

RETAIL FOR LEASE College Park Marketplace

Premier shopping center located
on the Capital Beltway (I-495/I-95)
Gateway to the University of Maryland.



ANCHOR SPACE AVAILABLE:

31,500± SF

Two loading docks

Approx. 150' of width

Ceiling height is 21'

Fully sprinklered

Signage opportunity along
Capital Beltway & Route 1

Available August 1, 2023

Estimated NNN: \$6.25/SF per year

4700 Cherry Hill Road

College Park, MD 20740

Property Details

- Anchored by Home Depot and Shoppers Food, with additional tenants including Starbucks, Mamma Lucia, Terrapin Station (opening 2023), Game Kastle and ATI Physical Therapy
- Parking ratio is approx. 5/1,000 SF
- Reported as the highest grossing shopping center in the area
- Surrounded by dense & affluent neighborhoods
- Served on-site by Shuttle UM and close to other public transit
- Served by multiple points of access, including two lighted intersections
- Near major employers, including FDA, National Archives, University of Maryland, USDA, and more



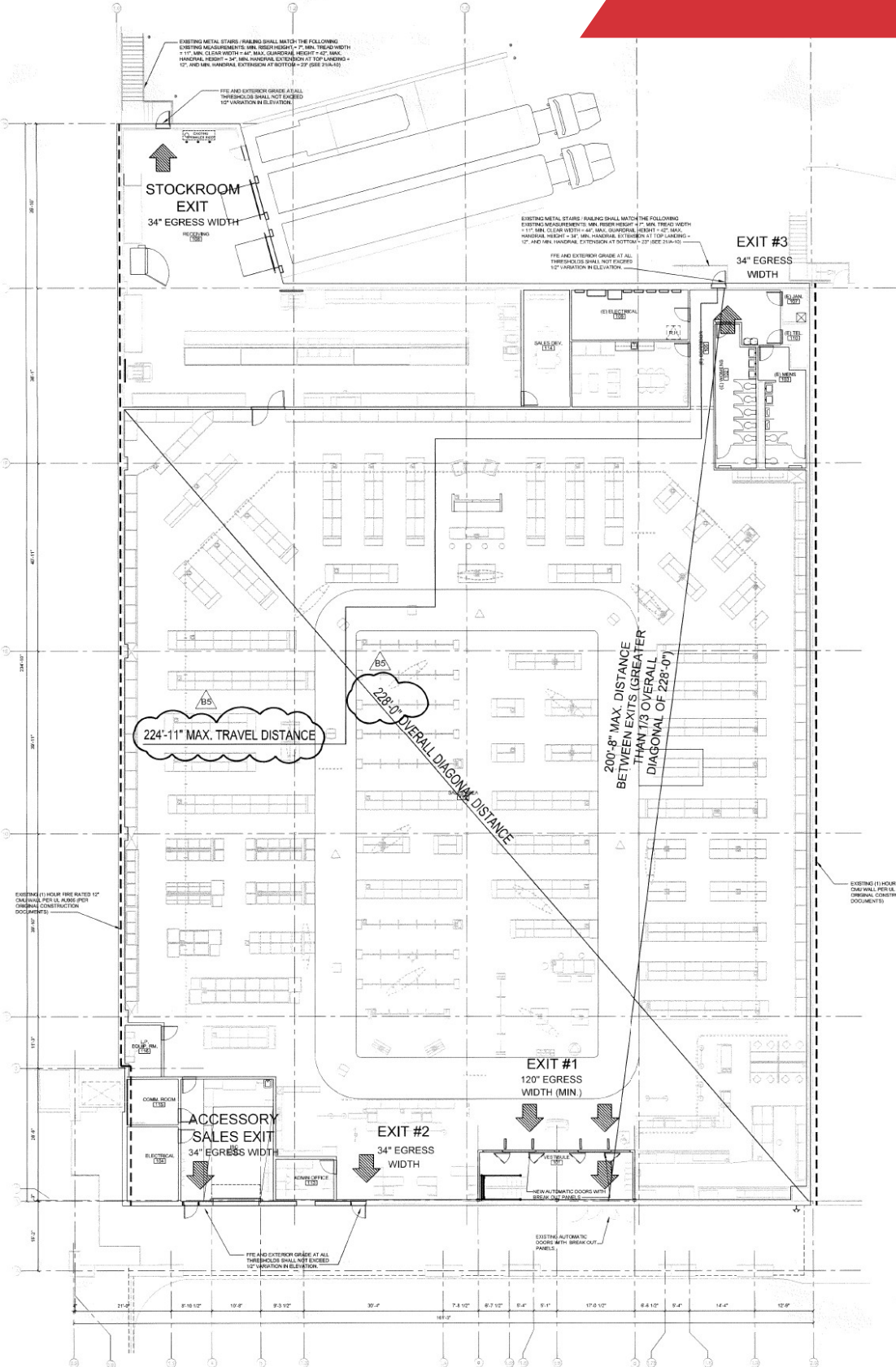
MICHAEL ISEN

+1 301 918 2908 • misen@naimichael.com

MICHAEL DIMEGLIO

+1 301 918 2949 • mdimeglio@naimichael.com

LEASE Retail Anchor Space



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DEMOGRAPHICS

Claritas 2023

	1 Mile	3 Miles	5 Miles
Population	12,990	113,648	386,314
Households	4,975	37,271	127,086
Avg Household Income	\$107,967	\$106,757	\$113,013

TRAFFIC

MD SHA 2023

Baltimore Ave (Route 1)	48,583 vehicles per day
Capital Beltway (I-495)	223,231 vehicles per day

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For more information, contact:

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