



KNOX RD.

A mixed-use development
in College Park

INQUIRE

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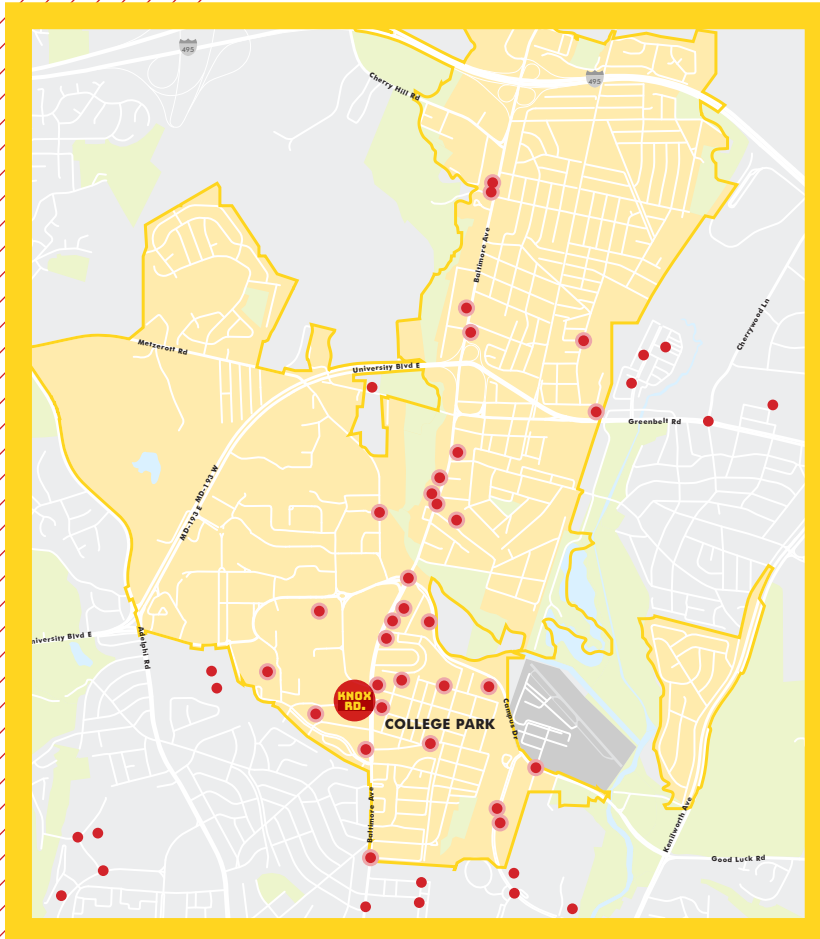
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S. | **CBRE**

“College Park is in the midst of reinvention

—Washington Business Journal



KNOX RD MIXED-USE DEVELOPMENT

Uniquely positioned off of Knox Road and Route 1 in Downtown College Park, the development will activate the University of Maryland Campus edge and enhance the surrounding community with **student housing units, more than 21,000 SF of retail, and 326 parking spaces.**

STATS

30
Projects

1.5M
SF in development

\$2B
Public/Private Investment

2.5K
New residential units

10+
New food destinations

THE VISION: A CATALYST FOR CHANGE

The University of Maryland is working with redevelopment partners to create an academic and economic engine for the College Park region—deemed “Greater College Park”.

The University of Maryland is one of the nation’s premier and rising universities. It has attracted a luxury hotel-conference center, new retail amenities, market-rate housing, new dining, arts, entertainment, a public charter school, and new start-ups and businesses—all along the tracks of the coming Purple Line.

This growth is booming, supporting and driving job creation, innovation, and economic development throughout the region.

A peak into the near future reveals a city where more people want to work, live and play. College Park will soon be home to vibrant neighborhoods full of faculty, staff, students and families, a thriving arts scene where the UMD and local communities merge, and a competitive job market driven by growing startups.



* Content: Washington Business Journal
* Data: greatercollegepark.umd.edu/index.html

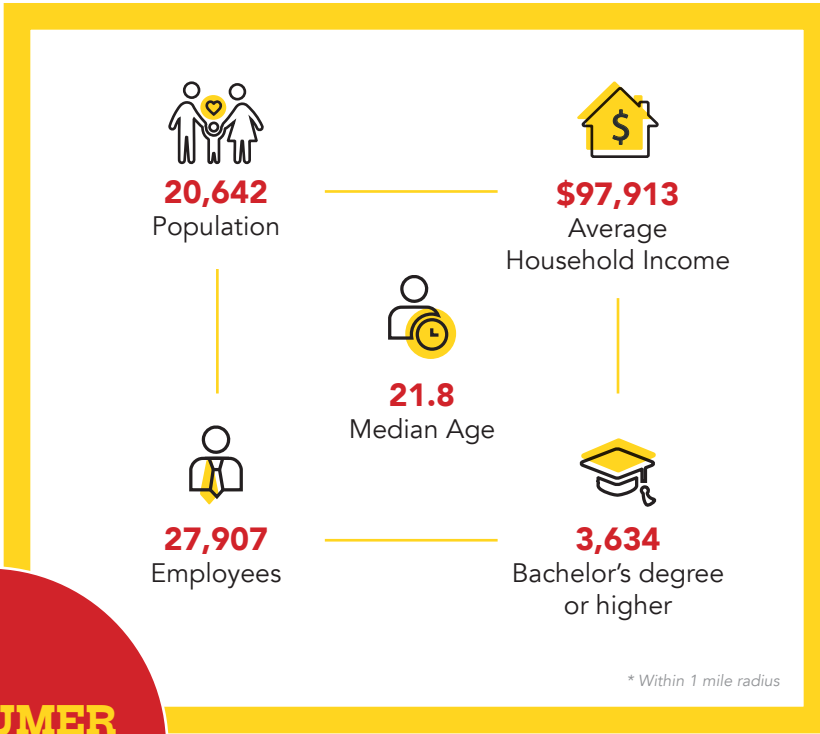


Faculty and Staff

TREND

SETTERS

CONSUMER MAKE-UP



DORM TO DIPLOMAS

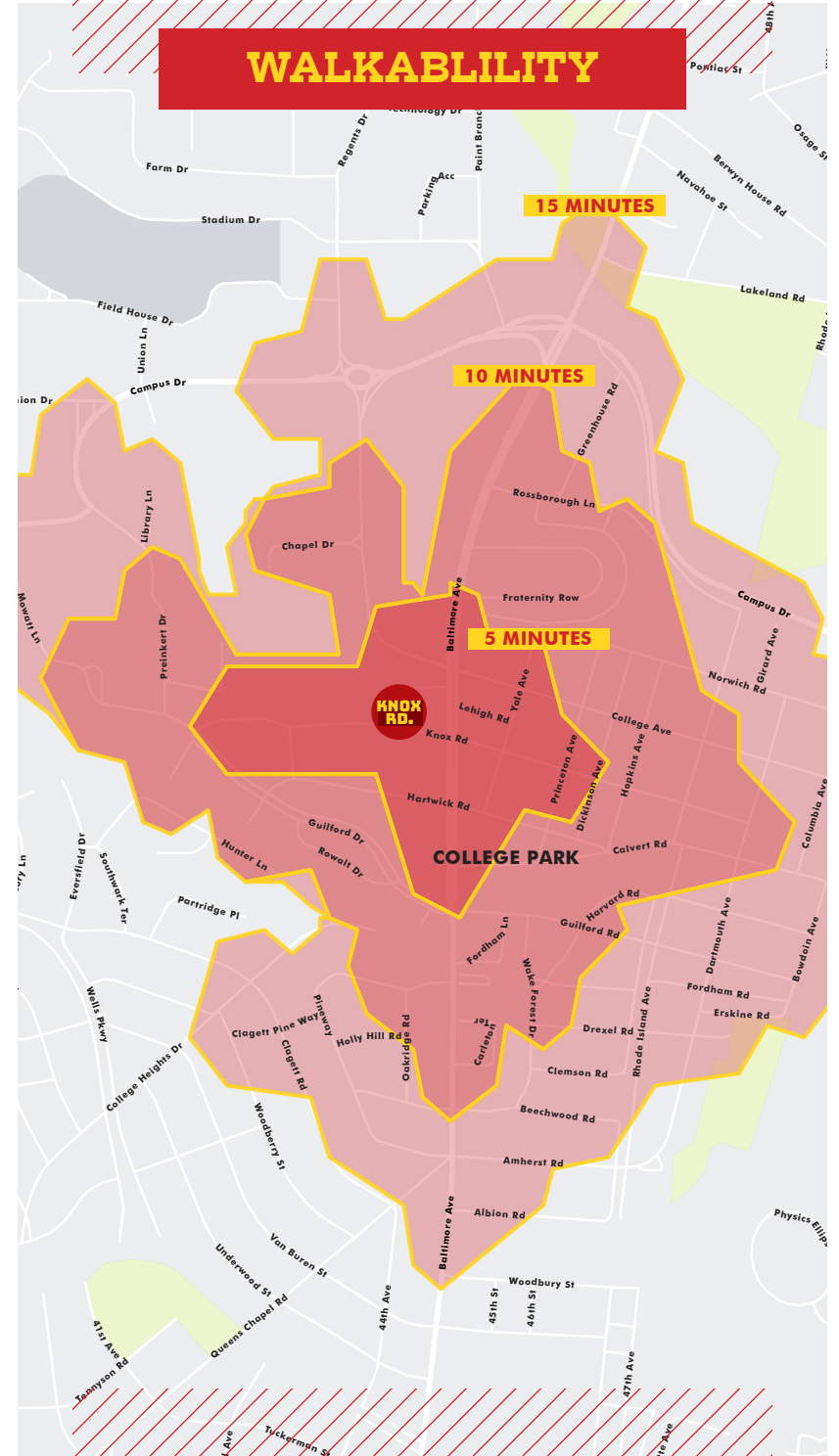
We're young and on our own for the first time. Our days are filled with studying, working part-time, socializing, and having fun with friends. We live either in dorms or rent housing off-campus. We could be considered to be the first online generation; we've used computers, the Internet, cell phones, and MP3 players all our lives. We go online for shopping, news, blogs, social media, watching TV and movies, and listening to music. We can't live without our cell phones; we're connected 24/7. We're learning to manage our finances, but we tend to shop impulsively, such as buying trendy clothes. Cooking is often limited to heating frozen dinners; fast food and dining out is always an option.

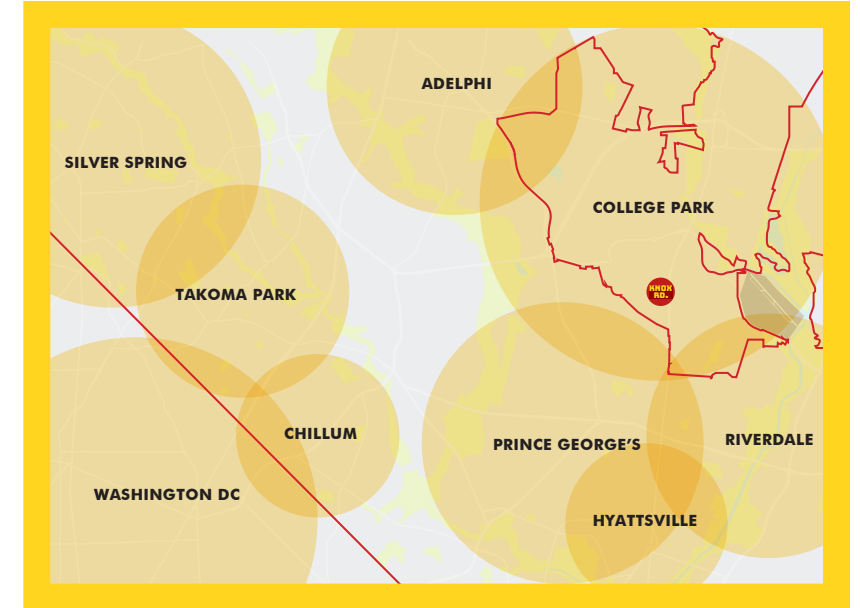
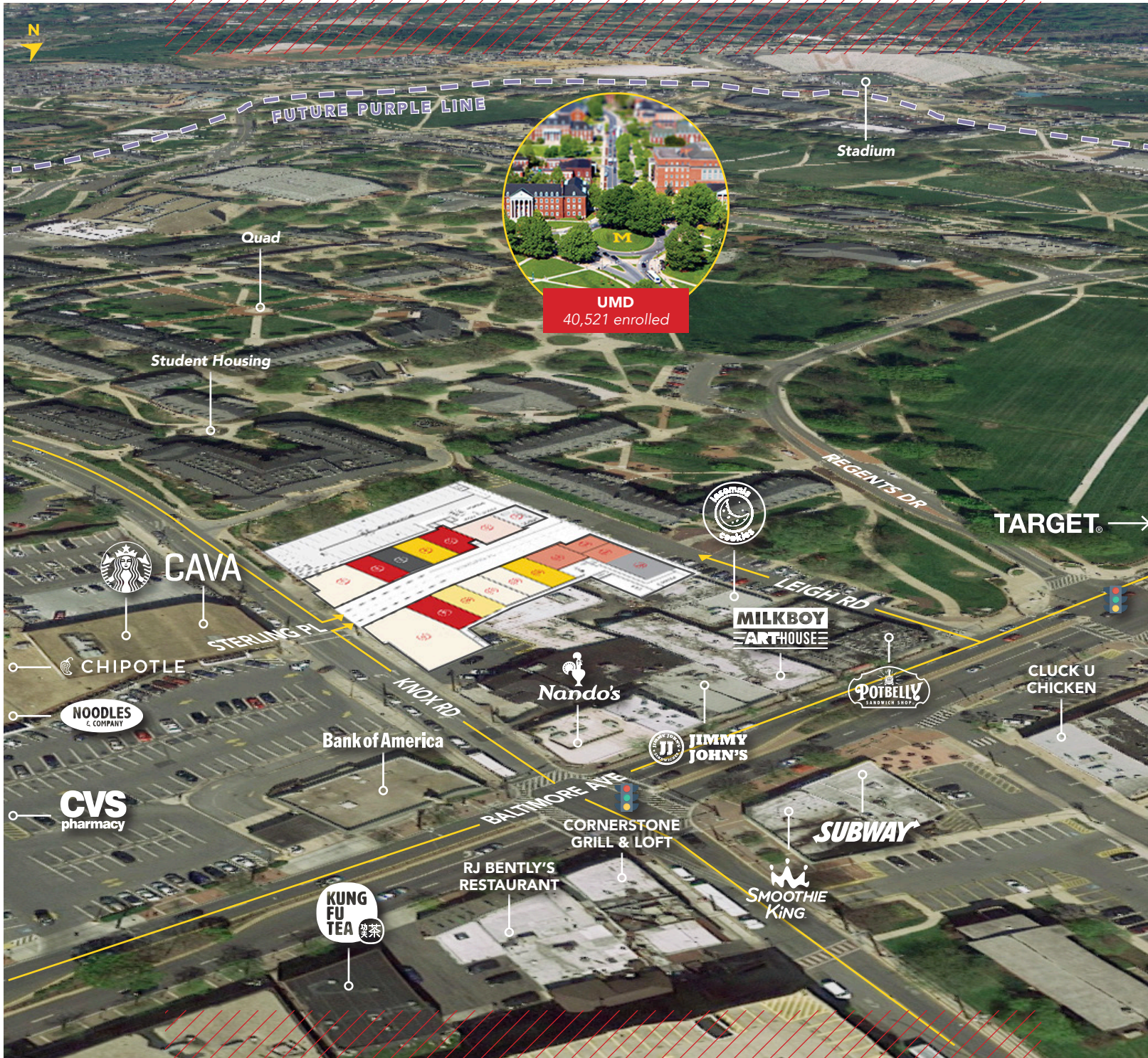


College Students

GO

GETTERS



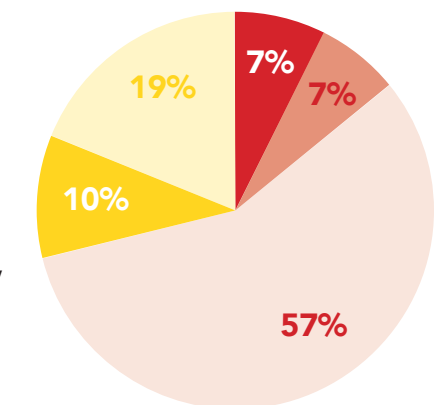
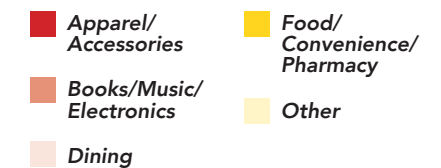


THE COLLEGE PARK NEIGHBORHOOD

The boom in and around the City of College Park [in areas like Prince George's County, Riverdale, and Hyattsville] is boosting our thriving downtown, which benefits residents in all of our distinctive neighborhoods. It has emerged as one of the hottest real estate markets in the state for economic development.

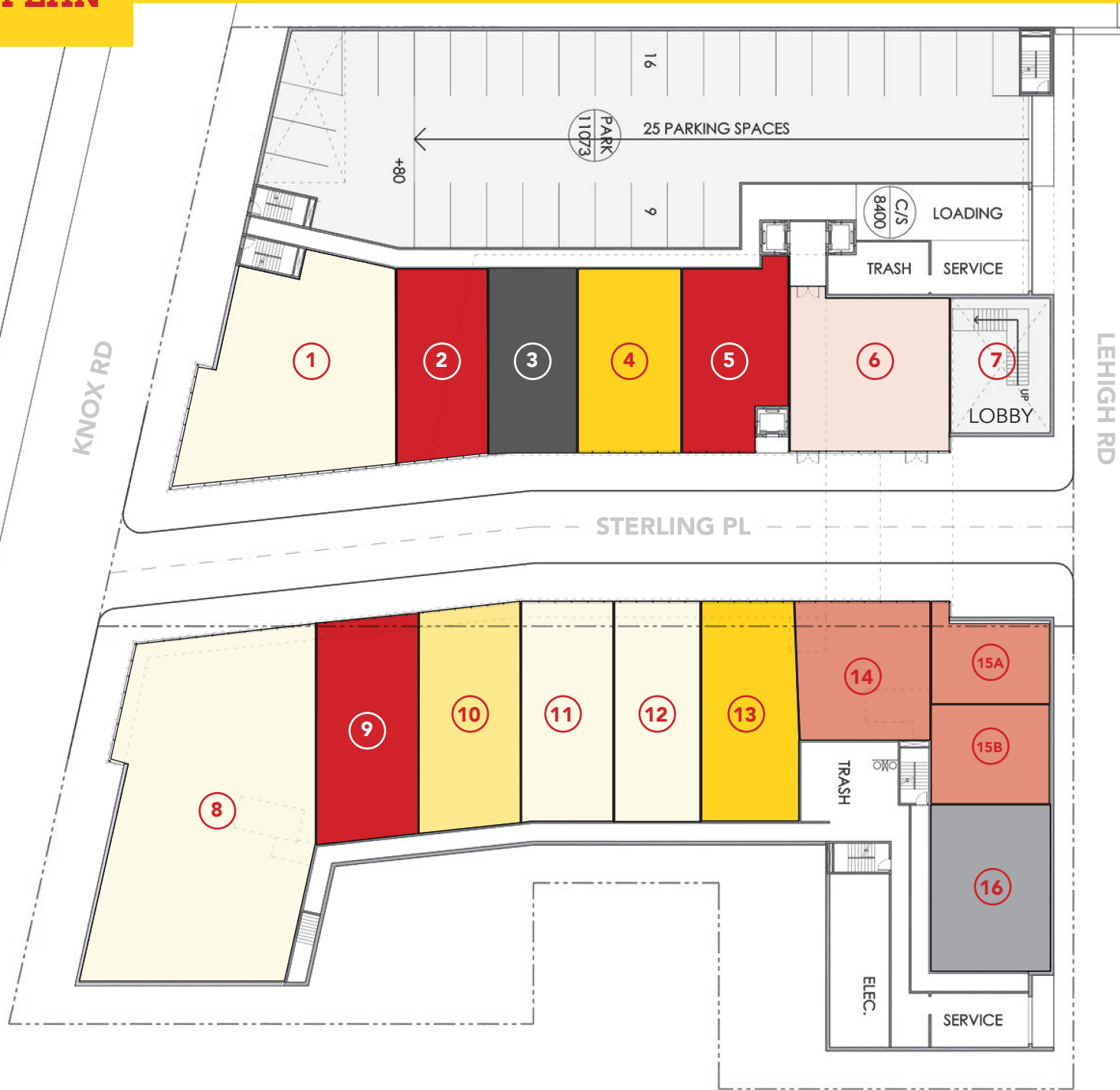
900+ businesses reside in the College Park area and continue to grow with a dynamic combination of research facilities, start-ups, incubators, restaurants, retail and the arts.

Within the year, the Baltimore Ave corridor will become a buzzing destination and sought-out gathering ground.



* Content: Washington Business Journal
* Data: College Park Analysis Summary of CPCUP Strategy

THE PLAN



KEY

- | | |
|--------------------|---------------------|
| 1. 3,300 SF | 10. 1,800 SF |
| 2. 1,650 SF | 11. 1,800 SF |
| 3. 1,650 SF | 12. 1,800 SF |
| 4. 1,650 SF | 13. 1,800 SF |
| 5. 1,650 SF | 14. 1,400 SF |
| 6. 2,000 SF | 15A. 858 SF |
| 7. (LOBBY) | 15B. 858 SF |
| 8. 5,600 SF | 16. 1,715 SF |
| 9. 1,800 SF | |

- Fast Casual** (2, 9, 5)
- Service Retail** (14, 15A, 15B)
- Cafe** (6)
- Specialty Fitness** (13, 4)
- Boutique PopUp** (10)
- Full Service Restaurant** (1, 8, 11, 12)
- Bakery/Dessert** (3)
- Bank** (16)

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