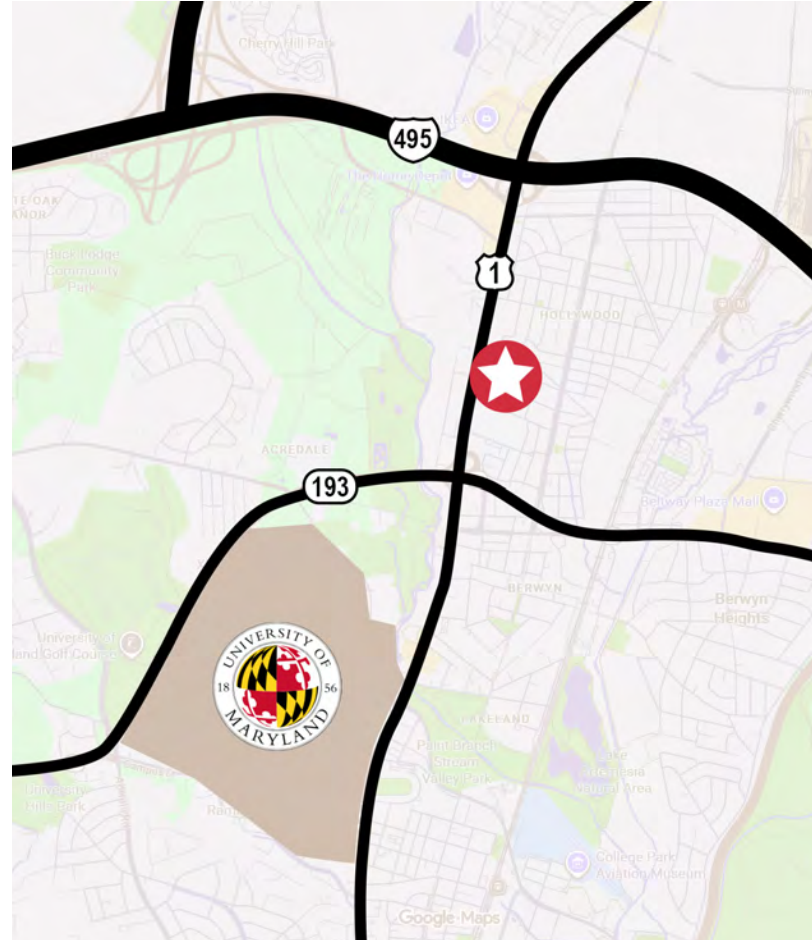


PROMINENT LOCATION  
ALONG ROUTE 1

COMMERCIAL BUILDING FOR SALE  
4700 Erie St, College Park, MD 20740



**PROPERTY DESCRIPTION**

4700 Erie Street is a 6,810-square-foot, two-story building situated on 1.25 acres with prominent Route 1 frontage in College Park, Maryland. The property was previously used as a health clinic for approximately 15 years and is well-configured for continued medical use or conversion to other professional or institutional uses permitted under NAC zoning.

The building features multiple exam rooms, private offices, and support areas, along with a large indoor atrium that provides natural light and flexible common space. The property is fully sprinklered and is supported by a large on-site parking lot of approximately 0.3 acres, offering ample parking for staff and visitors.

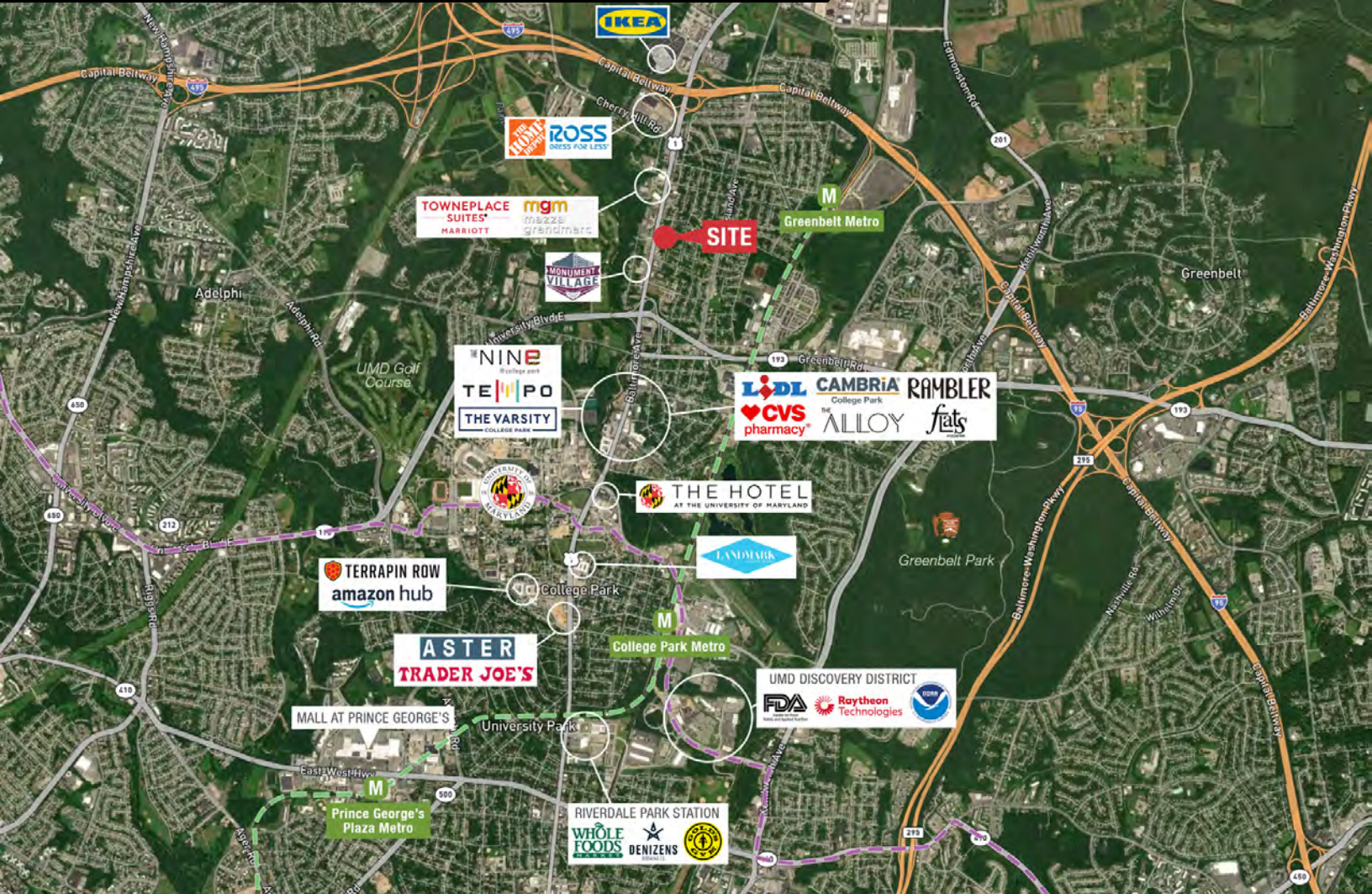
The property is located at the intersection of Route 1 and Erie Street, providing strong visibility and direct access along one of College Park's primary commercial corridors. The site is less than five minutes from the University of Maryland, College Park, offering proximity to a major academic, medical, and research hub.

In addition, the property is less than five minutes from the Capital Beltway (I-495), allowing for convenient regional access throughout Prince George's County, Washington, DC, and the greater metropolitan area. The surrounding area includes a mix of retail, office, institutional, and residential uses, supporting a wide range of potential owner-user or investor opportunities.



<b>Building Size:</b>	6,810± SF
<b>Land:</b>	1.25± acres
<b>Zoning:</b>	NAC
<b>Type:</b>	Office/medical/retail
<b>Features:</b>	Exam rooms, private offices, atrium, sprinkler system
<b>Location:</b>	Route 1 frontage
<b>Parking:</b>	On-site lot; 0.3± acres

Office-Medical-Retail for Sale  
 4700 ERIE STREET, COLLEGE PARK, MD 20740



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	17,458	5,942	\$102,288
3 Miles	126,499	40,185	\$110,269
5 Miles	407,406	135,004	\$114,269

2023 American Community Survey (ACS)



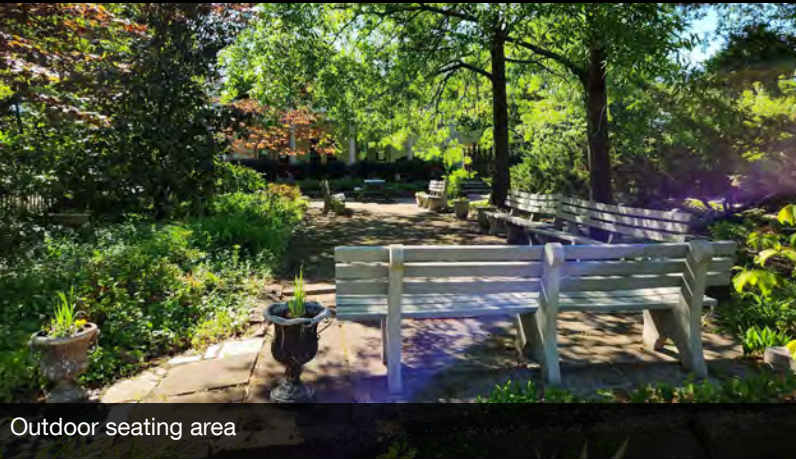
JAMES F. MIERS

301.605.3846 | jmiers@naimichael.com

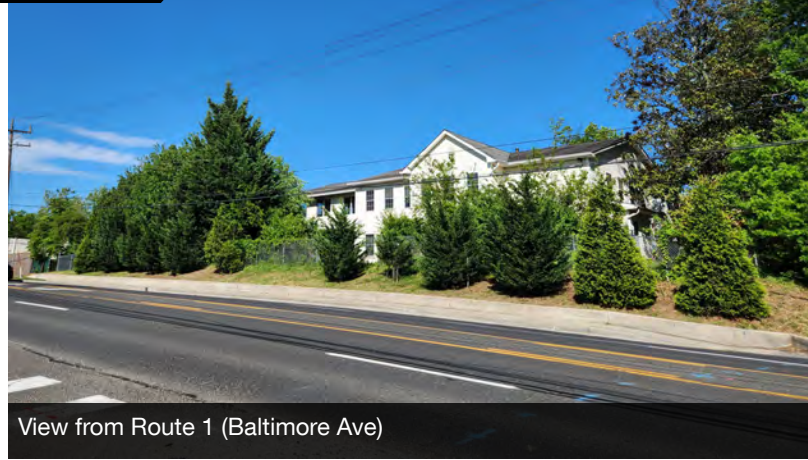
STEVE CATALANO

301.646.9310 | scatalano@naimichael.com

Office-Medical-Retail for Sale  
4700 ERIE STREET, COLLEGE PARK, MD 20740



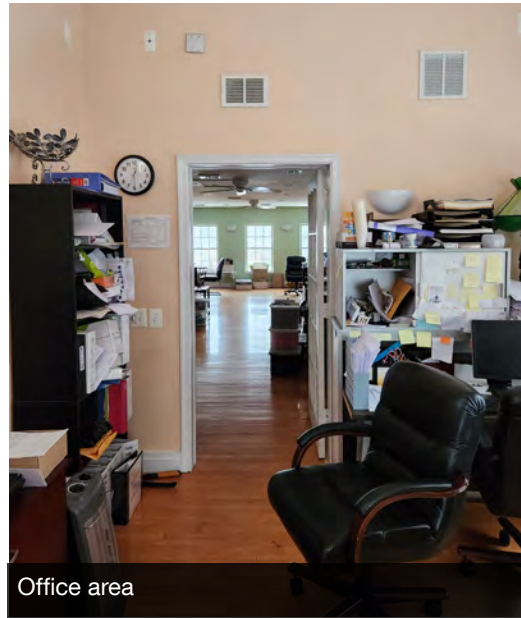
Outdoor seating area



View from Route 1 (Baltimore Ave)



Office area



Office area



Exam room



Seating area



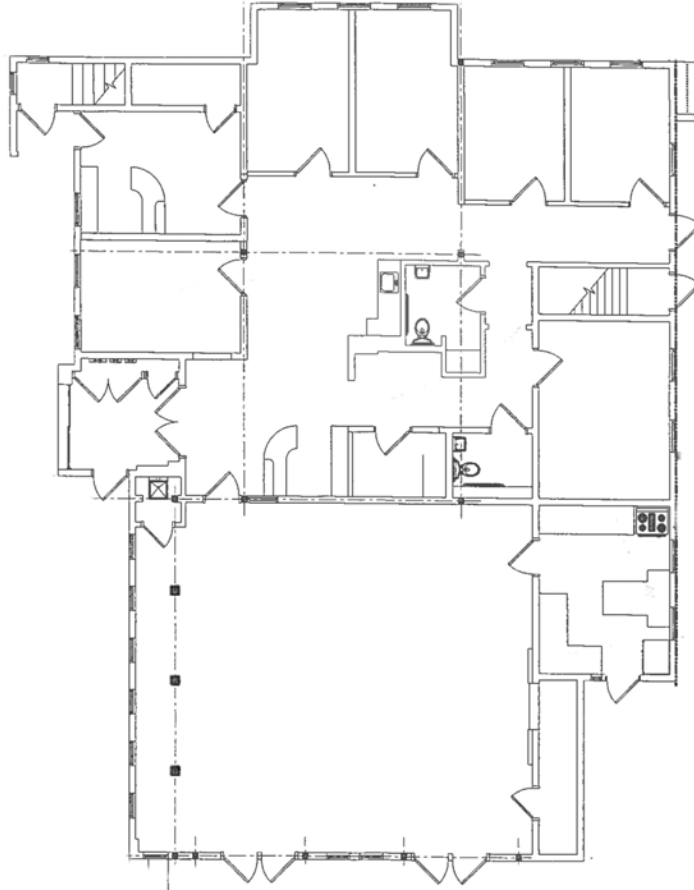
Medical area



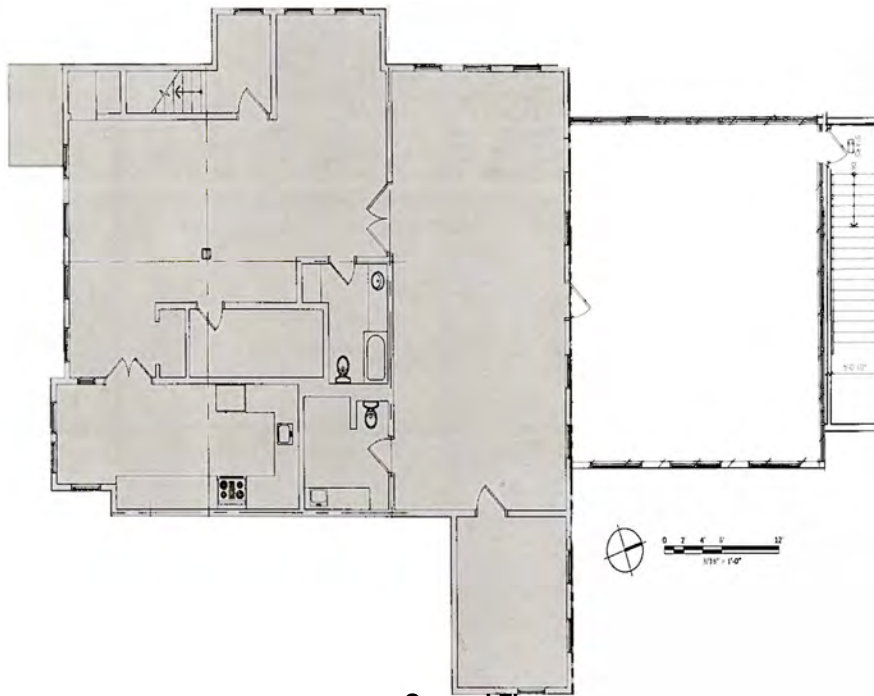
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



First Floor



Second Floor

COMMERCIAL BUILDING  
FOR SALE

4700 ERIE STREET, College Park, MD 20740

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