

Prince  
George's

county

MARYLAND

*Proud*

Get to Know Us

← Campus Way North →  
← Ruby Lockhart Blvd. →

**ECONOMIC DEVELOPMENT CORPORATION**

# Prince George's County **Retail Guide**

[pgcedc.com](http://pgcedc.com)



## COMING SOON

GLENWOOD HILLS: a Premier Mixed Use Development

- Luxury Residential
- Grocery Anchored High Quality Retail
- Multitenant Last Mile Distribution
- Open Space and Amenities



Scan for More Info

Capitol Heights, MD

# We Create Sanctuary

“We are a company dedicated to our mission to create sanctuary for those we serve while fostering a culture of belonging for our associates. As leaders, it is our responsibility to ensure that our actions meet our words.”

- TOBY BOZZUTO, PRESIDENT & CEO



The Stella | New Carrollton, MD

# GREETINGS FROM COUNTY EXECUTIVE



Angela Alsobrooks

As County Executive of Prince George's County, I want you to know that this is a tremendous time to invest and do business in our County. We are very excited about the many opportunities that Prince George's County offers businesses and the many great successes that our companies are enjoying. Prince George's County is truly one of the most promising and compelling locations in the Washington, DC Metropolitan area. Whether you are considering locating here for the first time, or whether you are already here and expanding your business, Prince George's County will be your partner in bringing your vision to a successful reality.

Clearly, one of our greatest assets is our diverse, well-educated, and affluent population. Prince George's County, with more than 9650,000 residents, is ranked in the top 4% of wealthiest counties in the United States and our residents are enthusiastic for quality development. We offer businesses the Washington region's largest inventory of developable land, 15 Metrorail stations that are primed for transit-oriented development, unequalled interstate highway access, Amtrak train service up and down the East Coast, and three nearby airports.

Our outstanding colleges and universities, including the University of Maryland, Bowie State University, and Prince George's Community College, generate a powerful stream of skilled job seekers and our strong local economy is further anchored by major federal facilities such as the National Oceanic and Atmospheric Administration, Food and Drug Administration, Joint Base Andrews, and NASA's Goddard Space Flight Center.

There is no bigger regional attraction than the MGM National Harbor Resort & Casino, located along the Potomac River, just minutes from Washington, DC. Part of the National Harbor complex, and adjacent to Tanger Outlets, this is an unmatched entertainment destination. Family-friendly options in the County include Six Flags America, Maryland's only major amusement park, the Clarice Smith Performing Arts Center—one of the region's premier performing arts venues—and many choices that make the County a great place for tourists, conferences, and special events.

Come join us. You will discover a Prince George's County that is growing dramatically, attracting new businesses, and seeing great development around our Metro Stations. You can help our economic transformation thrive, as we bring more business and retail partners here. Now is the time to become part of the revitalization in our county, where we are "Prince George's Proud" to welcome you!

Sincerely,

A handwritten signature in blue ink that reads "Angela Alsobrooks". The signature is fluid and cursive, written in a professional style.

Angela Alsobrooks  
County Executive





# GREETINGS FROM PRESIDENT

David S. Iannucci

President of Prince George's County Economic  
Development Corporation



Few Counties in the United States can claim to have seen the positive transformation that Prince George's County has over the past decade. Our educated, diverse, mobile, and well compensated citizenry are eager to support new, exciting retail offerings, and quality restaurants and shopping opportunities.

Located in the midst of the dynamic Washington, DC Metropolitan area, Prince George's County boasts a government that understands that businesses need confidence and consistency, competitive operating expenses, access to a strong labor force, and great transportation alternatives. In Prince George's County, you will find a County with a "Triple A" Bond rating, a highly skilled workforce, more affordable developable land than anywhere in the region, and transportation alternatives that include 15 Metro Stations and an under construction \$6 Billion 16-mile light rail system.

With close to 1 million citizens and growing, Prince George's County residents are employed by local companies that utilize the latest technologies in fields such as digital education, aerospace, cybersecurity, higher education and health, as well as many traditional sectors. Nationally and locally recognized employers include NASA's Goddard Space Flight Center, Joint Base Andrews (home of Air Force One), the flagship University of Maryland at College Park, Bowie State University, and Prince George's Community College. As part of the broader Washington, DC region, literally tens of thousands of additional commuters and visitors are potential customers every day.

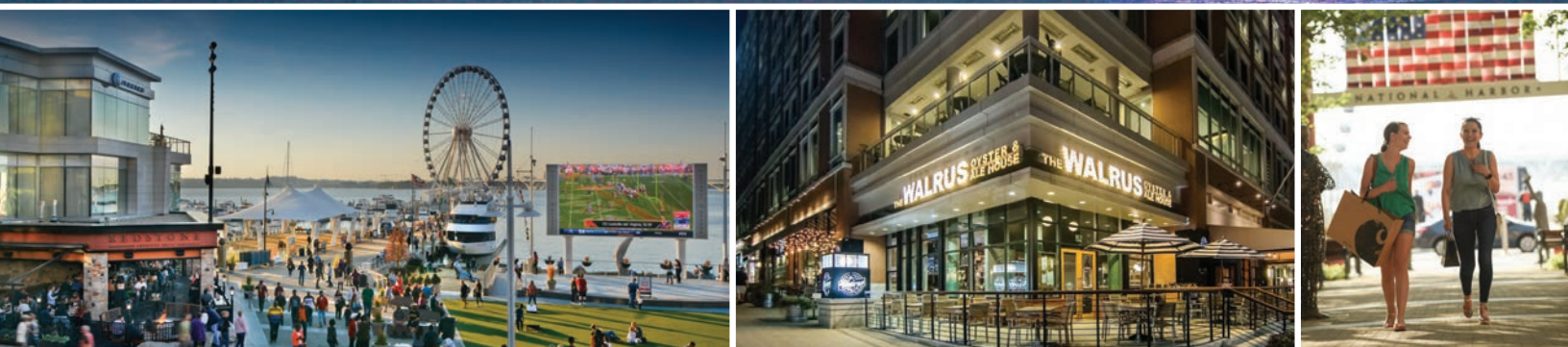
Prince Georgians are justly proud of National Harbor, the 300-acre Potomac River waterfront complex of condominiums, townhouses, restaurants, hotels and retailers that now includes the new \$1.4 Billion MGM Resort and Casino. National Harbor hosts the largest hotel on the East Coast, the Gaylord National Hotel and Resort, and has served as a catalyst for attracting high-end retail and commercial development projects. Tanger Outlets, a 340,000-square-foot shopping center featuring more than 80 brand name and designer outlet stores, is part of the complex, along with the 190-foot-tall Capital Wheel providing bird's eye views of the Washington Monument, the U.S. Capitol, the banks of Virginia, and of course Prince George's County.

The skilled and professional staff of the Prince George's County Economic Development Corporation are eagerly waiting to introduce you to amazing retail shopping opportunities. We place ourselves in the shoes of large and small business owners, and understand the risks and work needed to maximize the best results. From Woodmore Towne Center, home to the first Wegmans in the DC area, to the Mall at Prince George's near the University of Maryland, an enclosed mall that has undergone \$25 million plus in renovations, to Bowie Town Center, there are many exciting retail locations in Prince George's County. Our amazing County Executive Angela Alsobrooks is making revitalization of our older shopping centers a priority, and we would be thrilled to work with investors and retail brands alike to make you part of this exciting initiative.

We invite you to come see Prince George's County for yourself and learn about the many programs and resources that are available to help you make the decision to locate or expand your business in Prince George's County an easy choice. Expansion starts here!

Sincerely,

David S. Iannucci  
President, Prince George's County  
Economic Development Corporation



# CAPITALIZE ON IT ALL<sup>SM</sup>

165 Waterfront Street, National Harbor, MD 20745 | (877) NATLHBR  
nationalharbor.com

Just 15 minutes from the heart of the Nation's Capital.



**WATERFRONT**  
DISTRICT

NATIONAL HARBOR

# OUR FUTURE

Prince George's County, MD has several major development projects currently under construction or expanding with both retail and commercial office space available.

In future issues of our Retail Development guide, we will profile the individual developments, report on their progress, as well as availability and a variety of metrics to provide essential information for business opportunities.

---

## **Greenbelt Station Town Centre**

2,200 upscale residential units and a 1.1 million square foot retail and entertainment center.

## **Hampton Park**

600 multifamily units, 135,000 square feet of retail, 125,000 square feet of office and a 250-room hotel.

## **Konterra**

Business campus with 1.4 million square feet of building space, more than 1000 single family homes, and 348 acres reserved for a governmental, educational, or corporate facility.

## **Largo Town Center/Boulevard at the Capital Centre**

Replacing the current movie theater with a new state-of-the-art movie theater, adding a medical office building, a park, new upscale restaurants, more retail stores, and a hotel.

## **New Carrollton Mixed Use Development**

A 176,000 square foot office building with a parking garage for Kaiser Permanente of the Mid-Atlantic's administrative and information technology operation, as well as 1,500 residential units, 1.1 million square feet of retail space and a 200-room hotel.

---



“

*Prince George's County has experienced tremendous growth over the past decade. With its many business friendly features and benefits, it's no wonder the County has become a driving force for economic development in the Washington, DC region.*

---

# PRINCE GEORGE'S COUNTY BUSINESS CLIMATE

Prince George's County is the premier destination for retail/ restaurant development. With nearly 500 square miles and approaching 1 Million residents, Prince George's has emerged as a regional leader in job creation and growth highlighted by a robust hospitality industry. Anchored by Tanger Outlets in the south, Woodmore Town Center in central county and Towne Center of Laurel in north county, Prince George's is primed for continued growth and a destination for multi-generational amenities.

Boasting the trifecta of desirable demographic profile data such as high household income, higher education attainment and population density, your business should be here.

## Location, Location, Location

Is your operation going to be formal and elegant? Or kicked-back and casual? Your location should be consistent with your particular style and image. If your business is retailing, do you want a traditional store, or would you like to try operating from a kiosk (or booth) in a mall or a cart that you can move to various locations? No matter your set up Prince George's has the location for you.

Prince George's County is primed for your food retail expansion. Our diverse residents, spend over \$9.3 billion dollars annually in retail sales. Even with this robust market, our residents are seeking high end, fresh grocers to support our burgeoning economy and neighborhoods.

Please use the interactive Healthy Food Priority Area Map on our website [PGCEDC.com](http://PGCEDC.com) to find your next food retail location. Our business development team can help guide you to the perfect site for your next development project.

## PRINCE GEORGE'S COUNTY, MD BUSINESS CLIMATE

### DEMOGRAPHICS:

Prince George's County residents are educated, hardworking high-earners-an ideal workforce for your business.

**967,201**  
Residents and growing (2021)

**\$85K**

Median household income (23.6% above the national average of \$69K)



**40%**

of residents have a college degree



**451,208**

Approximate workforce February 2021 - Bureau of Labor Statistics



**90%**

of Prince George's County Companies are small businesses



### LEADERSHIP

County Leadership is highly, principled, ethical, and solution-focused



### BUSINESS FRIENDLY GOVERNMENT:

From fast track permitting, tax incentives, funding initiatives, and a foreign trade zone, our government works hard to make doing business in the County easy and efficient.

**500**

Square Miles of opportunities for commercial development for a variety of industries



### LOCATION:

Strategically located between Washington, D.C. and Baltimore, Prince George's County is the ideal location to start, expand, or relocate your business.



**3** International airports that are easily accessible



FEDERAL GOVERNMENT

**15**

Federal Agencies located within the County



**3**

Major highways easy access to Interstates: I-95, I-495, I-295



**8**

National Tourist Destinations providing retail, accommodation and food service opportunities

**\$50 MILL**

Economic development incentive fund strengthens the commercial tax base and business community



**AAA**

AAA Bond Rating

**CHAMBERS**

Prince George's Chamber of Commerce and Greater Bowie Chamber of Commerce



**STREAMLINED**

Streamlined Permitting and business licensing through the Department of Permitting, Inspections & Enforcement.



# PROFILE HIGHLIGHTS

With **over 240 shopping centers**, Prince George's County has ample retail sites, but new and creative concepts are vital to long term success.

The following retail properties are **premier entertainment and amenity rich centers** in the County and highlight the diverse landscape of Prince George's County.

Ranging from resort casinos, designer outlet malls to urban designed town centers, these sites **showcase the desired commercial design for retail and mixed use development in Prince George's County.**



## QUANTUM COMPANIES' PROPERTIES AVAILABLE FOR LEASE IN PRINCE GEORGE'S COUNTY, MARYLAND

Beltway Plaza Mall



6000 Greenbelt Road Greenbelt, MD 20770 | Several Units Available

University Plaza Office Building



1835 University Boulevard  
East Hyattsville, MD 20783  
524 & 850 SF Office Space

Beltway Plaza Mall West End



5810 Greenbelt Road  
Greenbelt, MD 20770  
4,200 SF | Potential Drive-Thru  
2nd Gen. Restaurant Space

Chestnut Hills Shopping Center



10520 Baltimore Avenue  
Beltsville, MD 20705  
638 SF Office or Retail Space

**BRIAN WINE**  
VP Acquisitions & Leasing  
301 263 8138  
bwine@quantumco.net

**FRED WINE**  
President  
301 237 8501  
fwine@quantumco.net

4912 Del Ray Avenue  
Bethesda, MD 20814  
301 263 8138  
Quantumco.net



Experience ♦ Access ♦ Proven Results



PROUD TO BE A SUPPORTER OF THE 2022 ICSC CONFERENCE WITH THE PGCEDC TEAM

Founded in 1995, G.S. Proctor & Associates, Inc. has since become the largest minority-owned lobbying firm located in Maryland. Our firm has over 50 years combined experience and includes practices at the local, state, and federal level. G.S. Proctor specializes primarily in the areas of community relations and stakeholder engagement. We provide consulting services on building lasting relationships with the political and policy community. Our firm has over 100 clients in the following areas:

- Local Government
- Transportation
- Energy
- Education
- Non-profit and Foundation
- Land Use and Zoning
- Public-Private Partnerships (P3)
- Healthcare
- Economic Development
- Technology

Annapolis, MD  
29 Francis Street  
Annapolis, MD 21401  
(410) 280-5088

Gregory S. Proctor, Jr.  
President & CEO  
www.gsproctor.com

Upper Marlboro, MD  
14408 Old Mill Road, Suite 201  
Upper Marlboro, MD 20772  
(301) 952-8885



# PROFILE

## BOWIE MARKETPLACE

A fully leased, high visibility shopping center, anchored by a 48,000 square foot Harris Teeter grocery store. The shopping center offers a great mix of food destinations, service providers and retail tenants.

### Accessibility

250 feet of frontage along MD 450; bounded by two signalized intersections (MD 450 and Stonybrook Drive, and MD 450 and Superior Lane); five access points into the shopping center

**Anchors include:** Harris Teeter, MOD Pizza, Tropical Smoothie Café, Chipotle, Fresh Green, Patient First, Auto Zone, Petco , and more.

**Market features:** Close to major office complexes, hotels and the Bowie Baysox Baseball Stadium. Situated only 12 miles from Washington DC, 15 miles to Annapolis and 20 miles to Baltimore - 53.3% of the population within 5 miles have a bachelor's degree or higher. 95.8% of the population within 5 miles are high school graduates or higher.

**Zoning:** Commercial Shopping Center (C-S-C)

### Contact/Leasing:

Ben Berman | Berman Enterprises LP  
5410 Edson Lane, Suite 220 | Rockville, MD 20852 USA  
301-512-4069



### Bowie Marketplace

15475 Annapolis Rd, Bowie, MD 20715

Data Category	1-Mile	3-Mile	5-Mile
Population	9,286	49,516	110,108
Daytime Employment	3,139	20,170	34,204
Projected Population Growth (2021-2026)	0.28%	0.98%	0.53%
High School Graduate or higher	94.73%	95.58%	95.79%
Bachelor's Degree or higher	45.29%	48.75%	50.36%
Graduate/Professional Degree	18.75%	23.10%	23.25%
Households	3,459	18,069	38,973
Average Household Size	2.7	2.7	2.8
Owner Occupied	90.42%	83.20%	83.85%
Renter Occupied	9.58%	16.80%	16.15%
Median Home Value	\$336,391	\$364,454	\$383,662
Mean Household Income	\$128,505	\$143,272	\$149,541
Median Household Income	\$114,125	\$119,575	\$123,831
Household Income < \$49,999	16.20%	13.74%	11.66%
Household Income \$50,000 to \$99,999	24.17%	24.35%	24.28%
Household Income > \$100,000	59.63%	61.91%	64.05%
Age 1-19	21.56%	23.58%	24.67%
Age 20-34	16.65%	17.74%	18.67%
Age 35-64	41.10%	42.20%	41.91%
Age 65+	20.69%	16.48%	14.75%
Median Age	45.3	42.4	40.5
Total Specified Consumer Spending (in \$ thousands)	\$149,567	\$832,988	\$1,766,664
Apparel and Services (in \$ thousands)	\$7,468	\$42,027	\$88,986
Entertainment (in \$ thousands)	\$22,655	\$123,675	\$260,657
Food at Home (in \$ thousands)	\$18,452	\$99,040	\$207,201
Food Away from Home (in \$ thousands)	\$16,405	\$90,541	\$191,326
Alcoholic Beverages (in \$ thousands)	\$2,662	\$14,478	\$30,785
Transportation and Maintenance (in \$ thousands)	\$38,110	\$215,410	\$456,850
Health Care (in \$ thousands)	\$7,166	\$36,532	\$76,077
Education and Day Care (in \$ thousands)	\$10,578	\$63,637	\$138,686

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Stonybrook Dr/Sussex Ln	2020	5,331	0.12
Millstream Dr/Annapolis Rd	2020	5,189	0.16
Millstream Drive/Marquette Ln	2020	5,935	0.18
Belair Dr/Sussex Ln	2020	3,463	0.32
Annapolis Rd/Scarlet Oak Ter	2020	17,180	0.36
Race Track Rd/Marquette Ln	2018	15,337	0.56
Trinity Dr/Traymore Ln	2020	3,226	0.68
Moylan Dr/Annapolis Rd	2020	2,557	0.69
Cherrywood Lane/Mercer Dr	2020	538	0.72
Cherrywood Ln/Mercer Dr	2018	745	0.73

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## MGM NATIONAL HARBOR RESORT & CASINO

A fully leased, high visibility shopping center, anchored by a 48,000 square foot Harris Teeter grocery store. The shopping center offers a great mix of food destinations, service providers and retail tenants.

### Accessibility

250 feet of frontage along MD 450; bounded by two signalized intersections (MD 450 and Stonybrook Drive, and MD 450 and Superior Lane); five access points into the shopping center

**Anchors include:** Harris Teeter, MOD Pizza, Tropical Smoothie Café, Chipotle, Fresh Green, Patient First, Auto Zone, Petco, and more.

**Market features:** Close to major office complexes, hotels and the Bowie Baysox Baseball Stadium. Situated only 12 miles from Washington DC, 15 miles to Annapolis and 20 miles to Baltimore - 53.3% of the population within 5 miles have a bachelor's degree or higher. 95.8% of the population within 5 miles are high school graduates or higher.

**Zoning:** Commercial Shopping Center (C-S-C)

### Contact/Leasing:

Ben Berman | Berman Enterprises LP  
5410 Edson Lane, Suite 220 | Rockville, MD 20852 USA  
301-512-4069



### MGM National Harbor Resort and Casino

101 MGM National Ave, Oxon Hill, MD 20745

Data Category	1-Mile	3-Mile	5-Mile
Population	5,250	101,327	303,191
Daytime Employment	3,845	72,408	145,688
Projected Population Growth (2021-2026)	2.97%	1.91%	1.60%
High School Graduate or higher	90.55%	91.02%	90.26%
Bachelor's Degree or higher	33.81%	38.95%	40.46%
Graduate/Professional Degree	16.41%	20.10%	20.54%
Households	2,050	44,102	125,607
Average Household Size	2.5	2.2	2.4
Owner Occupied	68.40%	44.43%	47.44%
Renter Occupied	31.60%	55.57%	52.56%
Median Home Value	\$355,585	\$391,180	\$433,761
Mean Household Income	\$117,504	\$118,457	\$121,144
Median Household Income	\$89,486	\$87,030	\$90,384
Household Income < \$49,999	25.62%	28.83%	28.19%
Household Income \$50,000 to \$99,999	31.02%	27.68%	26.61%
Household Income > \$100,000	43.38%	43.49%	45.20%
Age 1-19	21.06%	22.82%	23.48%
Age 20-34	18.03%	22.98%	23.24%
Age 35-64	41.58%	39.53%	39.24%
Age 65+	19.33%	14.67%	14.04%
Median Age	44.10	37.70	37.10
Total Specified Consumer Spending (in \$ thousands)	\$89,064	\$1,603,847	\$4,608,202
Apparel and Services (in \$ thousands)	\$4,721	\$86,862	\$249,877
Entertainment (in \$ thousands)	\$13,036	\$244,910	\$695,436
Food at Home (in \$ thousands)	\$11,291	\$201,243	\$579,170
Food Away from Home (in \$ thousands)	\$9,800	\$187,253	\$532,717
Alcoholic Beverages (in \$ thousands)	\$1,454	\$30,297	\$86,935
Transportation and Maintenance (in \$ thousands)	\$22,409	\$374,504	\$1,088,188
Health Care (in \$ thousands)	\$3,779	\$66,233	\$191,178
Education and Day Care (in \$ thousands)	\$6,422	\$126,772	\$367,231

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
I- 95/Bald Eagle Rd	2020	23,761	0.24
Anacostia Freeway	2020	2,344	0.3
Oxon Hill Rd/Harborview Ave	2020	16,118	0.34
I- 95/Bald Eagle Rd	2020	8,994	0.36
Oxon Hill Rd/Harborview Ave	2020	15,723	0.4
Oxon Hill Rd/Balmoral Dr	2020	16,378	0.43
Anacostia Freeway	2020	4,921	0.44
MGM National Avenue/Oxon Hill Rd	2020	5,185	0.46
National Harbor Blvd/Waterfront St	2018	663	0.49
I- 95/Bald Eagle Rd	2020	159,088	0.54

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE NATIONAL HARBOR

Featuring 350 acres of waterfront space, National Harbor is home to 2,500 residents and is a destination unlike any other. The vibrant Waterfront District features 160 boutique and retail shops, 40 signature restaurants, and riverfront entertainment options along the picturesque promenades, like the iconic Capital Wheel – a 180-foot observation wheel – that offers guests unprecedented views of DC, Maryland, and Virginia and the best sunsets in the D.C. region.

## Accessibility

Immediately accessible to I-95 / I-495, I-295 and MD 210

**anchors include:** Bond 45, Rosa Mexicana, The Brass Tap, Brother Jimmy's, Burger Fi, Cadillac Ranch, Irish Whisperer, McCormick & Schmidt, Grace's Mandarin, Mason's Lobster Roll, The Walrus Oyster Bar, Potomac Gourmet Market, Succotash, Redstone, Brookie Girl Bath and Body, Alex and Ani, The Furlough Cheesecake, Starbucks, Miguel Wilson Suits, Brackish Waters, and Carhartt

**Market features:** Major attractions such as The Gaylord National Resort and Convention Center, the East Coast's largest non-gaming hotel and convention center with 2,000 hotel rooms and 600,000 square feet of meeting space, luxury entertainment resort and casino, MGM National Harbor, Top Golf and Tanger Outlets also reside at National Harbor. The National Harbor Marina at the bank of the Potomac River has two 700-ft. piers and an 81-slip marina.

**Zoning:** Regional Transit-Oriented-Low Intensity (CORE)

## Contact/Leasing:

The Peterson Cos.

Kent Digby Executive Vice President, National Harbor

165 Waterfront Street | Oxon Hill, MD 20745

kdigby@petersoncos.com www.nationalharbor.com 301.203.4175



## National Harbor

164 Waterfront Street, National Harbor, MD 20745

Data Category	1-Mile	3-Mile	5-Mile
Population	7,872	89,622	305,198
Daytime Employment	4,232	71,313	133,553
Projected Population Growth (2021-2026)	3.11%	1.73%	1.33%
High School Graduate or higher	56.87%	64.00%	61.67%
Bachelor's Degree or higher	38.24%	47.27%	42.33%
Graduate/Professional Degree	18.84%	24.75%	21.58%
Households	3,069	40,142	124,270
Average Household Size	2.6	2.2	2.4
Owner Occupied	71.95%	50.88%	52.35%
Renter Occupied	28.05%	49.12%	47.65%
Median Home Value	\$376,792	\$435,118	\$459,052
Mean Household Income	\$125,173	\$133,396	\$129,578
Median Household Income	\$95,945	\$101,338	\$97,705
Household Income < \$49,999	23.05%	22.13%	24.96%
Household Income \$50,000 to \$99,999	29.50%	27.29%	26.19%
Household Income > \$100,000	47.46%	50.57%	48.85%
Age 1-19	21.03%	21.03%	23.49%
Age 20-34	17.64%	21.19%	21.95%
Age 35-64	41.51%	40.93%	39.93%
Age 65+	19.83%	16.85%	14.63%
Median Age	44.5	39.9	38
Total Specified Consumer Spending (in \$ thousands)	\$110,291	\$1,425,023	\$4,410,576
Apparel and Services (in \$ thousands)	\$5,787	\$72,791	\$233,220
Entertainment (in \$ thousands)	\$16,199	\$215,214	\$660,199
Food at Home (in \$ thousands)	\$13,684	\$171,568	\$542,701
Food Away from Home (in \$ thousands)	\$12,104	\$167,565	\$505,858
Alcoholic Beverages (in \$ thousands)	\$1,814	\$28,276	\$83,583
Transportation and Maintenance (in \$ thousands)	\$27,513	\$329,876	\$1,049,375
Health Care (in \$ thousands)	\$4,673	\$61,736	\$185,884
Education and Day Care (in \$ thousands)	\$8,219	\$118,202	\$357,688

## Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
National Harbor Blvd/Waterfront St	2018	663	0.36
Annacostia Freeway	2020	2,344	0.58
Fort Foote Rd/Oxon Hill	2018	6,424	0.61
Fort Foote Rd/Oxon Hill	2020	6,466	0.61
I-95/Bald Eagle Rd	2020	8,994	0.74
Capital Beltway	2020	235,026	0.79
Oxon Hill Rd/Balmoral Dr	2020	16,378	0.79
I-95/Bald Eagle Rd	2020	22,761	0.8

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## RITCHIE STATION MARKETPLACE

Ritchie Station Marketplace is a one million square foot shopping center with over 1,000 feet of frontage along the Capital Beltway (I-495/I-95) in Prince George's County, Maryland.

### Accessibility

The Ritchie Station Marketplace is located on prime property along the Capital Beltway – I-95/I-495 with more than 1,000 feet of direct frontage.

**Anchors include:** BJ's Wholesale Club and ALDI, Ashley Furniture, TJ Maxx, DSW Designer Shoe Warehouse, Residence Inn, Pohanka Honda, Pohanka Hyundai & Pohanka Volkswagen Dealerships, Hobby Lobby, Ultra Beauty, Olive Garden, Tropical Smoothie Café, Popeye's, Ledo Pizza, Floor & Décor and anchored by Dave & Buster's, Regency Furniture and Gold's Gym

**Market features:** Near major employment centers including Joint Base Andrews, the United States Post Office headquarters, Prince George's Community College, University of Maryland Global Campus, FedEx Field, and the new University of Maryland Capital Region Medical Center

**Zoning:** CGO - Commercial, General and Office

### Contact/Leasing:

NAI Michael  
 Michael Isen, Broker  
 10100 Business Parkway | Lanham, Maryland 20706  
 www.naimichael.com 301 459 4400 301 918 2908



### Ritchie Station Marketplace

1610 -1859 Ritchie Station Ct, Forestville, MD 20747

Data Category	1-Mile	3-Mile	5-Mile
Population	4,989	71,839	225,561
Daytime Employment	3,666	28,712	66,940
Projected Population Growth (2021-2026)	0.87%	0.72%	0.87%
High School Graduate or higher	89.65%	92.20%	90.11%
Bachelor's Degree or higher	26.03%	26.81%	25.12%
Graduate/Professional Degree	10.34%	10.93%	10.59%
Households	1,787	27,368	83,945
Average Household Size	2.7	2.6	2.7
Owner Occupied	84.42%	63.38%	59.75%
Renter Occupied	15.58%	36.62%	40.25%
Median Home Value	\$315,351	\$285,806	\$302,866
Mean Household Income	\$98,318	\$95,170	\$94,649
Median Household Income	\$83,670	\$80,893	\$75,884
Household Income < \$49,999	24.54%	26.98%	31.02%
Household Income \$50,000 to \$99,999	33.10%	36.79%	33.70%
Household Income > \$100,000	42.36%	36.23%	35.28%
Age 1-19	24.46%	25.68%	25.71%
Age 20-34	19.27%	20.04%	21.17%
Age 35-64	41.00%	39.88%	38.85%
Age 65+	15.28%	14.40%	14.27%
Median Age	40.20	38.10	37.40
Total Specified Consumer Spending (in \$ thousands)	\$65,757	\$909,215	\$2,729,037
Apparel and Services (in \$ thousands)	\$3,632	\$52,919	\$161,036
Entertainment (in \$ thousands)	\$10,131	\$139,797	\$418,511
Food at Home (in \$ thousands)	\$8,541	\$120,863	\$368,008
Food Away from Home (in \$ thousands)	\$6,938	\$99,702	\$295,639
Alcoholic Beverages (in \$ thousands)	\$923	\$13,060	\$39,249
Transportation and Maintenance (in \$ thousands)	\$16,988	\$231,840	\$694,528
Health Care (in \$ thousands)	\$2,661	\$34,708	\$104,529
Education and Day Care (in \$ thousands)	\$4,065	\$56,813	\$174,150

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Ritchie Station Court/Hampton Park Blvd	2020	11,115	0.04
2 Ritchie Marlboro Rd/Ritchie Spur Rd	2018	18,937	0.12
3 Ritchie Marlboro Rd/Ritchie Rd	2018	5,749	0.31
4 Ritchie Marlboro Rd/I- 95	2020	9,352	0.35
5 Ritchie Rd/Ritchie Spur Rd	2018	18,661	0.36
6 Ritchie Road/Ritchie Marlboro Rd	2020	21,317	0.42
7 Ritchie Rd/Walker Mill Rd	2018	18,730	0.46
8 Ritchie Rd/Walker Mill Rd	2020	20,139	0.46
9 Sansbury Rd/Markus Dr	2018	4,648	0.65
10 Walker Mill Rd/Ritchie Rd	2018	13,456	0.71

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## RIVERDALE PARK STATION

Anchored by Prince George's County's first Whole Foods Market, The Station at Riverdale Park offers a delightful mix of stores and options for a curated shopping experience. A place to shop, gather and live, the Station at Riverdale Park is an exciting mixed use development located inside the beltway with close proximity to biking and hiking trails, the Metro and Marc stations and the University of Maryland College Park.

### Accessibility

The Ritchie Station Marketplace is located on prime property along the Capital Beltway – I-95/I-495 with more than 1,000 feet of direct frontage.

**Anchors include:** BJ's Wholesale Club and ALDI, Ashley Furniture, TJ Maxx, DSW Designer Shoe Warehouse, Residence Inn, Pohanka Honda, Pohanka Hyundai & Pohanka Volkswagen Dealerships, Hobby Lobby, Ultra Beauty, Olive Garden, Tropical Smoothie Café, Popeye's, Ledo Pizza, Floor & Décor and anchored by Dave & Buster's, Regency Furniture and Gold's Gym

**Market features:** Near major employment centers including Joint Base Andrews, the United States Post Office headquarters, Prince George's Community College, University of Maryland Global Campus, FedEx Field, and the new University of Maryland Capital Region Medical Center

**Zoning:** CGO - Commercial, General and Office

### Contact/Leasing:

NAI Michael  
 Michael Isen, Broker  
 10100 Business Parkway | Lanham, Maryland 20706  
 www.naimichael.com 301 459 4400 301 918 2908



### Riverdale Park Station

6621 Baltimore Avenue, Riverdale Park, MD 20737

Data Category	1-Mile	3-Mile	5-Mile
Population	27,031	182,301	480,745
Daytime Employment	7,002	62,940	178,495
Projected Population Growth (2021-2026)	-0.29%	0.13%	0.93%
High School Graduate or higher	71.44%	48.29%	53.57%
Bachelor's Degree or higher	62.00%	27.81%	32.62%
Graduate/Professional Degree	42.26%	13.96%	16.24%
Households	5,544	55,718	166,388
Average Household Size	2.8	3.0	2.7
Owner Occupied	50.44%	46.11%	49.29%
Renter Occupied	49.56%	53.89%	50.71%
Median Home Value	\$412,228	\$330,632	\$373,316
Mean Household Income	\$110,396	\$88,256	\$96,275
Median Household Income	\$86,513	\$70,259	\$73,252
Household Income < \$49,999	32.31%	34.29%	33.47%
Household Income \$50,000 to \$99,999	23.73%	33.68%	31.07%
Household Income > \$100,000	43.96%	32.04%	35.45%
Age 1-19	25.22%	26.07%	25.04%
Age 20-34	44.43%	27.06%	24.83%
Age 35-64	23.63%	36.61%	37.63%
Age 65+	6.72%	10.26%	12.50%
Median Age	27.9	33.3	35.1
Total Specified Consumer Spending (in \$ thousands)	\$195,381	\$1,674,946	\$5,079,137
Apparel and Services (in \$ thousands)	\$11,456	\$103,069	\$299,584
Entertainment (in \$ thousands)	\$28,129	\$235,836	\$741,514
Food at Home (in \$ thousands)	\$26,210	\$248,518	\$711,654
Food Away from Home (in \$ thousands)	\$22,241	\$193,014	\$580,564
Alcoholic Beverages (in \$ thousands)	\$3,704	\$29,276	\$88,668
Transportation and Maintenance (in \$ thousands)	\$46,697	\$427,196	\$1,232,168
Health Care (in \$ thousands)	\$8,222	\$67,950	\$209,019
Education and Day Care (in \$ thousands)	\$14,780	\$105,102	\$352,570

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Baltimore Ave/Albion Rd	2018	35,322	0.09
Baltimore Rd/Beechwood Ave	2020	25,112	0.23
Clagett Rd/Clagett Pine Way	2020	579	0.23
Baltimore Ave/Tuckerman St	2020	24,975	0.25
Baltimore Ave/Sheridan St	2020	23,391	0.31
Baltimore/Carleton Ter	2020	25,744	0.34
Baltimore Ave/Sheridan St	2020	24,366	0.36
East-West Hwy/44th St	2020	47,755	0.4
Queens Chapel Rd/Tuckerman St	2020	911	0.46
East-West Hwy/43rd St	2020	48,726	0.5

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## TANGER OUTLETS NATIONAL HARBOR

The Washington, D.C. Metro Area's upscale, open-air outlet shopping destination, featuring a coveted collection of top brands and local shops. The center is adjacent to National Harbor, the area's premier waterfront resort destination.

### Accessibility

Immediately accessible to I-95/I-495, I-295 and MD 210 and the new Woodrow Wilson Bridge to Virginia. Also accessible by public transportation and water tax.

**Anchors include:** Featuring over 85 designer outlet stores including Calvin Klein, Gap Factory, H&M, American Eagle Outfitters, Tommy Hilfiger, Banana Republic, Theory, Polo, Brooks Brothers, Cole Hahn, Movado, Levi's Outlet, Vera Bradley, Under Armour, Hugo Boss, J. Crew, PUMA, Nike, Starbuck, Aunt Annie's Pretzels and more.

**Market features:** Major attractions The Gaylord National Resort and Convention Center, the East Coast's largest non-gaming hotel and convention center with 2,000 hotel rooms and 600,000 square feet of meeting space, luxury entertainment resort and casino, MGM National Harbor, and Top Golf.

**Zoning:** Industrial Employment

### Contact/Leasing:

Tanger Outlets National Harbor  
 Juan Carlos Linares, General Manager  
 6800 Oxon Hill Road | Oxon Hill, MD 20745  
[juancarlos.linares@tangeroutlets.com](mailto:juancarlos.linares@tangeroutlets.com) [tangeroutlet.com/nationalharbor](http://tangeroutlet.com/nationalharbor) 301-567-3880



**Tanger Outlets National Harbor**  
 6800 Oxon Hill Rd, National Harbor, MD 20745

Data Category	1-Mile	3-Mile	5-Mile
Population	9,096	108,074	320,152
Daytime Employment	3,595	55,134	140,430
Projected Population Growth (2021-2026)	1.81%	1.37%	1.62%
High School Graduate or higher	53.15%	56.46%	60.21%
Bachelor's Degree or higher	27.78%	31.98%	38.31%
Graduate/Professional Degree	11.96%	15.86%	19.20%
Households	3,469	45,211	131,154
Average Household Size	2.6	2.3	2.4
Owner Occupied	64.66%	45.20%	47.62%
Renter Occupied	35.34%	54.80%	52.38%
Median Home Value	\$322,110	\$361,789	\$405,495
Mean Household Income	\$105,632	\$110,035	\$118,103
Median Household Income	\$82,525	\$79,221	\$88,041
Household Income < \$49,999	28.20%	32.20%	29.15%
Household Income \$50,000 to \$99,999	33.55%	28.14%	26.87%
Household Income > \$100,000	38.24%	39.65%	43.97%
Age 1-19	21.57%	23.68%	23.58%
Age 20-34	18.61%	22.64%	23.15%
Age 35-64	41.26%	38.51%	39.03%
Age 65+	18.56%	15.18%	14.23%
Median Age	43.2	37.6	37.1
Total Specified Consumer Spending (in \$ thousands)	\$112,887	\$1,389,721	\$4,312,210
Apparel and Services (in \$ thousands)	\$6,165	\$78,029	\$236,250
Entertainment (in \$ thousands)	\$16,484	\$212,588	\$653,173
Food at Home (in \$ thousands)	\$14,944	\$179,797	\$546,363
Food Away from Home (in \$ thousands)	\$12,394	\$158,861	\$495,817
Alcoholic Beverages (in \$ thousands)	\$1,779	\$24,405	\$79,687
Transportation and Maintenance (in \$ thousands)	\$29,051	\$333,313	\$1,022,352
Health Care (in \$ thousands)	\$4,811	\$56,190	\$177,724
Education and Day Care (in \$ thousands)	\$7,558	\$103,602	\$337,916

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Oxon Hill Rd / Harborview Ave	2020	16,118	0.14
MGM National Avenue / Oxon Hill Rd	2020	5,185	0.21
Oxon Hill Rd / Harborview Ave	2020	15,723	0.22
Oxon Hill Rd / Balmoral Dr E	2020	16,378	0.31
Indian Head Hwy / Oxon Hill Rd	2020	26,708	0.43
Oxon Hill Rd / National Ave	2020	23,761	0.44
I- 95 / Bald Eagle Rd	2018	10,831	0.46
Capital Beltway / I- 95	2020	179,723	0.49
Oxon Hill Road / Bald Eagle Rd	2020	7,941	0.49

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## THE MALL AT PRINCE GEORGES

The Mall at Prince George's is an enclosed regional shopping mall located in Hyattsville, Maryland, at the intersection of Belcrest Road and East-West Highway. It serves as a one-stop regional mall offering affordable fashion, jewelry, cosmetics, electronics, children's clothing, toys, home decor, delicious dining and much more. This super-regional mall is adjacent to Metro and 1.4 million square feet of office space.

### Accessibility

Located on MD 410 and adjacent to Prince George's Plaza Metro Station (Green Line and Yellow Line) and Riverdale MARC Station (commuter line); within two miles of US Route 1, the University of Maryland College Park and two future Purple Line Stations.

**Anchors include:** Bath & Body Works/White Barn Candle, Victoria's Secret/PINK, DSW, ULTA Beauty, Jimmy Jazz, H&M, House of Hoops, Five Below, The Children's Place, Macy's, Ashley Stewart, Target, and more. Dining options include Chipotle, Five Guys, Mezeh, Olive Garden, Outback Steakhouse, and Miller's Ale House. Additional dining options are available in the recently updated food court area - Charley's Philly Steaks, Sbarro, Mandarin Express, A&D Buffalo's, DC Charcoal Chicken and more.

**Market features:** Adjacent to 1.4 million square feet of office space at the neighboring University Town Center, including the National Center for Health Statistics, Kaiser Permanente, Federal Emergency Management Agency, the US Department of the Treasury – Financial Management Services and a Safeway.

**Zoning:** Regional Transit-Oriented - High Intensity (CORE)

### Contact/Leasing:

PREIT Gene McCaffery  
200 South Broad Street Philadelphia, PA 19102  
Gene.mccaffery@preit.com www.preit.com 215-875-0761



**The Mall at Prince Georges**  
3500 East-West Hwy, Hyattsville, MD 20782

Data Category	1-Mile	3-Mile	5-Mile
Population	22,709	210,846	526,209
Daytime Employment	5,475	65,145	228,848
Projected Population Growth (2021-2026)	0.46%	0.29%	1.67%
High School Graduate or higher	78.51%	77.08%	83.33%
Bachelor's Degree or higher	30.82%	31.38%	38.69%
Graduate/Professional Degree	17.20%	16.12%	20.00%
Households	7,728	68,361	188,799
Average Household Size	2.8	2.8	2.6
Owner Occupied	44.92%	46.61%	44.82%
Renter Occupied	55.08%	53.39%	55.18%
Median Home Value	\$370,179	\$381,241	\$438,705
Mean Household Income	\$102,121	\$93,792	\$104,774
Median Household Income	\$81,900	\$71,110	\$77,763
Household Income < \$49,999	27.57%	35.09%	32.29%
Household Income \$50,000 to \$99,999	36.25%	31.21%	28.98%
Household Income > \$100,000	36.18%	33.70%	38.74%
Age 1-19	25.52%	25.12%	24.21%
Age 20-34	23.61%	26.30%	26.19%
Age 35-64	39.96%	36.97%	37.58%
Age 65+	10.92%	11.62%	12.03%
Median Age	35.50	34.20	34.80
Total Specified Consumer Spending (in \$ thousands)	\$265,858	\$2,175,003	\$6,589,001
Apparel and Services (in \$ thousands)	\$15,630	\$130,501	\$381,033
Entertainment (in \$ thousands)	\$37,476	\$311,393	\$966,421
Food at Home (in \$ thousands)	\$37,517	\$311,761	\$891,241
Food Away from Home (in \$ thousands)	\$31,356	\$249,444	\$764,818
Alcoholic Beverages (in \$ thousands)	\$4,918	\$38,723	\$122,345
Transportation and Maintenance (in \$ thousands)	\$66,072	\$533,939	\$1,548,791
Health Care (in \$ thousands)	\$10,889	\$89,397	\$267,912
Education and Day Care (in \$ thousands)	\$18,320	\$147,283	\$498,153

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Belcrest Rd/Toledo Rd	2020	12,813	0.18
Toledo Ter/Belcrest Rd	2018	8,162	0.21
Belcrest Rd/E West Hwy	2020	16,852	0.29
E West Hwy/Queens Chapel Rd	2020	25,847	0.36
East-West Highway/E West Hwy	2020	30,755	0.45
Queens Chapel Rd/Quintana St	2020	22,296	0.46
Belcrest Rd/Adelphi Rd	2018	16,981	0.46
Adelphi Road\E West Hwy	2020	21,426	0.47
Adelphi Rd/Tennyson Rd	2020	20,802	0.47
Queens Chapel Road/Quintana St	2020	21,862	0.48

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## UNIVERSITY TOWN CENTER

University Town Center is a 1.4 million square feet mixed-use development conveniently located just off East West Highway in Hyattsville, MD and anchored by Safeway and Regal Theatres. With 83,000 square feet of retail, the UTC community includes condominium residences, university student housing, restaurants, retail, a branch of the Hyattsville Library and a two-level garage with 280 parking spaces.

### Accessibility

Located on MD 410 and adjacent to Prince George's Plaza Metro Station (Green Line and Yellow Line) and Riverdale MARC Station (commuter line); within two miles of US Route 1, the University of Maryland College Park and two future Purple Line Stations.

**Anchors include:** Safeway, BonChon Chicken, Qdoba, Five Guys, Street Kutz, Unleashed by Petco, Medstar Health and PromptCare, Phenix Salon Suites, Carolina Kitchen, and the Regal Royal 14 Movie Theater

**Market features:** Adjacent to the 900,000 square feet Mall at Prince George's, near the National Center for Health Statistics, Kaiser Permanente, Federal Emergency Management Agency, and the US Department of the Treasury – Financial Management Services.

**Zoning:** Regional Transit-Oriented - High Intensity (CORE)

### Contact/Leasing:

University Town Center  
6525 Belcrest Road Hyattsville, MD 20782



### University Town Center

6515 Belcrest Rd, Hyattsville, MD 20782

Data Category	1-Mile	3-Mile	5-Mile
Population	29,592	211,874	561,899
Daytime Employment	6,243	64,636	225,148
Projected Population Growth (2021-2026)	0.58%	0.37%	1.80%
High School Graduate or higher	56.95%	49.76%	56.14%
Bachelor's Degree or higher	40.50%	29.70%	36.85%
Graduate/Professional Degree	23.73%	15.31%	18.98%
Households	8,322	67,740	202,930
Average Household Size	2.7	2.9	2.6
Owner Occupied	45.64%	47.82%	45.71%
Renter Occupied	54.36%	52.18%	54.29%
Median Home Value	\$368,015	\$363,913	\$418,633
Mean Household Income	\$99,958	\$92,316	\$101,913
Median Household Income	\$81,745	\$71,385	\$76,676
Household Income < \$49,999	27.97%	34.25%	32.65%
Household Income \$50,000 to \$99,999	35.75%	32.03%	29.46%
Household Income > \$100,000	36.28%	33.73%	37.90%
Age 1-19	25.89%	25.29%	24.32%
Age 20-34	32.59%	26.39%	25.69%
Age 35-64	32.49%	36.86%	37.78%
Age 65+	9.03%	11.47%	12.20%
Median Age	30.7	34.1	35
Total Specified Consumer Spending (in \$ thousands)	\$265,493	\$2,053,944	\$6,269,907
Apparel and Services (in \$ thousands)	\$15,847	\$124,191	\$364,686
Entertainment (in \$ thousands)	\$37,689	\$293,019	\$920,222
Food at Home (in \$ thousands)	\$37,534	\$297,331	\$857,269
Food Away from Home (in \$ thousands)	\$31,254	\$236,083	\$726,852
Alcoholic Beverages (in \$ thousands)	\$4,897	\$36,278	\$114,866
Transportation and Maintenance (in \$ thousands)	\$64,386	\$507,008	\$1,478,488
Health Care (in \$ thousands)	\$10,996	\$84,289	\$256,116
Education and Day Care (in \$ thousands)	\$18,477	\$136,143	\$464,057

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Belcrest Rd/Toledo Rd	2020	12,813	0.03
East-West Hwy/Queens Chapel Rd	2020	25,847	0.2
Toledo Ter/Belcrest Rd	2018	8,162	0.2
Belcrest Rd/East-West Hwy	2020	16,852	0.23
Adelphi Rd/East-West Hwy	2020	21,426	0.27
East-West Hwy/Queens Chapel Rd	2020	30,755	0.27
Adelphi Rd/Tennyson Rd	2020	20,802	0.28
Queens Chapel Rd/Quintana St	2020	21,862	0.32
Queens Chapel Rd/Quintana St	2020	22,296	0.32
Belcrest St/Adelphi Rd	2018	16,981	0.35

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.



# PROFILE

## WOODMORE TOWNE CENTRE AT GLENARDEN

Woodmore Towne Centre is a best-in-class retail center in the Prince George's County market located at the intersection of The Capital Beltway and Maryland Route 202. Part of the overall 140-acre mixed use development, the project also includes a 60,000 square foot medical office building housing Children's National Medical Center ambulatory care services along with over a dozen pediatric specialties with views of the Washington Monument and FedEx Field and a host of national and local tenants who provide a mix of food, services, and apparel unrivaled in the surrounding area.

### Accessibility

Conveniently located right off the Capital Beltway (I-95/I-495) and MD 202 (Landover Road). Minutes from the Largo Town Center Metro Station and local public bus system.

**Anchors include:** Wegman's, Costco, Nordstrom Rack, Best Buy, Old Navy, Party City, At Home, T-Mobile, Starbucks, Chipotle, Copper Canyon, Firehouse Subs, KOBE Japanese Steakhouse, Silver Diner, Cava Grill, Cold Stone Creamery Visionworks and LA Fitness

**Market features:** The property offers more than 1,000 feet of frontage on the Capital Beltway (I-95/I-495). Minutes from the University of Maryland Capital Region Medical Center, Prince George's Community College, FedEx Field, Inglewood Business Park Six Flags and several hotels. More than 40,000 vehicles pass this intersection daily.

**Zoning:** TAC - Town Activity Center (EDGE)

### Contact/Leasing:

Heritage Partners, LLC Joe Barilla, EVP, Leasing  
1919 West Street Annapolis, MD 21401  
www.hp-llc.com/woodmore-towne-centre (410) 573-3800



### Woodmore Towne Centre at Glenarden

2250 Petrie Ln, Glenarden, MD 20706

Data Category	1-Mile	3-Mile	5-Mile
Population	9,543	92,632	269,337
Daytime Employment	6,458	46,904	97,509
Projected Population Growth (2021-2026)	-0.41%	0.20%	0.19%
High School Graduate or higher	92.07%	89.88%	86.20%
Bachelor's Degree or higher	40.96%	29.40%	26.82%
Graduate/Professional Degree	20.78%	12.12%	11.24%
Households	3,451	33,606	93,451
Average Household Size	2.7	2.7	2.9
Owner Occupied	58.85%	62.37%	62.90%
Renter Occupied	41.15%	37.63%	37.10%
Median Home Value	\$400,235	\$304,600	\$315,495
Mean Household Income	\$120,979	\$100,215	\$97,887
Median Household Income	\$100,388	\$82,209	\$78,204
Household Income < \$49,999	22.94%	25.71%	29.32%
Household Income \$50,000 to \$99,999	26.89%	35.53%	33.66%
Household Income > \$100,000	50.17%	38.76%	37.02%
Age 1-19	27.89%	26.28%	26.11%
Age 20-34	19.32%	20.08%	20.89%
Age 35-64	38.62%	39.56%	39.09%
Age 65+	14.17%	14.09%	13.92%
Median Age	37.3	37.7	37.2
Total Specified Consumer Spending (in \$ thousands)	\$126,711	\$1,129,289	\$3,102,876
Apparel and Services (in \$ thousands)	\$7,123	\$65,514	\$182,239
Entertainment (in \$ thousands)	\$18,619	\$169,851	\$462,704
Food at Home (in \$ thousands)	\$15,571	\$150,495	\$423,932
Food Away from Home (in \$ thousands)	\$13,496	\$123,356	\$336,550
Alcoholic Beverages (in \$ thousands)	\$1,940	\$16,640	\$46,274
Transportation and Maintenance (in \$ thousands)	\$33,300	\$292,209	\$798,105
Health Care (in \$ thousands)	\$4,734	\$43,516	\$123,061
Education and Day Care (in \$ thousands)	\$9,549	\$73,275	\$200,564

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Landover Rd I- 95	2020	14,377	0.27
Landover Rd/McCormick Dr	2020	61,587	0.29
Landover Rd/I- 95	2020	2,942	0.31
Landover Rd/I- 95	2018	8,185	0.33
Landover Rd/I- 95	2020	8,056	0.33
McCormick Dr/Basil Ct	2018	8,180	0.46
Landover Rd/McCormick Dr	2020	55,547	0.48
Landover Rd/I- 95	2020	3,810	0.49
Landover Rd/I- 95	2020	4,363	0.52
I- 95/Landover Rd	2020	204,276	0.63

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE CURRENT OPPORTUNITIES

The Current Opportunities Retail Centers represent active retail locations with current availability for your commercial business. These sites represent shopping centers, open air centers, enclosed legacy shopping malls and newly constructed retail properties.

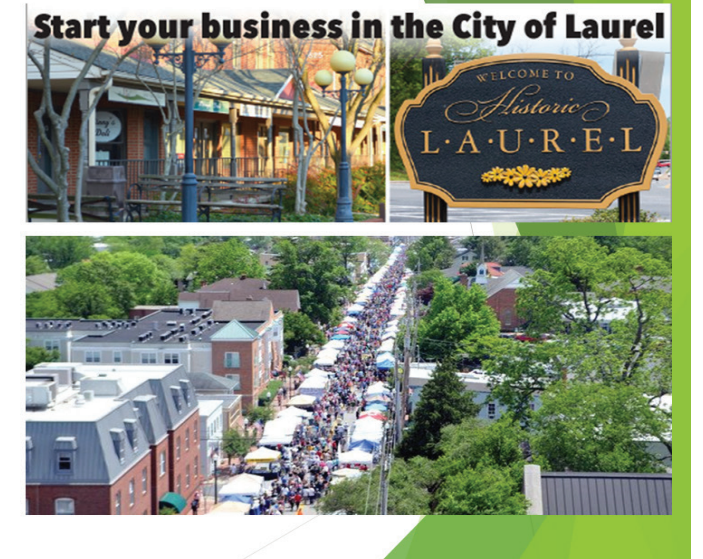
Your next retail success is only a few pages away.... **You Should be Here...**



Contact us to learn about our Main Street incentive programs:

- Main Street Business Relocation Grant Program
- Main Street Façade Improvement Grant Program

[ecd@laurel.md.us](mailto:ecd@laurel.md.us)  
(301) 725-5300 ext. 2313  
[cityoflaurel.org/ECD](http://cityoflaurel.org/ECD)



**MPG MALL AT PRINCE GEORGES**

Coming Soon!  
TROPICAL SMOOTHIE CAFE • UPS STORE • SUBWAY

[MallAtPrinceGeorges.com](http://MallAtPrinceGeorges.com)

# PROFILE

## BOWIE TOWN CENTER

The preeminent outdoor lifestyle center in affluent Prince George's County. Situated 18 miles east of Washington, D.C., the center offers an exciting "Main Street" shopping environment where an outstanding retail and restaurant mix is available in one convenient location.

### Accessibility

Conveniently located near US Route 50, MD 301 and MD 450

**Anchors include:** Safeway, Macy's, Best Buy, BJ's Brewhouse, Barnes & Noble, First Watch, Victoria's Secret, Torrid, Sleep Number, Panera, Sardi's Pollo a La Brasa, Bath & Body Works, Off-Broadway Shoes, Famous Footwear, Foot Locker, Lane Bryant, Game Stop, Party HQ, and Claire's Boutique

**Market features:** Close to major office complexes, including Melford Town Center, Bowie Corporate I & II, Bowie Gateway Center, three hotels, Bowie Baysox Baseball Stadium, and across the street from Bowie City Hall

**Zoning:** Major Activity Center (M-A-C)

### Contact/Leasing:

Segall Group  
Jonathan Garritt  
605 South Eden Street, Suite 200 Baltimore, MD 21231  
jgarritt@segallgroup.com 410-753-3942



**Bowie Town Center**  
15606 Emerald Way, Bowie, MD 20716

Data Category	1-Mile	3-Mile	5-Mile
Population	13,183	53,503	109,232
Daytime Employment	5,597	16,915	34,849
Projected Population Growth (2021-2026)	1.10%	1.15%	0.43%
High School Graduate or higher	94.91%	95.81%	95.77%
Bachelor's Degree or higher	45.65%	49.67%	48.98%
Graduate/Professional Degree	21.25%	23.99%	23.77%
Households	5,416	19,271	38,599
Average Household Size	2.4	2.7	2.8
Owner Occupied	70.37%	83.07%	87.41%
Renter Occupied	29.63%	16.93%	12.59%
Median Home Value	\$319,404	\$361,833	\$387,251
Mean Household Income	\$118,515	\$142,307	\$148,987
Median Household Income	\$102,941	\$119,348	\$123,945
Household Income < \$49,999	19.12%	13.62%	12.89%
Household Income \$50,000 to \$99,999	29.03%	24.68%	23.54%
Household Income > \$100,000	51.85%	61.70%	63.57%
Age 1-19	24.59%	24.04%	23.39%
Age 20-34	17.44%	17.56%	17.65%
Age 35-64	43.20%	42.72%	41.97%
Age 65+	14.77%	15.68%	16.99%
Median Age	40.7	42.1	43.1
Total Specified Consumer Spending (in \$ thousands)	\$190,614	\$807,423	\$1,683,708
Apparel and Services (in \$ thousands)	\$10,215	\$41,435	\$84,744
Entertainment (in \$ thousands)	\$28,352	\$119,581	\$249,959
Food at Home (in \$ thousands)	\$23,634	\$96,273	\$196,146
Food Away from Home (in \$ thousands)	\$21,826	\$87,550	\$178,424
Alcoholic Beverages (in \$ thousands)	\$3,265	\$13,723	\$28,151
Transportation and Maintenance (in \$ thousands)	\$47,783	\$208,569	\$438,024
Health Care (in \$ thousands)	\$7,885	\$34,551	\$72,205
Education and Day Care (in \$ thousands)	\$13,698	\$61,912	\$131,434

### Traffic Counts:

Intersection	Year	Count	Average Daily Volume	Miles from Site
Northview Dr / Health Center Dr	2020	21,003	21,003	0.13
Cobb Rd / Collington Rd	2020	2,334	2,334	0.57
Mitchellville Rd / Collington Rd	2020	14,183	14,183	0.67
John Hanson Highway / Kelford Ln	2020	118,292	118,292	0.68
Cobb Rd / Collington Rd	2020	16,443	16,443	0.71
Cobb Rd / Crain Hwy	2020	105,744	105,744	0.73
Mitchellville Rd / Collington Rd	2020	13,437	13,437	0.74
Collington Rd / Mitchellville Rd	2020	18,570	18,570	0.75
9 Keel Turn / Kemmerton Ln	2020	2,025	2,025	0.75
Collington Rd / London Ln	2020	3,086	3,086	0.76

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## BRANDYWINE CROSSING

Multi-tenant mixed use retail shopping center strategically built with frontage on route 301/Crain Highway that benefits from exposure from over 82,000 vehicles per day.

### Accessibility

Located on MD 5 and US Route 301; within 1 Mile of Charles County

**Anchors include:** Safeway, Target and Costco, Marshall's, Bonefish Grill, Advanced Auto Parts, Truist Bank, Wells Fargo Bank, The Green Turtle, Mad Cow Grill, Starbucks, Hanabi Japanese Grill & Bar, Hand & Stone, Carolina Kitchen and Jo-Ann Fabrics & Crafts

**Market features:** Conveniently located in front of two new residential developments, The Villages at Timothy Branch and Stephens at Brandywine Crossing. Once completed, these new communities will house over 1,800 single family and townhomes

**Zoning:** Commercial Shopping Center (C-S-C)

### Contact/Leasing:

First National Realty Partners

David Roth, VP of Leasing

151 Bodman Place, Suite 201 Red Bank, NJ 07701

droth@fnrpusa.com www.fnrpusa.com 914-610-5193



### Brandywine Crossing

15802-16004 Crain Hwy, Brandywine, MD 20613

Data Category	1-Mile	3-Mile	5-Mile
Population	2,602	21,632	60,116
Daytime Employment	1,177	7,222	23,998
Projected Population Growth (2021-2026)	7.88%	4.72%	4.39%
High School Graduate or higher	97.96%	94.16%	94.20%
Bachelor's Degree or higher	35.33%	22.34%	27.67%
Graduate/Professional Degree	14.92%	9.25%	10.48%
Households	904	7,698	21,073
Average Household Size	2.9	2.8	2.9
Owner Occupied	88.05%	79.11%	79.29%
Renter Occupied	11.95%	20.89%	20.71%
Median Home Value	\$425,296	\$307,632	\$318,432
Mean Household Income	\$161,276	\$133,258	\$128,100
Median Household Income	\$146,139	\$114,619	\$109,855
Household Income < \$49,999	10.75%	16.27%	16.67%
Household Income \$50,000 to \$99,999	21.70%	26.38%	27.85%
Household Income > \$100,000	67.55%	57.35%	55.48%
Age 1-19	29.06%	25.85%	26.17%
Age 20-34	18.36%	18.88%	19.23%
Age 35-64	43.54%	43.05%	42.41%
Age 65+	9.04%	12.22%	12.19%
Median Age			
Total Specified Consumer Spending (in \$ thousands)	\$42,827	\$308,943	\$824,883
Apparel and Services (in \$ thousands)	\$2,145	\$16,409	\$44,458
Entertainment (in \$ thousands)	\$6,382	\$46,465	\$123,079
Food at Home (in \$ thousands)	\$4,543	\$36,957	\$100,501
Food Away from Home (in \$ thousands)	\$4,321	\$33,025	\$88,110
Alcoholic Beverages (in \$ thousands)	\$662	\$4,940	\$12,886
Transportation and Maintenance (in \$ thousands)	\$12,619	\$84,489	\$223,669
Health Care (in \$ thousands)	\$1,461	\$12,168	\$32,545
Education and Day Care (in \$ thousands)	\$3,171	\$21,466	\$57,138

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Cedarville Road / Mattawoman Dr	2020	2,657	0.65
Cedarville Rd / Crain Hwy	2020	6,373	0.67
Cedarville Rd / Crain Hwy	2018	8,172	0.67
McKendree Rd / Dawn Chorus Ln	2018	4,991	0.74
Crain Highway / Mattawoman Beantown Rd	2020	103,416	0.89
Crain Hwy / Cedarville Rd	2020	82,114	0.94
Crain Hwy / Branch Ave	2020	82,628	0.98

Data Source: CoStar Property©, 2021 Data.

Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## CENTER AT FORRESTVILLE

The Centre at Forestville boasts a multitude of national, regional, and local retail and restaurant tenants. Retail offerings include apparel, cosmetics, jewelry, footwear as well as a variety of services from hair salons to nails to skin care to tailoring.

### Accessibility

Conveniently located just minutes outside of Washington, DC, the Centre at Forestville is less than one mile from the Capital Beltway (I-495) on Donnell Drive between Pennsylvania Avenue (Maryland Route 4) and Marlboro Pike.

**Anchors include:** Target, JC Penney, Rainbow, Rue 21, Five Below, Bath and Body, Footlocker, AT&T, DXL, and The Finish Line

**Market features:** The Centre at Forestville is a 464,000 square foot enclosed mall located at the intersection of Pennsylvania Avenue (Maryland Route 4) and Donnell Drive in District Heights, Maryland.

**Zoning:** Commercial Shopping Center (C-S-C)

### Contact/Leasing:

Heritage Partners  
1919 West Street Annapolis, MD 21401  
info@hp-llc.com 410-573-3800



**Center at Forestville**  
3393 Donnell Dr, Forestville, MD 20747

Data Category	1-Mile	3-Mile	5-Mile
Population	20,359	95,545	305,538
Daytime Employment	5,246	26,144	74,328
Projected Population Growth (2021-2026)	0.12%	0.65%	1.18%
High School Graduate or higher	90.33%	89.91%	89.41%
Bachelor's Degree or higher	14.28%	19.51%	21.01%
Graduate/Professional Degree	5.57%	7.51%	8.40%
Households	7,658	36,704	119,581
Average Household Size	2.7	2.6	2.5
Owner Occupied	48.12%	53.46%	50.78%
Renter Occupied	51.88%	46.54%	49.22%
Median Home Value	\$253,184	\$270,033	\$292,080
Mean Household Income	\$82,095	\$85,879	\$83,934
Median Household Income	\$66,336	\$70,520	\$67,027
Household Income < \$49,999	37.32%	33.78%	36.92%
Household Income \$50,000 to \$99,999	34.84%	35.78%	33.48%
Household Income > \$100,000	27.84%	30.44%	29.60%
Age 1-19	27.61%	26.31%	25.27%
Age 20-34	22.14%	20.94%	22.52%
Age 35-64	38.43%	39.16%	37.83%
Age 65+	11.82%	13.59%	14.38%
Median Age	35.2	37.0	36.7
Total Specified Consumer Spending (in \$ thousands)	\$204,984	\$1,014,909	\$3,213,029
Apparel and Services (in \$ thousands)	\$12,880	\$61,415	\$196,372
Entertainment (in \$ thousands)	\$31,749	\$157,170	\$502,156
Food at Home (in \$ thousands)	\$29,211	\$141,660	\$450,438
Food Away from Home (in \$ thousands)	\$22,508	\$111,772	\$353,308
Alcoholic Beverages (in \$ thousands)	\$2,828	\$14,370	\$45,984
Transportation and Maintenance (in \$ thousands)	\$53,225	\$259,093	\$802,642
Health Care (in \$ thousands)	\$7,417	\$38,321	\$122,208
Education and Day Care (in \$ thousands)	\$11,511	\$59,454	\$194,771

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Donnell Drive / Marlboro Pike	2020	19,233	0.15
Donnell Dr / Pennsylvania Ave	2018	24,013	0.19
Donnell Dr / Pennsylvania Ave	2020	18,567	0.19
Donnell Dr / Pennsylvania Ave	2018	4,762	0.27
Marlboro Pike / Lorrington Dr	2020	20,990	0.3
Lakehurst Ave / Millvale Ave	2020	1,775	0.47
Kipling Pkwy / Blazer Dr	2020	4,477	0.65
Marlboro Pike / Pumphrey Dr	2018	19,037	0.66

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE HAMPTON PARK

The Hampton Park project has been designed to catalyze the revitalization of the legacy communities located along the MD 214 Central Avenue corridor, in central Prince George's County, MD. It is an environmentally responsible, quasi-urban pedestrian-friendly, revitalization of the approximately 25-acre site.

## Accessibility

The Hampton Park Project is located on prime property near the Capital Beltway – I-95/I-495 and MD 214 - Central Avenue in Maryland. Three signalized access points and more than 1,000 feet of direct frontage from MD 214.

**Anchors include:** Home Depot, Dunkin Donuts, International House of Pancakes, Panda Express and Dollar General. At project completion Market Fresh Gourmet, Ivy City Smokehouse Restaurant, and Carolina Kitchen

**Market features:** Close to the University of Maryland Capital Regional Medical Center and the Largo Metro Station. Five miles from Six Flags of America

**Zoning:** Mixed-Use Transportation Oriented (M-X-T)

## Contact/Leasing:

KLNB

Phil Ruxton, Principal

1130 Connecticut Ave, NW, Suite 600 Washington, DC 20036

pruxton@klnb.com www.klnb.com 202-420-7777



## Hampton Park

9003 Central Ave, Capitol Heights, MD 20743

Data Category	1-Mile	3-Mile	5-Mile
Population	8,753	91,233	263,708
Daytime Employment	5,528	29,871	81,378
Projected Population Growth (2021-2026)	4.17%	-0.13%	0.55%
High School Graduate or higher	96.11%	91.51%	89.02%
Bachelor's Degree or higher	32.75%	28.26%	24.66%
Graduate/Professional Degree	11.30%	11.99%	10.31%
Households	4,129	34,233	97,365
Average Household Size	2.1	2.7	2.7
Owner Occupied	40.76%	66.50%	59.88%
Renter Occupied	59.24%	33.50%	40.12%
Median Home Value	\$264,345	\$289,860	\$305,259
Mean Household Income	\$89,843	\$98,715	\$93,660
Median Household Income	\$81,917	\$83,099	\$74,840
Household Income < \$49,999	23.96%	25.95%	31.58%
Household Income \$50,000 to \$99,999	41.46%	35.50%	33.63%
Household Income > \$100,000	34.58%	38.55%	34.79%
Age 1-19	24.42%	25.60%	25.74%
Age 20-34	20.05%	19.64%	21.22%
Age 35-64	41.01%	39.68%	38.72%
Age 65+	14.52%	15.08%	14.32%
Median Age	38.3	38.6	37.3
Total Specified Consumer Spending (in \$ thou)	\$112,524	\$1,068,355	\$2,908,575
Apparel and Services (in \$ thousands)	\$6,530	\$61,755	\$172,402
Entertainment (in \$ thousands)	\$17,830	\$162,954	\$444,415
Food at Home (in \$ thousands)	\$14,626	\$141,078	\$395,581
Food Away from Home (in \$ thousands)	\$13,343	\$116,216	\$315,047
Alcoholic Beverages (in \$ thousands)	\$1,770	\$15,363	\$41,944
Transportation and Maintenance (in \$ thousa	\$28,046	\$273,422	\$740,613
Health Care (in \$ thousands)	\$4,007	\$41,239	\$112,293
Education and Day Care (in \$ thousands)	\$7,032	\$68,249	\$184,724

## Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Hampton Park Boulevard / Hampton Mall Dr	2020	25,547	0.17
Central Ave / I- 95	2020	5,932	0.2
Central Ave / I- 95	2020	10,014	0.2
Central Ave / Brightseat Rd	2020	53,127	0.21
Central Ave / I- 95	2020	6,189	0.23
Hampton Park Blvd / Hampton Mall Dr	2020	23,221	0.24
Central Ave / I- 95	2020	4,127	0.25
Brightseat Rd / Glen Valley Dr	2018	9,479	0.31
Central Ave / I- 95	2020	4,228	0.41
Central Ave / I- 95	2020	11,725	0.45

Data Source: CoStar Property©, 2021 Data.

Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## NEW CARROLLTON MIXED-USE

Located just steps from the New Carrollton Metro Station, the New Carrollton Metro Development is part of a 2.7 million square feet mixed-use development project, featuring Kaiser Permanente's new corporate building and a 1,570 square foot automated retail service concept that meets professionals hungry for fresh alternatives. Additionally, Urban Atlantic has delivered a 282-unit upscale multifamily building with 4,000 square feet of retail space available.

### Availability

At completion, the New Carrollton Metro project will include 1 million square feet of amenity filled office space, 150,000 square feet of retail space including a grocery store, and 1,500 modern residential units.

### Accessibility

Direct access to MD 50 and Interstate 495/I-95, the New Carrollton Metro Development is steps from the New Carrollton Metro Station which serves as a commuter hub and is a joint Washington Metro, MARC and Amtrak station. The station is a major bus transit terminal and will also serve as the eastern terminus and start of the \$2 billion Purple Line project, where the 16-mile-long light rail will run between New Carrollton and Bethesda.

**Anchors include:** Home Depot, Dunkin Donuts, International House of Pancakes, Panda Express and Dollar General. At project completion Market Fresh Gourmet, Ivy City Smokehouse Restaurant, and Carolina Kitchen

**Market features:** New Carrollton will feature full-service dining options, retailers, a grocery store, and service retailers. The new bus station level will include ground floor retail including food service vendor opportunities.

**Zoning:** Regional Transit-Oriented - High Intensity (CORE) Regional Transit-Oriented - High Intensity (EDGE)

### Contact/Leasing:

Rappaport | Thomas Bolen, Director of Leasing and Brokerage  
8405 Greensboro Drive, 8th Floor McLean, VA 22102-5121  
tbolen@rappaportco.com www.rappaportco.com 571-382-1291



### New Carrollton Mixed-Use

4700 Garden City Drive, Hyattsville, MD

Data Category	1-Mile	3-Mile	5-Mile
Population	15,046	139,117	321,758
Daytime Employment	7,557	59,667	136,011
Projected Population Growth (2021-20)	1.95%	-0.19%	0.35%
High School Graduate or higher	81.11%	80.93%	85.14%
Bachelor's Degree or higher	19.31%	23.64%	30.98%
Graduate/Professional Degree	7.09%	9.50%	14.65%
Households	5,094	45,798	108,899
Average Household Size	2.9	3.0	2.8
Owner Occupied	49.33%	58.45%	55.98%
Renter Occupied	50.67%	41.55%	44.02%
Median Home Value	\$270,357	\$301,324	\$322,352
Mean Household Income	\$74,732	\$90,643	\$95,528
Median Household Income	\$65,476	\$72,998	\$76,353
Household Income < \$49,999	35.01%	31.30%	30.47%
Household Income \$50,000 to \$99,999	41.31%	34.85%	33.49%
Household Income > \$100,000	23.68%	33.85%	36.04%
Age 1-19	27.23%	27.14%	25.95%
Age 20-34	21.26%	21.22%	23.79%
Age 35-64	40.08%	39.13%	37.70%
Age 65+	11.43%	12.51%	12.56%
Median Age	36.0	36.1	35.2
Total Specified Consumer Spending (in \$ thousands)	\$138,025	\$1,411,870	\$3,389,619
Apparel and Services (in \$ thousands)	\$8,684	\$85,187	\$199,641
Entertainment (in \$ thousands)	\$20,119	\$205,259	\$498,752
Food at Home (in \$ thousands)	\$21,232	\$203,066	\$470,987
Food Away from Home (in \$ thousands)	\$15,554	\$155,905	\$378,160
Alcoholic Beverages (in \$ thousands)	\$2,057	\$21,656	\$54,370
Transportation and Maintenance (in \$ thousands)	\$35,600	\$366,059	\$863,114
Health Care (in \$ thousands)	\$5,596	\$57,027	\$136,56
Education and Day Care (in \$ thousand)	\$7,468	\$86,703	\$220,880

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Annapolis Rd / W Lanham Dr	2018	42,137	0.06
Harkins Rd / Annapolis Rd	2020	2,606	0.18
Riverdale Rd / Annapolis Rd	2018	18,840	0.21
Harkins Rd / Ellin Rd	2018	8,684	0.25
85th Ave / Ellin Rd	2018	9,619	0.3
Ellin Rd / Emerson Pl	2018	10,047	0.39
85th Ave / Annapolis Rd	2020	11,431	0.41
Riverdale Rd / Fontainebleau Dr	2020	14,310	0.44

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## RESTAURANT ROW APOLLO

At the heart of The Camp Springs Town Center is Restaurant Row Apollo. Its proximity to the new United States Citizenship and Immigration Services headquarters, the many Apollo apartment residents, the hoteliers, the Branch Avenue Metro Station, and other developing daytime employment right next-door position Restaurant Row Apollo as an important hub to Prince George's County's expanding community.

### Accessibility

Close to I-95/I-495, I-295 MD 5 – Branch Ave, and MD 337 – Suitland Parkway. Public transportation accessible by Metro Bus and minutes from the Branch Avenue Metro Station.

**anchors include:** Via Roma, The Spot, Milk and Honey Market and Pancake Factory, Subway, Burgers@, Urban Cajun Seafood, with more on the way.

**Market features:** Close proximity to Northern Virginia and Washington, DC by way of the nearby interstate. Regional and local entertainment attractions such as Top Golf, National Golf Club and National Harbor, and retail destinations such as Tanger Outlets.

**Zoning:** Regional Transit-Oriented-Low Intensity (EDGE)

### Contact/Leasing:

Turtle Town Real Estate, LLC  
 Susan Vogel, Principal West River, MD 20778  
 Susan@TurtleTownRE.com (301) 892-1131 cell (877) TURTLE-4 office



**Restaurant Row Apollo**  
 4501 Telfair Blvd, Camp Springs, MD 20746

Data Category	1-Mile	3-Mile	5-Mile
Population	13,722	104,953	327,825
Daytime Employment	3,211	28,811	67,183
Projected Population Growth (2021-2026)	3.36%	-0.11%	1.14%
High School Graduate or higher	92.89%	90.67%	88.26%
Bachelor's Degree or higher	28.99%	19.01%	19.19%
Graduate/Professional Degree	9.79%	6.75%	7.64%
Households	5,371	40,977	126,399
Average Household Size	2.6	2.6	2.6
Owner Occupied	61.44%	48.30%	48.28%
Renter Occupied	38.55%	51.70%	51.72%
Median Home Value	\$277,580	\$272,752	\$298,704
Mean Household Income	\$101,987	\$85,985	\$82,253
Median Household Income	\$88,060	\$69,926	\$64,129
Household Income < \$49,999	21.32%	33.85%	39.51%
Household Income \$50,000 to \$99,999	38.18%	35.60%	31.75%
Household Income > \$100,000	40.50%	30.55%	28.74%
Age 1-19	25.50%	25.96%	25.56%
Age 20-34	20.74%	21.14%	23.16%
Age 35-64	40.69%	39.09%	37.12%
Age 65+	13.07%	13.81%	14.16%
Median Age	37.4	37.1	36
Total Specified Consumer Spending (in \$ thousands)	\$168,784	\$1,119,399	\$3,349,257
Apparel and Services (in \$ thousands)	\$9,439	\$67,772	\$207,918
Entertainment (in \$ thousands)	\$25,781	\$173,779	\$523,402
Food at Home (in \$ thousands)	\$21,895	\$156,676	\$475,774
Food Away from Home (in \$ thousands)	\$18,944	\$124,666	\$366,328
Alcoholic Beverages (in \$ thousands)	\$2,601	\$16,180	\$47,611
Transportation and Maintenance (in \$ thousands)	\$43,443	\$287,799	\$840,383
Health Care (in \$ thousands)	\$6,289	\$42,321	\$126,837
Education and Day Care (in \$ thousands)	\$10,853	\$65,247	\$201,927

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Capital Gateway Dr / Winchester Commercial Pkwy	2020	9,081	0.12
Old Soper Rd / Auth Rd	2020	7,057	0.33
Suitland Pkwy / Suitland Rd	2020	2,942	0.56
Suitland Rd / Woodland Rd	2018	19,370	0.58
Auth Rd / Mercedes Blvd	2018	13,762	0.61
Suitland Rd / James St	2020	15,134	0.64
Suitland Road / James St	2018	16,515	0.64
Suitland Pkwy / Suitland Rd	2020	2,101	0.65
Auth PI / Auth Way	2018	4,706	0.65
Suitland Pkwy / Suitland Rd	2020	1,967	0.67

Data Source: CoStar Property®, 2021 Data.

Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

Data Source: CoStar Property®, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.



# PROFILE

## TOWNE CENTER AT LAUREL

The Towne Centre at Laurel, a 392,500 square foot mixed-use shopping center located in the heart of Laurel, MD's commercial corridor. One of Laurel's newest and hottest destinations, the center offers various retail shopping opportunities and multiple dining and entertainment options. Towne Centre at Laurel is anchored by a 50,000 square foot Harris Teeter and 12-screen Regal Cinemas, with other national retailers like Burlington, Old Navy, Ulta, Party City, Mattress Warehouse and many more. The center also sits adjacent to the new 4-story "Evolution" apartments, a 340-unit building with expansive amenities and distinct outdoor spaces.

### Accessibility

Located on US Route 1 in Laurel, Maryland (a major thoroughfare between College Park and North Laurel) visible to over 37,000 vehicles per day. A secondary entrance and form of ingress/egress is available on Cherry Lane (over 20,000 vehicles per day). The location also boasts easy access to I-95, Route 32 and the Capital Beltway (I-495), and also enjoys abundant surface and structured parking.

**Anchors include:** Harris Teeter, Regal Cinemas, Old Navy, Burlington Stores, Party City, Buffalo Wild Wings, Nando's Peri Peri Chicken, BJ's Restaurant and Brewhouse, ULTA, Noodles & Company, Blaze Pizza and More.

**Market features:** Less than 30 minutes from Washington, D.C., Baltimore and Annapolis, Maryland and a 15-minute drive from Fort Meade, University of Maryland College Park and Bowie, Maryland. There is plenty of free parking on site.

**Zoning:** CS - Commercial, Service

### Contact/Leasing:

Wilder Companies | Gary Robinson, CLS-CRX  
800 Boylston St, Suite 1300 Boston, MA 02199  
grobinson@wilderco.com www.wilderco.com 617.896.4908



### Towne Center at Laurel

14828 Baltimore Ave, Laurel, MD 20707

Data Category	1-Mile	3-Mile	5-Mile
Population	22,393	88,934	168,500
Daytime Employment	12,275	39,217	73,194
Projected Population Growth (2021-2026)	-0.07%	1.90%	2.22%
High School Graduate or higher	85.40%	91.12%	92.50%
Bachelor's Degree or higher	33.81%	40.21%	44.67%
Graduate/Professional Degree	13.73%	17.11%	20.27%
Households	9,244	33,632	62,149
Average Household Size	2.4	2.6	2.7
Owner Occupied	39.71%	55.78%	60.06%
Renter Occupied	60.29%	44.22%	39.94%
Median Home Value	\$308,504	\$349,858	\$370,015
Mean Household Income	\$95,390	\$111,276	\$120,672
Median Household Income	\$74,619	\$88,382	\$96,230
Household Income < \$49,999	31.42%	24.61%	21.93%
Household Income \$50,000 to \$99,999	34.69%	33.16%	30.44%
Household Income > \$100,000	33.89%	42.23%	47.63%
Age 1-19	26.69%	26.76%	27.07%
Age 20-34	20.63%	20.00%	19.62%
Age 35-64	42.59%	41.66%	41.92%
Age 65+	10.09%	11.58%	11.39%
Median Age			
Total Specified Consumer Spending (in \$ thousands)	\$269,191	\$1,143,710	\$2,259,787
Apparel and Services (in \$ thousands)	\$15,415	\$62,816	\$122,005
Entertainment (in \$ thousands)	\$39,012	\$165,480	\$325,743
Food at Home (in \$ thousands)	\$36,578	\$148,786	\$286,920
Food Away from Home (in \$ thousands)	\$32,168	\$130,945	\$255,619
Alcoholic Beverages (in \$ thousands)	\$4,801	\$19,776	\$39,134
Transportation and Maintenance (in \$ thousands)	\$69,222	\$295,891	\$581,758
Health Care (in \$ thousands)	\$10,425	\$46,476	\$92,279
Education and Day Care (in \$ thousands)	\$17,724	\$79,970	\$166,346

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Cherry Ln / Baltimore Ave	2020	18,723	0.11
Baltimore Ave / Cherry Ln	2020	19,971	0.11
Baltimore Avenue / Baltimore Ave	2020	35,444	0.14
Baltimore Ave / Greenhill Ave	2020	37,483	0.25
4th St / Montrose Ave	2020	5,507	0.28
Cherry Ln / Cherry Lane Ct	2020	20,470	0.32
Washington Blvd / Bowie Rd	2020	21,426	0.44
4th Street / Marshall Ct	2020	6,774	0.45
4th St / Gorman Ave	2020	5,507	0.49
2nd St / Bowie Rd	2020	17,079	0.54

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE FUTURE OPPORTUNITIES

The Future Opportunities Sites are the exciting new retail development sites at various stages of development in the County. Site delivery on these locations is targeted within the next 24 – 36 months and will showcase the new commercial sites in the County.

As you review your long term strategic plans, these sites should be on your radar for your next expansion project. **Expansion Starts Here...**



**Retail Opportunities at South Lake!**  
*New 381± acre mixed-use community in Bowie, Maryland, part of the Washington DC Region*

- ▶ Up to 600,000 square feet of commercial space
- ▶ Anchor, pad, and in-line sites
- ▶ Flexible deal structures (sales, leases, build-to-suits)
- ▶ Main entrance at fully signalized intersection with Crain Highway (Route 301)
- ▶ Prominent pylon signage
- ▶ Quick access to major highways including Route 301, Route 50, the Capital Beltway (I-495) and I-95
- ▶ Surrounded by affluent neighborhoods in Bowie, MD

**SOUTH LAKE  
MARKETPLACE**

*Leasing by Michael Isen & Michael DiMeglio  
Contact us to learn more!*

**NAIMichael**  
+1 301 459 4400 | naimichael.com

# PROFILE

## BELTWAY PLAZA

One of Prince George's County's super regional enclosed shopping malls featuring national retailers, casual dining and an AMC theatre minutes from the Green and Yellow Metro Lines

### Accessibility

Close proximity to the Capital Beltway (I-95/I-495), the Baltimore/Washington Parkway (I-295), US Route 1, MD 201 and MD 193. Public transportation accessible by Metro Bus/Shuttle and minutes from the Greenbelt Metro and MARC Stations.

**Anchors include:** Giant Food Store, Target, Planet Fitness, Burlington Stores, CVS, Shopper's World, TJ Maxx, PNC Bank, Mattress Firm, Game Stop, Silver Diner, Boston Market, Auto Zone, CitiTrends, Jo-Anne Fabrics and Crafts, Kids Foot Locker, Mission BBQ, Marshall's, Popeye's and Visual Eyes.

**Market features:** Conveniently located near the University of Maryland College Park with more than 39,000 students and 17,000 employees, the NASA Goddard Space Flight Center, Beltsville Agricultural Research Center, Doctors Community Hospital (1,500 employees), U.S. District Courthouse, Franklin Park residential complex and Greenbelt Station South Core with approximately 1,000 residential units.

**Zoning:** Commercial, General, Office (CGO)

### Contact/Leasing:

Quantum Companies Management Office  
4912 Del Ray Avenue Bethesda, MD 20814  
fwine@quantumco.net www.beltwayplazamall.com 301.657.9900 x158



**Beltway Plaza**  
6000 Greenbelt Rd, Greenbelt, MD 20770

Data Category	1-Mile	3-Mile	5-Mile
Population	14,810	99,252	325,669
Daytime Employment	9,320	71,086	143,819
Projected Population Growth (2021-2026)	0.63%	-0.23%	0.10%
High School Graduate or higher	82.97%	85.84%	79.13%
Bachelor's Degree or higher	35.14%	41.97%	30.47%
Graduate/Professional Degree	16.43%	22.70%	14.46%
Households	5,228	31,313	105,029
Average Household Size	2.8	2.8	2.9
Owner Occupied	34.60%	53.48%	49.88%
Renter Occupied	65.40%	46.52%	50.12%
Median Home Value	\$320,253	\$334,139	\$332,536
Mean Household Income	\$91,064	\$96,237	\$92,861
Median Household Income	\$73,819	\$79,350	\$74,142
Household Income < \$49,999	28.09%	29.85%	31.36%
Household Income \$50,000 to \$99,999	35.85%	31.26%	34.41%
Household Income > \$100,000	36.07%	38.89%	34.24%
Age 1-19	27.83%	25.09%	26.03%
Age 20-34	24.02%	29.92%	24.05%
Age 35-64	39.17%	34.42%	37.94%
Age 65+	8.99%	10.58%	11.98%
Median Age	34	32.5	35
Total Specified Consumer Spending (in \$ thousands)	\$171,316	\$1,045,001	\$3,431,002
Apparel and Services (in \$ thousands)	\$10,221	\$59,665	\$204,174
Entertainment (in \$ thousands)	\$24,307	\$150,293	\$490,080
Food at Home (in \$ thousands)	\$24,795	\$144,060	\$495,882
Food Away from Home (in \$ thousands)	\$20,641	\$119,648	\$392,763
Alcoholic Beverages (in \$ thousands)	\$3,146	\$18,453	\$58,938
Transportation and Maintenance (in \$ thousands)	\$43,963	\$267,400	\$874,389
Health Care (in \$ thousands)	\$6,747	\$43,427	\$143,103
Education and Day Care (in \$ thousands)	\$11,294	\$69,883	\$219,518

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
60th Ave/Greenbelt Rd	2020	1,972	0.26
Greenbelt Rd/63rd Ave	2020	45,792	0.35
Greenbelt Road/Edmonston Rd	2020	49,801	0.41
Greenbelt Rd/Edmonston Rd	2020	3,387	0.45
Cunningham Dr/60th Ave	2020	1,405	0.45
Kenilworth Ave/Greenbelt Rd	2020	6,619	0.46
Greenbelt Rd/Kenilworth Ave	2020	9,396	0.47
Greenbelt Rd/Railroad Ave	2020	42,519	0.49
Greenbelt Road/Kenilworth Ave	2020	3,215	0.51
Greenbelt Rd/Kenilworth Ave	2020	2,881	0.51

Data Source: CoStar Property©, 2021 Data.  
Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE CARILLON

A new mixed-use development in an under-served yet highly desirable market, with a project never seen in the region. Encompassing an outdoor mix of retail, dining, entertainment, apartments and office, Carillon will become the heart of Prince George's County and the catalyst for continued growth and prosperity in the market.

## Availability

Adjacent to the new University of Maryland Capital Region Medical Center, the Carillon will have several phases of retail development. Phase one will include a new 12 screen AMC Imax Theater, 351 multi-family units, 100,000 square feet of medical office space, 136,500 square feet of retail space. Future phases include 2,649 multi-family units, 964,000 square feet of commercial space and 300,000 square feet of retail space. The site will also feature a 1- acre park and open space. At full build out Carillon will total 2 million square feet of development.

## Accessibility

Less than a mile from the Largo Metro Station on the Blue Line; at the intersection of Lottsford Road and Arena Drive; off Exit 16 on the Capital Beltway, I-95/I-495.

**Anchors include:** Carillon is a large, mixed-use development that will feature a new AMC Imax Theater, a grocery store, full – service dining options, premium retailers, unique boutiques and service retailers.

**Market features:** Centrally located in the county with close- proximity to the Prince George's County Government offices, Fedex Field, four national branded hotels and over 2,900 residential townhomes and mutli-family units. The site is adjacent to the University of Maryland Regional Medical Center with 1,700 employees.

**Zoning:** Regional Transit Oriented High Intensity – (Core)

## Contact/Leasing:

Kite Realty | Greg Goldberg, Vice President, Leasing Director  
30 South Meridian Street, Suite 1100 Indianapolis, IN 46204  
GGoldberg@KiteRealty.com www.kiterealty.com 410.246.5599



## Carillon

880 G Shoppers Way, Largo, MD 20774

Data Category	1-Mile	3-Mile	5-Mile
Population	10,288	97,067	282,597
Daytime Employment	10,706	34,999	111,591
Projected Population Growth (2021-2026)	6.25%	-0.06%	0.51%
High School Graduate or higher	58.66%	56.76%	54.35%
Bachelor's Degree or higher	37.11%	29.90%	24.45%
Graduate/Professional Degree	12.53%	12.40%	10.11%
Households	4,451	35,777	101,743
Average Household Size	2.3	2.7	2.7
Owner Occupied	43.14%	64.95%	59.84%
Renter Occupied	56.86%	35.05%	40.16%
Median Home Value	\$278,224	\$299,731	\$306,324
Mean Household Income	\$89,351	\$100,262	\$92,896
Median Household Income	\$81,153	\$83,177	\$73,626
Household Income < \$49,999	23.32%	25.64%	32.24%
Household Income \$50,000 to \$99,999	41.99%	35.13%	33.49%
Household Income > \$100,000	34.69%	39.25%	34.27%
Age 1-19	26.76%	25.93%	25.97%
Age 20-34	20.04%	19.84%	21.24%
Age 35-64	39.90%	39.40%	38.65%
Age 65+	13.30%	14.83%	14.14%
Median Age	37	38.2	37.1
Total Specified Consumer Spending (in \$ thousands)	\$123,446	\$1,130,368	\$3,051,574
Apparel and Services (in \$ thousands)	\$7,313	\$65,305	\$181,775
Entertainment (in \$ thousands)	\$19,334	\$171,667	\$462,188
Food at Home (in \$ thousands)	\$16,563	\$149,535	\$470,098
Food Away from Home (in \$ thousands)	\$14,600	\$122,818	\$330,496
Alcoholic Beverages (in \$ thousands)	\$1,921	\$16,351	\$44,350
Transportation and Maintenance (in \$ thousands)	\$30,045	\$290,525	\$779,062
Health Care (in \$ thousands)	\$4,495	\$43,553	\$119,182
Education and Day Care (in \$ thousands)	\$7,991	\$73,347	\$196,661

## Traffic Counts:

Intersection	Year	Count	Average Daily Volume	Miles from Site
Arena Dr / I- 95	2020	7,022		0.21
Arena Dr / I- 95	2020	1,959		0.23
Capital Beltway / Harry S Truman Dr	2020	235,136		0.27
Brightseat Rd / Arena Dr	2020	12,310		0.28
Arena Dr / Lottsford Rd	2018	17,791		0.31
North Harry S Truman Drive / Largo Dr	2020	6,056		0.35
Arena Dr / Jericho City Dr	2020	12,327		0.41
Brightseat Rd / Jericho City Dr	2020	11,031		0.41
Lottsford Rd / Apollo Dr	2018	15,212		0.42

Data Source: CoStar Property©, 2021 Data.

Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## SOUTH LAKE

Ideally situated between Washington DC and Annapolis, MD, South Lake is a new, 381± acre mixed-use development in Bowie, Maryland. The site is under construction and will include residential homes, commercial space, and recreation areas.

### Availability

At full buildout, the South Lake project will include 600,000 square feet of commercial space for retail, office, hotel, residential, surface and garage parking. Anchor, pad and inline sites are available with flexible deal structures.

### Accessibility

South Lake is located at the intersection of Route 301 (Crain Highway) and Route 214 (Central Avenue), providing excellent access and visibility.

**anchors include:** TBD - the site is still under development with site work well underway. Anchors and retailers cannot be disclosed at this time.

**Market features:** Near major employment centers including Fort Meade, NASA Goddard Space Flight Center, and the NSA; multiple points of ingress/egress along Crain Highway (US 301); fully signalized main entrance at Crain Highway (US 301), north- and southbound lanes, pylon signage available near entertainment centers including Six Flags and the Bowie Baysox Stadium and adjacent to the new Liberty Sports Park. According to the Maryland Stadium Authority, Liberty Sports Park is anticipated to host 20-22 tournaments annually. The Study indicates tournaments are estimated to attract 280,000 to 308,000 attendees and generate between 56,000-61,600 hotel stays.

**Zoning:** LCD Legacy Comprehensive Design

### Contact/Leasing:

NAI Michael | Michael Isen and Michael DiMeglio  
 10100 Business Parkway Lanham, MD 20706  
 www.southlakebowie.com (301) 459-4400



### South Lake

Intersection of Routes 214 and 301

Data Category	1-Mile	3-Mile	5-Mile
Population	3,105	25,722	77,652
Daytime Employment	2,652	7,557	21,406
Projected Population Growth (2021-2026)	1.21%	1.97%	0.89%
High School Graduate or higher	95.43%	95.82%	95.74%
Bachelor's Degree or higher	51.86%	48.73%	46.62%
Graduate/Professional Degree	28.86%	24.72%	22.67%
Households	1,116	8,956	28,048
Average Household Size	2.8	2.9	2.8
Owner Occupied	89.88%	91.07%	85.19%
Renter Occupied	10.12%	8.93%	14.81%
Median Home Value	\$379,999	\$413,751	\$378,796
Mean Household Income	\$145,557	\$149,091	\$143,815
Median Household Income	\$130,134	\$127,426	\$119,835
Household Income < \$49,999	16.69%	13.05%	13.64%
Household Income \$50,000 to \$99,999	14.44%	23.35%	25.32%
Household Income > \$100,000	68.87%	63.61%	61.04%
Age 1-19	24.12%	24.06%	23.87%
Age 20-34	17.66%	17.20%	17.64%
Age 35-64	43.75%	42.93%	42.70%
Age 65+	14.49%	15.81%	15.81%
Median Age	42.1	42.8	42.3
Total Specified Consumer Spending (in \$ thousands)	\$54,015	\$462,406	\$1,279,026
Apparel and Services (in \$ thousands)	\$2,805	\$23,712	\$65,995
Entertainment (in \$ thousands)	\$8,041	\$68,721	\$190,242
Food at Home (in \$ thousands)	\$6,184	\$53,093	\$149,129
Food Away from Home (in \$ thousands)	\$5,680	\$47,990	\$135,332
Alcoholic Beverages (in \$ thousands)	\$866	\$7,313	\$20,597
Transportation and Maintenance (in \$ thousands)	\$13,969	\$119,122	\$331,578
Health Care (in \$ thousands)	\$2,188	\$18,990	\$52,377
Education and Day Care (in \$ thousands)	\$4,261	\$36,727	\$99,256

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Crain Hwy/Pleasant Colony Dr	2020	53,107	0.45
Central Avenue/Palantine Pl	2020	24,940	0.51
Central Ave/Pennsbury Dr	2020	22,439	0.52
Hall Road/Central Ave	2020	2,516	0.68
Hall Rd/Central Ave	2018	1,671	0.68
Central Ave/Crain Hwy	2018	386	0.73
Queen Anne Rd/Crain Hwy	2018	857	0.78
North East Crain Highway/Old Mitchellville Rd	2020	56,892	0.79
Trade Zone Ave/Prince Georges Blvd	2018	6,491	0.9
Crain Hwy Crossover	2020	53,550	0.94

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## THE ASTER AT COLLEGE PARK - BOZZUTO

Located on Baltimore Avenue, Aster College Park is a new mixed-use community in Prince George's County, MD. The scope includes construction of two new wood-over-podium apartment buildings with 393 market-rate rental units, 70,000 square feet of retail, and two parking garages totaling 267,000 square feet.

### Availability

At full buildout, the Aster at College Park will include 70,000 square feet of retail including national brand health club and a specialty grocer, 364 residential units, and 336 parking spaces.

### Accessibility

The Aster at College Park is conveniently located on US Route 1, minutes from Interstate 95/495 and the Metro Green Line

**Anchors include:** Crunch Fitness. Additional retailers will include First to Market Healthy Fast Casual, Regional Nail Salon Operator, and Boutique Grocer.

**Market features:** A dynamic trade area minutes from the University of Maryland College Park with more than 39,000 students and 17,000 employees; a hub for innovation, 5,000 employees in the nearby Discovery District. With complementary development in the area to include 3,768 new residential units, 522 hotel rooms and over 250,000 square feet of commercial development.

**Zoning:** Local Transit-Oriented (EDGE)

### Contact/Leasing:

KLNB | Jennifer Price, Principal  
 1130 Connecticut Ave, NW, Suite 600 Washington, DC 20036  
 jprice@klnb.com bozzuto.com/apartments/college-park/md/aster/ 202-420-7768



**The Aster at College Park - Bozzuto**  
 7200 Baltimore Ave, College Park, MD 20740

Data Category	1-Mile	3-Mile	5-Mile
Population	21,737	184,218	460,578
Daytime Employment	16,315	61,562	170,697
Projected Population Growth (2021-2026)	-0.40%	0.08%	0.83%
High School Graduate or higher	96.50%	74.75%	81.70%
Bachelor's Degree or higher	72.52%	28.15%	34.43%
Graduate/Professional Degree	50.76%	14.31%	17.56%
Households	3,821	56,141	159,158
Average Household Size	2.7	3.0	2.7
Owner Occupied	46.14%	43.00%	49.85%
Renter Occupied	53.86%	57.00%	50.15%
Median Home Value	\$474,390	\$325,955	\$377,285
Mean Household Income	\$101,838	\$87,260	\$99,133
Median Household Income	\$66,383	\$69,493	\$76,509
Household Income < \$49,999	41.73%	34.44%	31.83%
Household Income \$50,000 to \$99,999	17.90%	34.33%	30.99%
Household Income > \$100,000	40.37%	31.24%	37.18%
Age 1-19	24.63%	26.27%	25.16%
Age 20-34	52.32%	27.48%	24.31%
Age 35-64	17.67%	36.62%	38.21%
Age 65+	5.38%	9.63%	12.32%
Median Age	26.9	33.1	35.3
Total Specified Consumer Spending (in \$ thousands)	\$134,067	\$1,672,304	\$4,983,719
Apparel and Services (in \$ thousands)	\$7,803	\$103,536	\$290,356
Entertainment (in \$ thousands)	\$19,450	\$233,203	\$723,466
Food at Home (in \$ thousands)	\$17,808	\$250,842	\$691,924
Food Away from Home (in \$ thousands)	\$14,776	\$194,732	\$571,916
Alcoholic Beverages (in \$ thousands)	\$2,582	\$29,727	\$88,201
Transportation and Maintenance (in \$ thousands)	\$32,171	\$427,938	\$1,215,178
Health Care (in \$ thousands)	\$5,672	\$67,406	\$206,234
Education and Day Care (in \$ thousands)	\$10,401	\$104,413	\$349,254

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Hartwick Rd / Baltimore Ave	2020	2484	0.05
Baltimore Ave / Lehigh Rd	2020	25658	0.13
Hartwick Road / Hopkins Ave	2020	90	0.19
Calvert Rd / Rhode Island Ave	2020	1,122	0.25
Guilford Drive / Hartwick Rd	2020	6,126	0.3
Baltimore Ave / Carleton Ter	2020	25,744	0.33
Baltimore Ave / Beechwood Rd	2020	25,112	0.44
Campus Drive / Rossborough Dr	2020	16,420	0.51
Clagett Rd / Clagett Pine Way	2020	579	0.53
Prekert Dr / Campus Dr	2020	3,730	0.55

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## TOWN SQUARE AT SUITLAND FEDERAL CENTER

The Towne Square at Suitland Federal Center is more than a development. It is a 25-acre pedestrian gathering place for the community where residents and visitors can enjoy shopping, outdoor activities, public art, performances, and more. Residents and visitors can enjoy shopping, outdoor activities, public art, performances, and more. This mixed-use development site enjoys over 100,000 square feet of retail space and other exciting amenities. This project is being hailed as a premiere example of sustainable master planning, and recently won an award from the American Society of Landscape Architects for Master Planning and Landscaping.

### Accessibility

Located on the intersection of Silver Hill Road and Suitland Road in Suitland, MD. Less than a mile away from the Suitland Metro Station and the Suitland Parkway; seven minutes from the border to Washington, DC.

**Anchors include:** TBD - The Towne Square at Suitland Federal Center will be a mixed-use development which will encompass over 1 million square feet and will include: 895 residential apartment housing units and single-family attachment homes; 120 room hotel; 98,000 square feet of retail including a grocery store and restaurants; and a 50,000 square foot Performing Arts Center.

**Market features:** Adjacent to the US Census campus and minutes away from Washington Nationals Stadium, this vibrant community also enjoys two nature parks, walk-able retail shopping, 50,000 square feet cultural arts facilities, and an assortment of walking trails.

**Zoning:** LMUTC - Legacy Mixed-Use Town Center

### Contact/Leasing:

Cober Johnson & Romney, PLLC | Harold W. Johnson, II, Managing Partner  
 2200 Pennsylvania Ave, NW Washington, DC 20037  
 hjohnson@cjrlegal.com www.cjrlegal.com 443-832-4498 202-507-5822



**Towne Square at Suitland Federal Center**  
 4709 Towne Park Rd, Hillcrest Heights, MD 20746

Data Category	1-Mile	3-Mile	5-Mile
Population	16,977	173,751	397,598
Daytime Employment	3,253	28,157	118,559
Projected Population Growth (2021-2026)	0.10%	1.24%	2.12%
High School Graduate or higher	89.57%	88.46%	88.91%
Bachelor's Degree or higher	15.42%	17.91%	26.10%
Graduate/Professional Degree	5.59%	7.16%	11.80%
Households	6,901	69,454	158,814
Average Household Size	2.4	2.5	2.4
Owner Occupied	34.35%	43.78%	42.83%
Renter Occupied	65.65%	56.22%	57.17%
Median Home Value	\$258,001	\$284,732	\$321,354
Mean Household Income	\$77,207	\$76,737	\$89,263
Median Household Income	\$62,425	\$59,455	\$66,232
Household Income < \$49,999	37.71%	42.11%	38.72%
Household Income \$50,000 to \$99,999	37.22%	32.35%	29.95%
Household Income > \$100,000	25.07%	25.55%	31.34%
Age 1-19	26.30%	25.55%	24.84%
Age 20-34	21.60%	23.72%	24.98%
Age 35-64	39.47%	36.83%	36.98%
Age 65+	12.64%	13.91%	13.20%
Median Age	36.4	35.5	35.1
Total Specified Consumer Spending (in \$ thousands)	\$176,337	\$1,830,915	\$4,787,415
Apparel and Services (in \$ thousands)	\$11,252	\$116,469	\$291,996
Entertainment (in \$ thousands)	\$27,820	\$289,673	\$750,149
Food at Home (in \$ thousands)	\$25,958	\$266,695	\$664,129
Food Away from Home (in \$ thousands)	\$20,126	\$202,816	\$543,507
Alcoholic Beverages (in \$ thousands)	\$2,519	\$25,853	\$77,546
Transportation and Maintenance (in \$ thousands)	\$44,720	\$449,416	\$1,129,710
Health Care (in \$ thousands)	\$6,374	\$68,469	\$183,674
Education and Day Care (in \$ thousands)	\$9,737	\$107,258	\$325,230

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Suitland Rd/Huron Ave	2020	18,951	0.21
Suitland Rd/Shadyside Ave	2020	17,581	0.27
Brooks Dr/Huron Ave	2020	8,843	0.28
Davis Avenue/Porter Ave	2020	409	0.34
Medoro Drive/Davis Ave	2020	340	0.35
Suitland Rd/Eastern Ln	2018	15,811	0.35
Silver Hill Rd/Swann Rd	2020	44,418	0.38
Brooks Dr/Pennsylvania Ave	2020	8,140	0.57
Silver Hill Road/Silver Hill Rd	2020	35,521	0.63
Silver Hill Rd/Silver Hill Ct	2020	36,867	0.68

Data Source: CoStar Property®, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# PROFILE

## WESTPHALIA TOWN CENTER

Westphalia Town Center is the best of both worlds. With a dynamic fusion of new urban-style homes mingled with shops, bars and restaurants of a bustling Town Center, this is the place to be. With an array of building and product types, Westphalia Town Center will be a walkable, vibrant hub of activity. Residential, office, hotel and retail offerings intermingle with wide open spaces, a town center, and an unprecedented location.

### Availability

Upon completion, Phase I alone will be home to up to 500,000 square feet of retail, 150 hotel rooms, and over 700 residences.

### Accessibility

Conveniently located approximately 10 miles southeast of downtown Washington D.C., directly across MD Route 4 (Pennsylvania Avenue) from Joint Base Andrews and five miles from the nearby Branch Avenue Metro Station. The community is situated with direct access to MD Route 4 only two miles from the DC Beltway (I-495).

**Anchors include:** TBD

**Market features:** Everything is coming alive at Westphalia Town Center, just minutes from National Harbor and the new MGM Resort and Casino. Washington, DC is a short drive away, as are three international airports, and Six Flags. The property boasts more than 1.5 miles of frontage onto Pennsylvania Avenue, a major commuter route with average daily traffic of approximately 72,725 vehicles per day.

**Zoning:** TAC - Town Activity Center (EDGE)

### Contact/Leasing:

Walton Global Holdings, LLC | David L. Peter, Executive Vice President, Special Projects  
 Microsoft TEAMS: (813) 596-8485  
 dpeter@walton.com www.walton.com (202) 213-5807



### Westphalia Town Center

Intersection of MD4 and MD 223 (Pennsylvania Ave & Woodyard Rd)

Data Category	1-Mile	3-Mile	5-Mile
Population	4,813	23,813	129,269
Daytime Employment	731	8,649	41,270
Projected Population Growth (2021-2026)	6.21%	3.44%	0.38%
High School Graduate or higher	94.84%	91.78%	92.76%
Bachelor's Degree or higher	26.60%	23.01%	22.26%
Graduate/Professional Degree	23.06%	18.03%	12.21%
Households	1,734	8,339	47,196
Average Household Size	2.8	2.7	2.7
Owner Occupied	88.87%	73.00%	71.71%
Renter Occupied	11.13%	27.00%	28.29%
Median Home Value	\$438,844	\$406,005	\$326,122
Mean Household Income	\$158,287	\$137,623	\$113,256
Median Household Income	\$135,477	\$114,494	\$94,584
Household Income < \$49,999	10.66%	15.61%	22.64%
Household Income \$50,000 to \$99,999	21.98%	26.60%	30.94%
Household Income > \$100,000	67.36%	57.79%	46.42%
Age 1-19	23.00%	23.03%	25.03%
Age 20-34	16.43%	18.32%	19.58%
Age 35-64	44.47%	44.09%	41.51%
Age 65+	16.10%	14.56%	13.88%
Median Age	44.0	42.0	39.2
Total Specified Consumer Spending (in \$ thousands)	\$77,798	\$341,620	\$1,652,875
Apparel and Services (in \$ thousands)	\$3,928	\$17,609	\$91,094
Entertainment (in \$ thousands)	\$11,474	\$51,053	\$249,616
Food at Home (in \$ thousands)	\$8,622	\$39,546	\$206,409
Food Away from Home (in \$ thousands)	\$8,053	\$35,379	\$176,422
Alcoholic Beverages (in \$ thousands)	\$1,242	\$5,245	\$24,655
Transportation and Maintenance (in \$ thousands)	\$20,574	\$90,365	\$438,292
Health Care (in \$ thousands)	\$3,083	\$13,593	\$63,999
Education and Day Care (in \$ thousands)	\$6,215	\$25,549	\$111,595

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Pennsylvania Ave / Mellwood Rd	2020	55,326	0.15
Old Marlboro Pike / Mellwood Rd	2020	2,660	0.18
Mellwood Road / Mellwood Rd	2020	1,427	0.19
Mellwood Rd / Old Marlboro Pike	2020	151	0.19
Old Marlboro Pike / Old Marlboro Pike	2020	5,694	0.26
Mellwood Rd / Pennsylvania Ave	2020	7,133	0.26
Woodyard Rd / Pennsylvania Ave	2020	698	0.35
Pennsylvania Ave / Mellwood Rd	2020	231	0.37
Woodyard Rd / Pennsylvania Ave	2020	5,510	0.37
Marlboro Pike / Woodyard Rd	2020	9,526	0.38

Data Source: CoStar Property©, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.



# PROFILE

## WOODMORE COMMONS

Woodmore Commons is a 70,000 square foot retail shopping center located at the corner of Maryland Route 202 and St. Joseph's Drive. The site is adjacent to the 750,000 square foot Woodmore Towne Center and new Children's National Regional Medical Center.

### Availability

Upon completion, this future development will feature a mix of retail shops, restaurants, pad sites and residential units.

### Accessibility

Conveniently located right off the Capital Beltway (I-95/I-495) and MD 202 (Landover Road). Minutes from the Largo Metro Station and local public bus system.

### Anchors include: TBD

**Market features:** The property offers more than 1,000 feet of frontage on the Capital Beltway (I-95/I-495). Minutes from the University of Maryland Capital Region Medical Center, Prince George's Community College, FedEx Field, Six Flags and several hotels.

### Zoning: RMF-48 Residential, Multifamily-48

### Contact/Leasing:

Heritage Partners, LLC | Joe Barilla, EVP, Leasing  
 1919 West Street Annapolis, MD 21401  
[www.hp-llc.com/woodmore-towne-centre](http://www.hp-llc.com/woodmore-towne-centre) 443-569-6972



### Woodmore Commons

2250 Petrie Ln, Glenarden, MD 20706

Data Category	1-Mile	3-Mile	5-Mile
Population	9,982	104,195	288,422
Daytime Employment	6,005	48,751	99,646
Projected Population Growth (2021-2026)	-0.28%	0.35%	0.25%
High School Graduate or higher	89.86%	89.01%	86.03%
Bachelor's Degree or higher	35.54%	23.24%	26.28%
Graduate/Professional Degree	16.66%	11.43%	10.94%
Households	3,546	37,679	100,312
Average Household Size	2.8	2.8	2.8
Owner Occupied	57.70%	61.06%	62.06%
Renter Occupied	42.30%	38.94%	37.94%
Median Home Value	\$377,777	\$300,656	\$313,96
Mean Household Income	\$114,156	\$98,249	\$96,537
Median Household Income	\$92,565	\$80,700	\$76,991
Household Income < \$49,999	25.29%	26.35%	29.98%
Household Income \$50,000 to \$99,999	28.21%	35.88%	33.73%
Household Income > \$100,000	46.50%	37.77%	36.29%
Age 1-19	28.08%	26.40%	26.13%
Age 20-34	19.64%	20.20%	21.07%
Age 35-64	37.69%	39.51%	38.92%
Age 65+	14.59%	13.89%	13.88%
Median Age	36.9	37.5	37.1
Total Specified Consumer Spending (in \$ thousands)	\$122,519	\$1,179,247	\$3,137,672
Apparel and Services (in \$ thousands)	\$18,122	\$177,212	\$468,570
Entertainment (in \$ thousands)	\$30,462	\$305,358	\$818,601
Food at Home (in \$ thousands)	\$15,551	\$158,827	\$431,005
Food Away from Home (in \$ thousands)	\$13,074	\$129,162	\$340,877
Alcoholic Beverages (in \$ thousands)	\$1,837	\$17,368	\$46,719
Transportation and Maintenance (in \$ thousands)	\$31,900	\$304,957	\$804,890
Health Care (in \$ thousands)	\$4,617	\$45,484	\$124,254
Education and Day Care (in \$ thousands)	\$8,937	\$75,599	\$201,737

### Traffic Counts:

Intersection	Year Count	Average Daily Volume	Miles from Site
Landover Rd / I- 95	2020	14377	0.28
Landover Rd / I- 95	2018	8085	0.33
Landover Rd / I- 95	2020	8,056	0.33
Landover Rd / I- 95	2020	2,942	0.34
Landover Rd / McCormick Dr	2020	61,587	0.35
Landover Rd / I- 95	2020	3,810	0.37
Landover Rd / I- 95	2020	4,363	0.39
Landover Rd / Brightseat Rd	2020	54,919	0.48
Brightseat Rd / Landover Rd	2020	13,756	0.52
Brightseat Road / Landover Rd	2020	14,924	0.53

Data Source: CoStar Property®, 2021 Data.  
 Work compiled by Research Section, Information Management Division, Prince George's County Department of Planning, The Maryland-National Capital Park and Planning Commission, March 2022.

# GROW YOUR **BUSINESS WITH US**

