

10280 BALTIMORE AVENUE



10280 BALTIMORE AVE
COLLEGE PARK, MD 20740



BELTSVILLE/COLLEGE PARK



3,907 TOTAL RETAIL SF

ADJACENT TO IKEA | FRONTING ROUTE 1



DEMOGRAPHIC SNAPSHOT



POPULATION

1 mi — 8,547
3 mi — 92,696



EMPLOYEES

1 mi — 8,515
3 mi — 71,392



MEDIAN HH

1 mi — \$65,563
3 mi — \$66,109



EDUCATION

(Bachelor's Degree+)
1 mi — 20.78%
3 mi — 21.39%



MEDIAN AGE

1 mi — 34.82
3 mi — 32.96



RIDERSHIP

(Greenbelt)
5,507 AWPB

COTENANTS



DELIVERY

Immediate

SPACE AVAILABLE

2,707 SF — Restaurant or retail space
(former Einstein Bros. Bagels)

1,200 SF - Retail space
(currently Mr. Smoothies & Frozen Yogurt Bar)

DETAILS

- First traffic light north of I-495
- Facing Baltimore Ave/Route 1
(49,061 Average Vehicles Per Day)
- Gateway into College Park—with University of Maryland only 2.5 miles away
- 1 minute walk from WMATA Bus Stop
(Baltimore Ave & South Dr)

CONTACT



LEE ENGLE
301.651.0070
lengle@streetsense.com

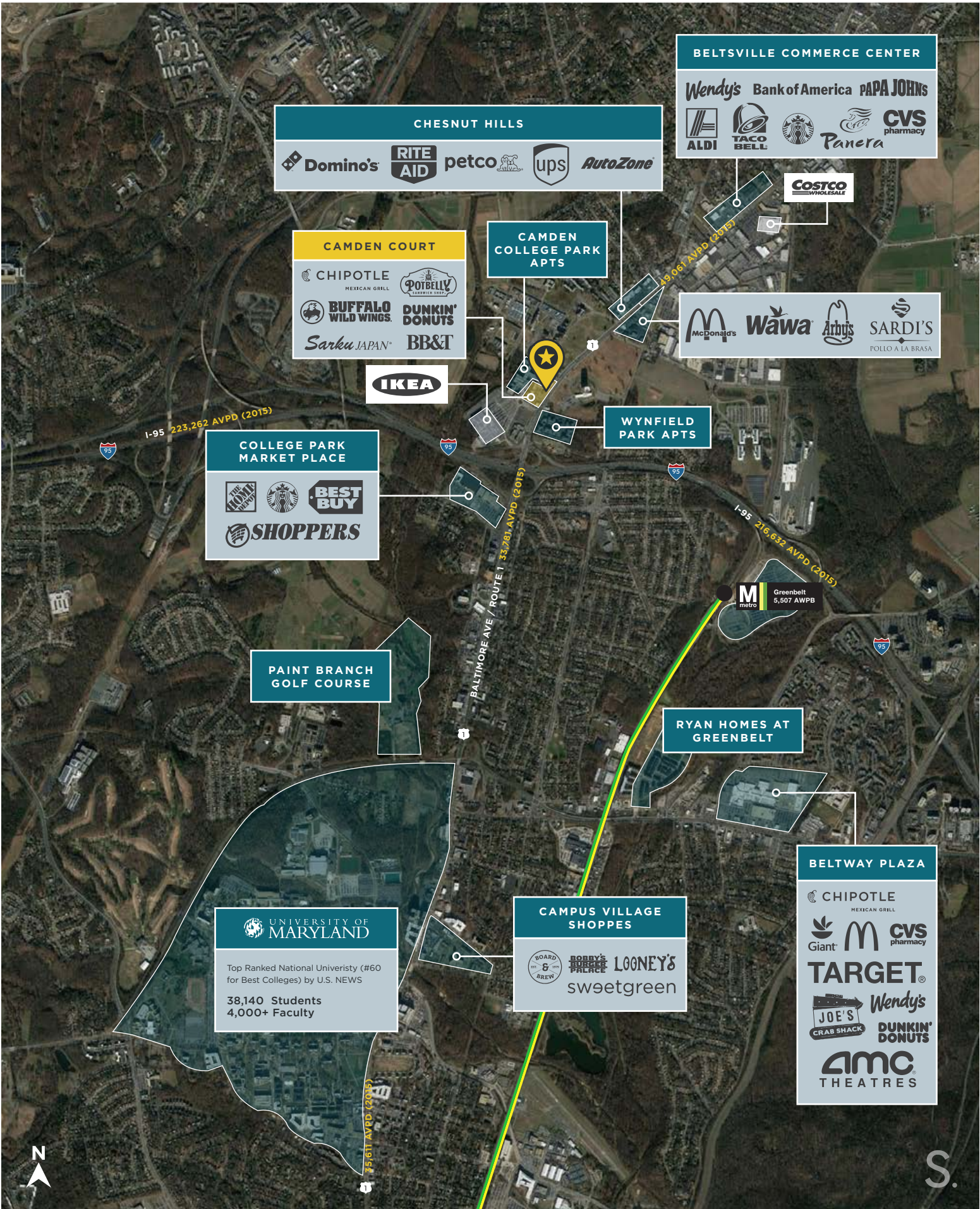


RICH AMSELLEM
240.479.7216
ramselem@streetsense.com

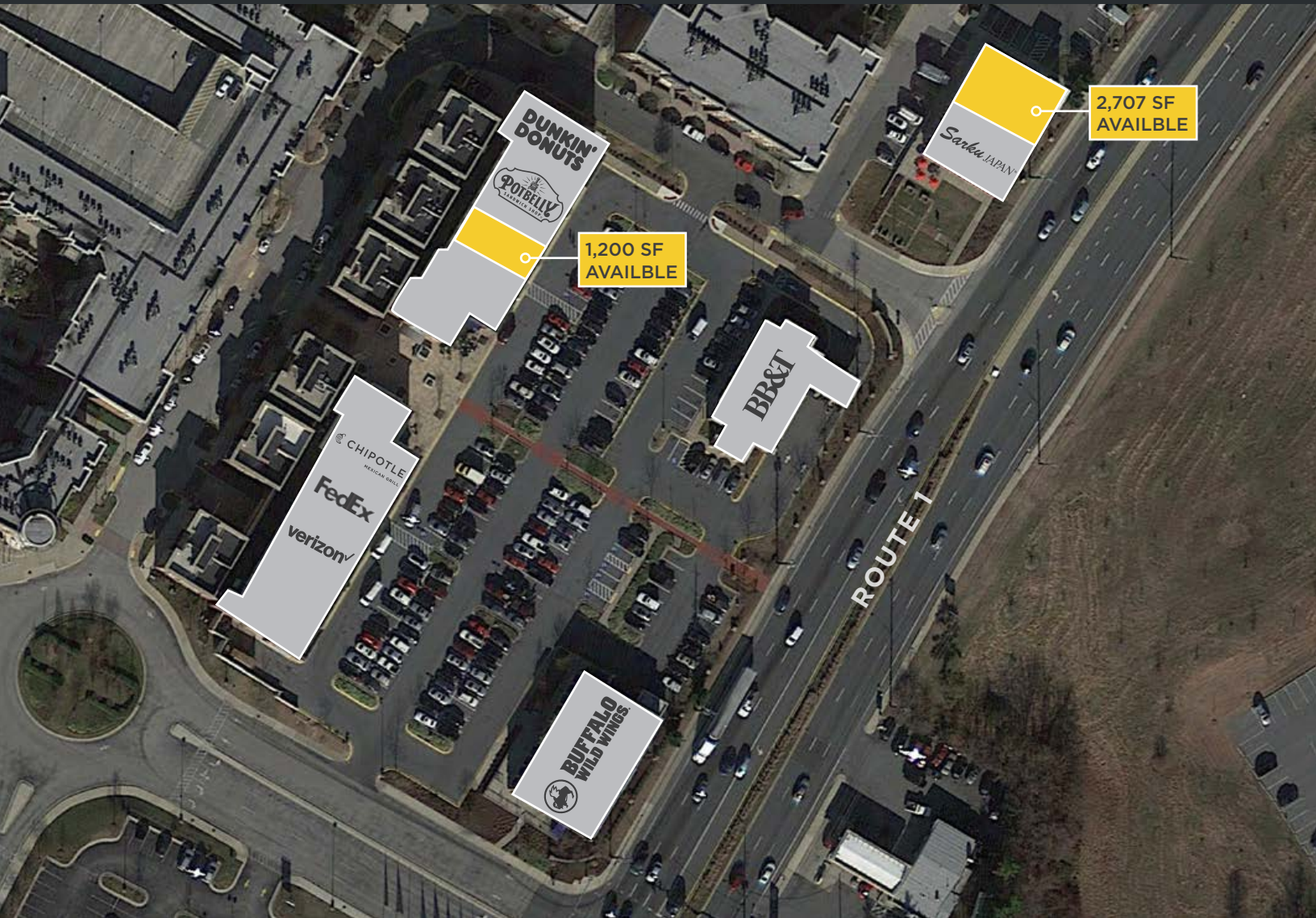


WES NEAL
202.577.4824
wneal@streetsense.com

streetsense.







GET IN ON THE ACTION.

LEE ENGLE

301.651.0070

lengle@streetsense.com

RICH AMSELLEM

240.479.7216

ramsellem@streetsense.com

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SPACES AVAILABLE

2,707 SF

Immediate Delivery

1,200 SF

Immediate Delivery

COTENANTS

Sarku Japan

Dunkin' Donuts

Potbelly

Chipotle

FedEx

Verizon

Buffalo Wild Wings

BB&T