

## THE HALL COLLEGE PARK

4656 HOTEL DRIVE

COLLEGE PARK, MD | PRINCE GEORGE COUNTY

A PREMIER PARTNERSHIP OPPORTUNITY LOCATED ON UNIVERSITY OF MARYLAND CAMPUS

**FULL SERVICE HOSPITALITY AND EVENT  
VENUE AND OPERATING CONCEPT****9,000 SF** Indoor Space**1.25 Acre** Activated Outdoor Area

+ Designated Parking

**NEW 300,000 SF STUDENT  
HOUSING DEVELOPMENT****UNDER CONSTRUCTION**  
465 APARTMENTS SERVING  
800 STUDENTS | DELIVERING 2026**FRATERNITY ROW  
UNIVERSITY HOUSING****OFF CAMPUS HOUSING  
& RESIDENTIAL****FULLY OPERATIONAL RESTAURANT AND EVENT VENUE****Deal Terms:****Structure:** Turnkey operation and long-term leasehold**Key Asking Price:** \$3,000,000**Build-Out Replacement Cost:** ~ \$6.83M**Rent Obligation:** \$1 Base Rent

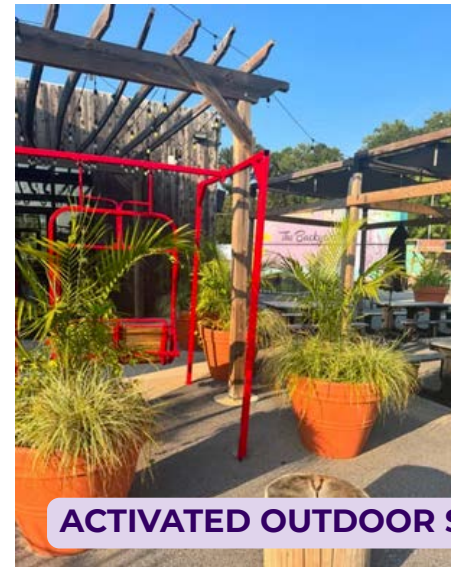


# MARKET AERIAL





# FULLY OPERATING RESTAURANT AND EVENT VENUE





# DEMOGRAPHICS



## Demographics

## THE HALL CP 3 MILE RADIUS

### KEY FACTS

182,296

Population

30.7

Median Age

3.0

Average Household Size

\$85,243

Median Household Income



56,689

2025 Total Households

### BUSINESS



5,139

Total Businesses



80,466

Total Employees



169,436

2023 Total Daytime Population (Esri)

### INCOME



\$85,243

Median Household Income



\$34,148

Per Capita Income



\$100,641

Median Net Worth

### EDUCATION

27%

No High School Diploma



23%

High School Graduate



17%

Some College



33%

Bachelor's/Grad/Prof Degree



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.