
NAIL BAR

THE JOINT  
chiropractic

AREASONE

GATEWAY  
FLATS

TRADER JOE'S

THE ASTER

COLLEGE PARK, MARYLAND

JENNIFER PRICE

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KELLY ATKINSON

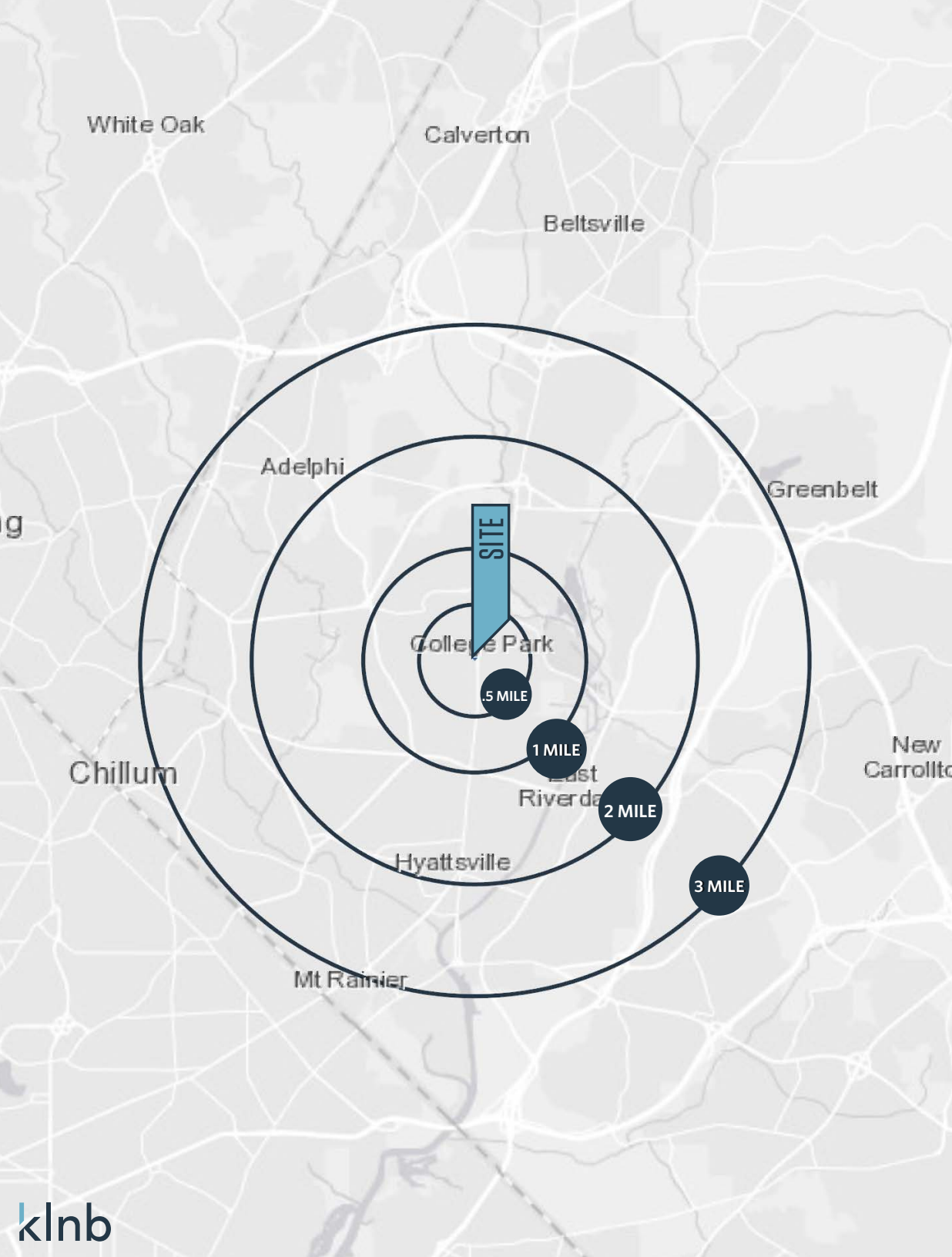
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WILLARD

BOZZUTO

klnb





# WELCOME TO COLLEGE PARK, MD

	.5 Mile	1 Mile	2 Mile	3 Mile
<b>Population</b> (excluding students and faculty)	10,673	19,086	82,790	203,970
<b>Median Age</b>	21.8	22.9	28.5	31.6
<b>Avg HH Income</b>	\$103,533	\$119,005	\$103,479	\$95,657
<b>Bachelor's Degree or Higher</b>	47%	39%	20%	14%
<b>Student Population</b>	7,294	9,739	16,752	22,030
<b>Daytime Population</b>	14,205	32,401	88,926	177,295
<b>UNIVERSITY OF MARYLAND, COLLEGE PARK</b> 41,000 Students 14,000 Faculty Members				
<b>COLLEGE PARK-U of MD METRO STATION</b> 4,068 Metro Riders Per Day				
<b>XFINITY CENTER</b> Contains 17,950 Seats				
<b>MARYLAND STADIUM</b> Contains 51,802 Seats				
<b>Baltimore Ave (Route 1) Exit</b> located approximately 3 miles north. 221,490 ADT				
<b>District of Columbia</b> located approximately 3 miles south				

## DEMOGRAPHICS





650

212

320

Metzerott Rd

MARKET PLACE

**BEST BUY**

**THE HOME DEPOT**

UNITED STATES POSTAL SERVICE

**MOM**  
My College Market

HOLLYWOOD SHOPPING CENTER  
(47,000 SF)

**M**  
METRO GREENBELT

95

BELTWAY PLAZA  
(900,220 SF)

**TARGET**

**JO-ANN**  
Fabric and craft stores

**Burlington**  
Department Stores

**CVS**  
pharmacy

**Giant**

**BIG LOTS!**

**LIDL**

UNIVERSITY VIEW

**sweetgreen**

**Planet Fitness**

THE VARSITY

**LOONEY'S PUB**

**STAPLES**

**T-Mobile**

# COLLEGE PARK

## THE ASTER

**TRADER JOE'S**

**CRUNCH**

UNIVERSITY OF MARYLAND  
COLLEGE PARK  
41,000 STUDENTS  
14,000 FACULTY

COLLEGE PARK AIRPORT

193

PRINCE GEORGE'S PLAZA

**JCPenney**

**macy's**

**OLD NAVY**

**TARGET**

**OUTBACK**  
Steak & Burgers

**ROSS**  
DRESS FOR LESS

**Marshalls**

**Planet Fitness**

COLLEGE PARK SHOPPING CENTER  
(185,703 SF)

**FedEx**  
Federal Express

**CVS**  
pharmacy

**Starbucks**

**CA A**

**FIVE GUYS**  
HUGGER MUFFIN

1

RIVERDALE PARK SHOPPING CENTER

**Starbucks**

**denizens**  
brewing co

**WHOLE FOODS**

295

**THE HOME DEPOT**

**M**  
METRO

**Giant**

HYATTSVILLE STATION

**LAIFITNESS**

**BOB'S**  
SALADS

**STAPLES**

METRO CENTER

**SAFeway**

**REGAL CINEMAS**

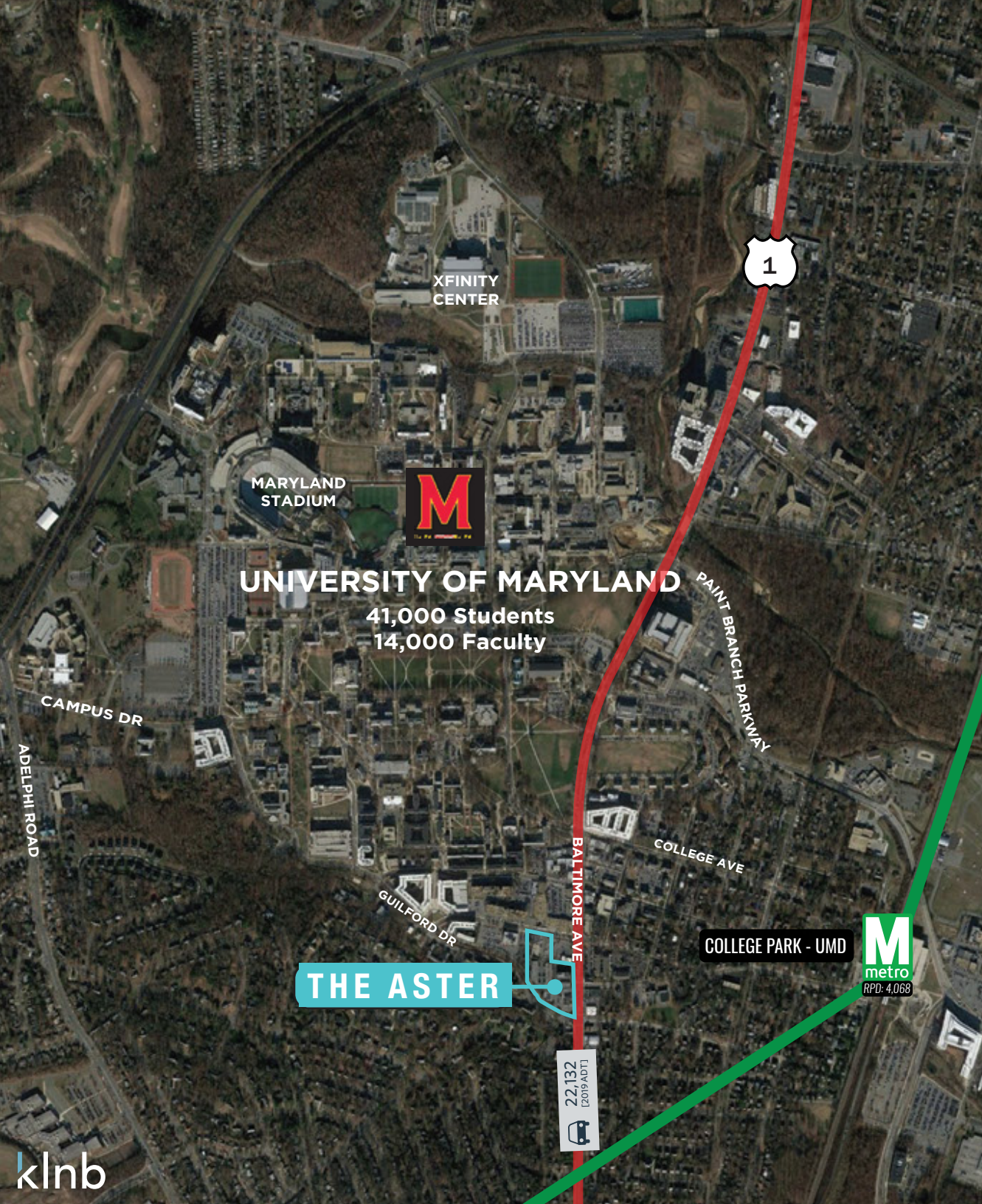
UNIVERSITY TOWN CENTER

201

410

# TRADE AREA





## A DYNAMIC TRADE AREA MORE THAN JUST A COLLEGE TOWN

- » OVER 41,000 STUDENTS
  - » 300,000 VISITORS PER YEAR
  - » OVER 30,000 PEOPLE IN DOWNTOWN COLLEGE PARK
  - » A HUB FOR INNOVATION
  - » A TRANSIT ORIENTED WALKABLE COMMUNITY
  - » 130 ACRE OFFICE PARK DEDICATED TO RESEARCH
  - » 5,000 EMPLOYEES IN THE DISCOVERY DISTRICT
  - » A GROWING CITY
- 
- » 3,768 NEW RESIDENTIAL
  - » 522 HOTEL ROOMS
  - » OVER 250,000 SF OF COMMERCIAL DEVELOPMENT

Join:

TRADER  
JOE'S

CRUNCH

Vigilante  
COFFEE COMPANY

amazon

ARTHOUSE

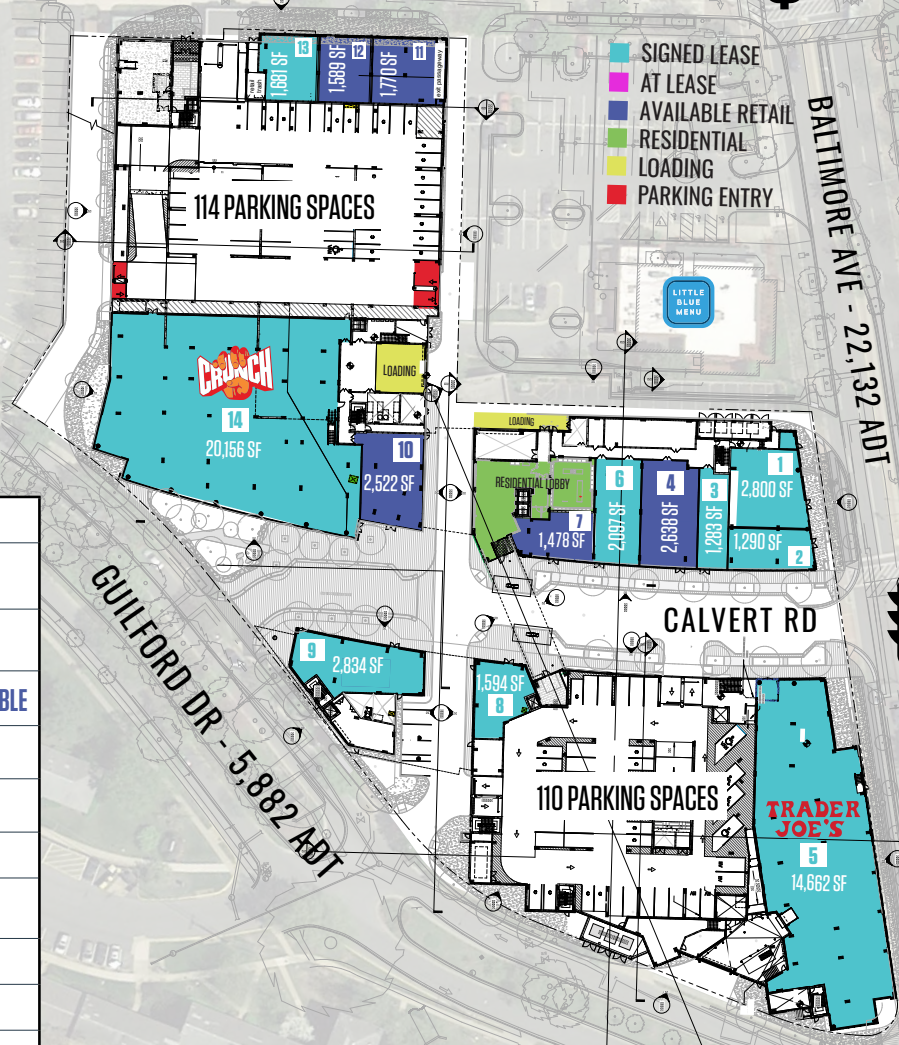
WHOLE FOODS

CAVA

DOWNTOWN  
COLLEGE PARK



THE STANDARD  
282 UNITS



- SIGNED LEASE
- AT LEASE
- AVAILABLE RETAIL
- RESIDENTIAL
- LOADING
- PARKING ENTRY

- |     |                        |
|-----|------------------------|
| 1.  |                        |
| 2.  | ice cream jubilee      |
| 3.  | BanditTaco             |
| 4.  | ROOTS - AVAILABLE      |
| 5.  | TRADER JOE'S           |
| 6.  | Inspire NAIL BAR       |
| 7.  | AVAILABLE              |
| 8.  | THE JOINT chiropractic |
| 9.  | AREPASONONE            |
| 10. | AVAILABLE              |
| 11. | AVAILABLE              |
| 12. | AVAILABLE              |
| 13. | ALLCARE                |
| 14. | CRUNCH                 |

23,398 SF OF SHOP

14,662 SF

TRADER JOE'S

20,156 SF

CRUNCH

247

RETAIL PARKING SPACES

- » 114 NORTH GARAGE
- » 110 SOUTH GARAGE

THE PROJECT





# THE ASTER

COLLEGE PARK, MARYLAND

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