

FOR SALE

Rare Redevelopment Opportunity



4704 & 4710 Delaware Street & 9203 Baltimore Avenue, College Park, MD 20740

Property Details

- Hard corner location - 1.23 acres
- Visibility from Route 1/Baltimore Avenue
- Can develop under the previous MUI zone or current zone
- Additional land for sale via neighboring property owner
- Uses permitted include: multi-family, assisted living, convenience store, drug store, gas station, hotel and general business offices
- Zoning: LTO-E and RSF-65

Location Highlights

- Traffic counts in excess of 39,000 vehicles per day
- Less than 2 miles from UMD main campus
- Numerous redevelopment projects in immediate area
- Across from 3 hotels to be demolished for the development of 331 multi-family units and 4,000 sf of retail

SALE PRICE \$4,200,000



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COLLEGE PARK MARKETPLACE







TownePlace Suites by Marriott College Park

DUNKIN'

SITES

GREENBELT MARC

Days Inn by Wyndham College Park

BELTWAY PLAZA MALL









MALL AT PRINCE GEORGE'S










THE HOTEL AT THE UNIVERSITY OF MARYLAND

COLLEGE PARK METRO

WHOLE FOODS

Discovery District

FOR SALE
College Park, MD



4704 & 4710



9203



DEMOGRAPHICS

Environics Analytics 2022

	1 Mile	3 Miles	5 Miles
Population	13,934	121,110	402,171
Households	4,712	36,820	132,628
Avg Household Income	\$92,511	\$103,838	\$110,228

TRAFFIC

MD SHA 2021

Baltimore Avenue (Rt 1)	39,081 vehicles per day
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