

PREPARED FOR:

Public Use

Detailed Inventory of Available Retail Properties

December 2015

PREPARED BY:

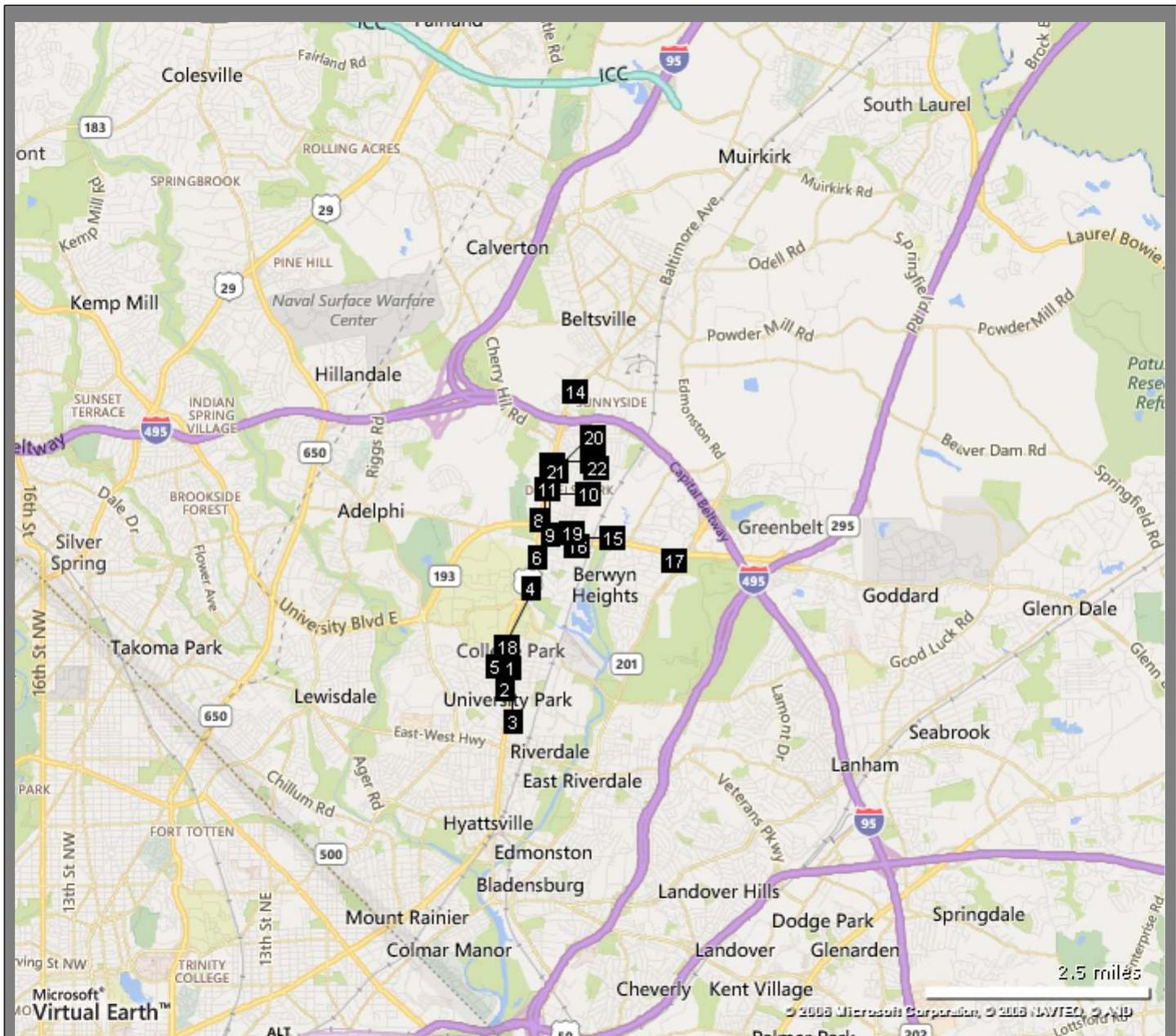
City of College Park

4500 Knox Rd
College Park, MD 20740

Randall Toussaint

Economic Development Coordinator
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EXECUTIVE SUMMARY



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	7201 Baltimore Ave	College Park	Retail/Freestanding	6,000 SF	1,680 SF	\$42.00
2	7236-7370 Baltimore Ave	College Park	Retail/Storefront (Neighborhood Center)	76,163 SF	3,302 SF	Withheld
3	7415-7423 Baltimore Ave	College Park	Retail/Storefront Retail/Residential (Strip Center)	18,370 SF	1,290 SF	\$29.00
4	8133 Baltimore Ave	College Park	Retail/Freestanding	6,480 SF	0 SF	For Sale Only
5	8145 Baltimore Ave	College Park	Retail/(Strip Center)	18,179 SF	1,889 SF	Withheld
6	8608 Baltimore Ave	College Park	Retail/Freestanding	1,985 SF	820 SF	\$24.15
7	9031 Baltimore Ave	College Park	Retail/Freestanding	18,051 SF	5,325 SF	\$35.00
8	9066 Baltimore Ave	College Park	Retail/Freestanding	1,564 SF	1,564 SF	\$16.88

EXECUTIVE SUMMARY

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
9	9205 Baltimore Ave	College Park	Retail/Freestanding	2,600 SF	2,600 SF	For Sale Only
10	9213 Baltimore Ave	College Park	Retail/Freestanding	3,500 SF	3,500 SF	For Sale Only
11	9300 Baltimore Ave	College Park	Retail/Freestanding	5,893 SF	5,893 SF	Withheld
12	9592 Baltimore Ave	College Park	Retail/Storefront	3,000 SF	3,000 SF	For Sale Only
13	9604 Baltimore Ave	College Park	Retail/Freestanding	2,500 SF	2,500 SF	\$19.20
14	10280 Baltimore Ave	College Park	Retail/Storefront (Neighborhood Center)	2,707 SF	2,707 SF	\$45.00
15	5010 Branchville Rd	College Park	Retail/Freestanding	2,720 SF	0 SF	-
16	5051 Greenbelt Rd	College Park	Retail/Freestanding	2,400 SF	2,400 SF	For Sale Only
17	6321-6323 Greenbelt Rd	College Park	Retail/Freestanding	20,000 SF	20,000 SF	\$19.00
18	4404-4360 Knox Rd	College Park	Retail/(Strip Center)	7,528 SF	1,036 SF	Withheld
19	9003 Rhode Island Ave	College Park	Retail/Freestanding	1,600 SF	785 SF	\$29.43-\$37.65
20	9891 Rhode Island Ave	College Park	Retail/Service Station	1,734 SF	1,734 SF	For Sale Only
21	9913-9923 Rhode Island Ave	College Park	Retail/(Strip Center)	5,047 SF	2,747 SF	\$10.50
22	9925-9937 Rhode Island Ave	College Park	Retail/(Strip Center)	5,500 SF	1,200 SF	Withheld

**7201 Baltimore Ave
College Park, MD 20740**



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: -
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2015**
 % Leased: **72.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: **0.46 AC**
 Zoning: **MUI**
 Parcel No: **21-2341311**
 Parking: -

Lease

Total Available: **1,680 SF**
 Smallest Space: **1,680 SF**
 Max Contig: **1,680 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$42.00**
 Expenses: **2014 Tax @ \$2.34/sf**

For Sale Info

Not For Sale

Presented By

Akaras Tony / Tony Akaras (301) 275-0267

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,680	1,680	1,680	\$42.00/nnn	Vacant	1-5 yrs	New

Akaras Tony / Tony Akaras (301) 275-0267

1680 sf available of Prime Space available with free parking located in downtown College Park near University of Maryland on Rt 1. Join brand new 7-11 and Verizon Wireless.

College Park Shopping Center
7236-7370 Baltimore Ave
College Park, MD 20740

Structure

Building Type: **Retail**
 SubType: **Storefront (Neighborhood Center)**
 Class: **-**
 RBA: **76,163 SF**
 Typical Floor: **76,163 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1949**
 % Leased: **95.7%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **6 AC**
 Zoning: **-**
 Parking: **470 Surface Spaces are available**
Ratio of 5.19/1,000 SF



Lease

Total Available: **3,302 SF**
 Smallest Space: **3,302 SF**
 Max Contig: **3,302 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**

For Sale Info

Not For Sale

Presented By

JBG Rosenfeld Retail Properties / Chris Wilkinson (301) 657-0700

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,302	3,302	3,302	Withheld	Vacant	Negotiable	Direct

JBG Rosenfeld Retail Properties / Chris Wilkinson (301) 657-0700

Building Notes

This office building has access to restaurants, deli, and shops. The property can accommodate the needs of small tenants. Most suites have windows, and some retail suites have their own entrances on the back side of the building.

Located in the heart of College Park immediately adjacent to the University of Maryland.

College Park Center
7415-7423 Baltimore Ave
College Park, MD 20740

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Residential (Strip Center)**
 Class: **Center**
 RBA: **18,370 SF**
 Typical Floor: **18,370 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1920**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **0.88 AC**
 Zoning: **CSC, College Park**
 Parking: **23 Surface Spaces are available**
9 Surface Tandem Spaces are available
Ratio of 1.70/1,000 SF



Lease

Total Available: **1,290 SF**
 Smallest Space: **1,290 SF**
 Max Contig: **1,290 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$29.00**
 Expenses: **2011 Tax @ \$5.40/sf, 2012 Est Tax @ \$5.40/sf; 2011 Ops @ \$4.72/sf, 2012 Est Ops @ \$6.50/sf**

For Sale Info

Not For Sale

Presented By

Curtis Investment Group, Inc. / Karen O'Brien (301) 702-3200 X116 / Karen O'Brien (301) 702-3200 x116

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 4513	1,290	1,290	1,290	\$29.00/nnn	30 Days	Negotiable	Direct

Curtis Investment Group, Inc. / Karen O'Brien (301) 702-3200 x116

Building Notes

Property Description: RETAIL CENTER WITH APARTMENTS

**8133 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,480 SF**
 Typical Floor: **6,480 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1949**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.57 AC**
 Zoning: **MUI**
 Parcel No: **21-2396083**
 Parking: **15 free Surface Spaces are available**
Ratio of 4.31/1,000 SF



Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2011 Tax @ \$3.30/sf**

For Sale Info

For Sale at \$4,000,000 (\$617.28/SF) - Active

Sales Company

Rory S. Coakley Realty Inc.: Rory Coakley (301) 340-8700 X101, Kathleen Meyer (301) 340-8700 X108

Amenities

Pylon Sign, Signalized Intersection

**Campus Village - Units 10-21 - Campus Vill
8145 Baltimore Ave
US 1 between Melbourne PI & Navahoe St.
College Park, MD 20740**



Structure

Building Type: **Retail**
 SubType: **(Strip Center)**
 Class: **-**
 RBA: **18,179 SF**
 Typical Floor: **18,179 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1972**
 % Leased: **89.6%**
 Owner Occupied: **No**
 Owner Type: **REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **1.89 AC**
 Zoning: **-**
 Parcel No: **21-2359453, 21-2409787**
 Parking: **102 free Surface Spaces are available
Ratio of 4.00/1,000 SF**

Lease

Total Available: **1,889 SF**
 Smallest Space: **1,889 SF**
 Max Contig: **1,889 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2011 Tax @ \$4.61/sf**

For Sale Info

Not For Sale

Presented By

Brixmor Property Group / Josh Brawer (610) 825-7100

Amenities

Out Parcel, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 08/09	1,889	1,889	1,889	Withheld	Vacant	Negotiable	Direct

Brixmor Property Group / Josh Brawer (610) 825-7100

Building Notes

Centers primary customer base comes from the University of Maryland. Located at the intersection of Baltimore Ave and Navahoe St. The center primarily provides food and services to the student population.

**8608 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **1,985 SF**
 Typical Floor: **1,985 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1928**
 % Leased: **58.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.67 AC**
 Zoning: **MUI**
 Parcel No: **21-2402360**
 Parking: **5 free Surface Spaces are available
Ratio of 3.15/1,000 SF**



Lease

Total Available: **820 SF**
 Smallest Space: **820 SF**
 Max Contig: **820 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.15**
 Expenses: **2015 Tax @ \$8.65/sf**

For Sale Info

Not For Sale

Presented By

William M & Rhonda L Brown / Rhonda Brown (301) 474-4949

Amenities

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	820	820	820	\$24.15/+elec	Vacant	1 yr	Direct
William M & Rhonda L Brown / Rhonda Brown (301) 474-4949 \$1650 per month							

**9031 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **18,051 SF**
 Typical Floor: **15,180 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1955**
 % Leased: **70.5%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.81 AC**
 Zoning: **CSC**
 Parcel No: **21-2340495**
 Parking: **73 Surface Spaces are available
Ratio of 7.80/1,000 SF**



Lease

Total Available: **5,325 SF**
 Smallest Space: **5,325 SF**
 Max Contig: **5,325 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$35.00**
 Expenses: **2015 Tax @ \$2.66/sf**

For Sale Info

Not For Sale

Presented By

Segall Group / Jose R. Santana (410) 753-3000 X103 / Jose R. Santana (410) 753-3000 x103

Amenities

Drive Thru, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,325	5,325	5,325	\$35.00/nnn	Vacant	Negotiable	Direct

Segall Group / Jose R. Santana (410) 753-3000 x103

New to market end-cap in prime College Park, MD location. Site enjoys ample parking and great visibility from Baltimore Ave (US-1) and University Boulevard (MD-193). Site is conveniently located in the retail hub of College Park with easy access from 495 and 193. Prominent pylon signage is also available.

**9066 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: -
 RBA: **1,564 SF**
 Typical Floor: **1,564 SF**
 Stories: -
 Building Status: **Existing**
 Year Built: **1940**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: **Individual**
 Tenancy: -
 Land Area: **0.65 AC**
 Zoning: **MUI**
 Parcel No: **21-2426682**
 Parking: -



Lease

Total Available: **1,564 SF**
 Smallest Space: **1,564 SF**
 Max Contig: **1,564 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **\$16.88**
 Expenses: **2015 Tax @ \$5.25/sf**

For Sale Info

Not For Sale

Presented By

Hobbs Associates, Inc. / Brian Hobbs (301) 937-2188

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,564	1,564	1,564	\$16.88/+util	Vacant	2-3 yrs	Direct

Hobbs Associates, Inc. / Brian Hobbs (301) 937-2188

1,564+/- sq. ft. Office/Retail Space Plenty of Parking Self Contained; Private Entrance, Private Restroom Zoned - MUI (Mixed Use Infill) U.S. Route One Visibility/Exposure Northwest Quadrant of the intersection of U S Route One and University Boulevard \$ 2,200.00 per month plus utilities Available Immediately

**9205 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,600 SF**
 Typical Floor: **1,300 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1965**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.17 AC**
 Zoning: **MUI**
 Parcel No: **21-2419661**
 Parking: **4 free Surface Spaces are available
Free Covered Spaces
Ratio of 1.54/1,000 SF**



Lease

Total Available: **2,600 SF**
 Smallest Space: **2,600 SF**
 Max Contig: **2,600 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2015 Tax @ \$1.82/sf, 2010 Est Tax @ \$1.71/sf; 2011 Ops @ \$1.04/sf, 2010 Est Ops @ \$2.25/sf**

For Sale Info

For Sale individually at \$650,000 - Active; also for sale at \$1,000,000 (\$163.93/SF) as part of a portfolio of 2 properties - Active

Sales Company

Tony Do: Cindy Do (240) 305-4670

Presented By

Tony Do / Cindy Do (240) 305-4670

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,600	2,600	2,600	Withheld	Negotiable	TBD	Direct

Tony Do / Cindy Do (240) 305-4670

Building Notes

Tax records show the structure to be 1,260 SF. The listing broker on the most recent sale reported the RBA at 2,000 SF

**9213 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **3,500 SF**
 Typical Floor: **3,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1944**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.18 AC**
 Zoning: **MUI**
 Parcel No: **21-2387835**
 Parking: **5 Surface Spaces are available
Ratio of 1.43/1,000 SF**



Lease

Total Available: **3,500 SF**
 Smallest Space: **3,500 SF**
 Max Contig: **3,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2015 Tax @ \$1.56/sf; 2012
Combined Est Tax/Ops @ \$1.54/sf**

For Sale Info

For Sale individually at \$650,000 - Active; also for sale at \$1,000,000 (\$163.93/SF) as part of a portfolio of 2 properties - Active

Sales Company

Tony Do: Cindy Do (240) 305-4670

Presented By

Tony Do / Cindy Do (240) 305-4670

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,500	3,500	3,500	Withheld	Negotiable	TBD	Direct

Tony Do / Cindy Do (240) 305-4670

Building Notes

Tax records show the RBA at 1,008 SF. The listing broker on the most recent sale stated that the property was 3,000 SF.

**9300 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **5,893 SF**
 Typical Floor: **5,893 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1967**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **1.04 AC**
 Zoning: **MUI**
 Parcel No: **21-2382901**
 Parking: **217 Surface Spaces are available**



Lease

Total Available: **5,893 SF**
 Smallest Space: **5,893 SF**
 Max Contig: **5,893 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2015 Tax @ \$0.71/sf**

For Sale Info

Not For Sale

Presented By

Segall Group / Andrew G. Segall (410) 753-3000 X105 / Andrew G. Segall (410) 753-3000 x105

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	5,893	5,893	5,893	Withheld	Vacant	Negotiable	Direct

Segall Group / Andrew G. Segall (410) 753-3000 x105

This space is currently vacant and not actively available, this is a placeholder for absorption purposes only, please do not contact.

**9592 Baltimore Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **3,000 SF**
 Typical Floor: **1,421 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1950**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.20 AC**
 Zoning: **MUI**
 Parcel No: **21-2287415, 21-2356418, 21-2356426**
 Parking: **5 Surface Spaces are available
Ratio of 1.67/1,000 SF**



Lease

Total Available: **3,000 SF**
 Smallest Space: **3,000 SF**
 Max Contig: **3,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2015 Tax @ \$4.57/sf**

For Sale Info

For Sale at \$995,000 (\$331.67/SF) - Active

Sales Company

RE/MAX ALL PRO: Mark Svrcek (301) 933-3333

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,000	3,000	3,000	Withheld	Vacant	TBD	Direct

RE/MAX ALL PRO / Mark Svrcek (301) 933-3333

**9604 Baltimore Ave
College Park, MD 20740**



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,500 SF**
 Typical Floor: **1,250 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1935**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.89 AC**
 Zoning: **MUI**
 Parcel No: **21-2379592**
 Parking: **Free Covered Spaces
Ratio of 3.20/1,000 SF**

Lease

Total Available: **2,500 SF**
 Smallest Space: **1,250 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$19.20**
 Expenses: **2011 Tax @ \$6.67/sf; 2008 Ops @ \$6.00/sf**

For Sale Info

For Sale - Active

Sales Company

Woodmont Properties: Carter Smith (301) 652-2302

Presented By

Woodmont Properties / Carter Smith (301) 652-2302

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,250	1,250	2,500	\$19.20/nnn	30 Days	3 yrs	Direct
<i>Woodmont Properties / Carter Smith (301) 652-2302</i>							
Business is moving out, occupancy negotiable. Garage door in back to support contractor, interior design, flooring, carpeting type of business. Rent is \$4000 plus utilities.							
E 2nd	1,250	1,250	2,500	\$19.20/nnn	30 Days	3 yrs	Direct
<i>Woodmont Properties / Carter Smith (301) 652-2302</i>							
Business is moving out, occupancy negotiable. Garage door in back to support contractor, interior design, flooring, carpeting type of business. Rent is \$4000 plus utilities.							

9604 Baltimore Ave
-- cont'd
College Park, MD 20740

**The Village at North College Park
10280 Baltimore Ave
College Park, MD 20740**



Structure

Building Type: **Retail**
 SubType: **Storefront (Neighborhood Center)**
 Class: -
 RBA: **2,707 SF**
 Typical Floor: **2,707 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: -
 Land Area: **0.32 AC**
 Zoning: **MXT**
 Parcel No: **01-3633054**
 Parking: -

Lease

Total Available: **2,707 SF**
 Smallest Space: **2,707 SF**
 Max Contig: **2,707 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$45.00**
 Expenses: **2011 Tax @ \$7.39/sf**

For Sale Info

Not For Sale

Presented By

Segall Group / Jonathan Garritt (410) 753-3000 X102 / Andrew G. Segall (410) 753-3000 X105 / Jonathan Garritt (410) 753-3000 x102 / Andrew G. Segall (410) 753-3000 x105

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	2,707	2,707	2,707	\$45.00/mg	Vacant	Negotiable	Direct

Segall Group / Jonathan Garritt (410) 753-3000 x102 / Andrew G. Segall (410) 753-3000 x105

**5010 Branchville Rd
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,720 SF**
 Typical Floor: **1,360 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1930**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.11 AC**
 Zoning: **CSC**
 Parcel No: **21-2388395**
 Parking: **3 free Surface Spaces are available**
Ratio of 1.10/1,000 SF



Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/Yr: **-**
 Expenses: **2015 Tax @ \$2.49/sf; 2013 Ops @ \$3.13/sf**

For Sale Info

Not For Sale

**5051 Greenbelt Rd
College Park, MD 20740**



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,400 SF**
 Typical Floor: **1,129 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1956**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.27 AC**
 Zoning: **CSC**
 Parcel No: **21-2421709**
 Parking: **15 free Surface Spaces are available
Ratio of 6.25/1,000 SF**

Lease

Total Available: **2,400 SF**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2015 Tax @ \$4.75/sf**

For Sale Info

For Sale - Active

Sales Company

NAI The Michael Companies, Inc.: Allen Cornell (301) 918-2909, John Michael (301) 918-2957

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,400	2,400	2,400	Withheld	30 Days	TBD	Direct

NAI The Michael Companies, Inc. / Allen Cornell (301) 918-2909 / John Michael (301) 918-2957

Building Notes

- Prime Retail with Excellent Visibility
- 2,400 ± sf two-story retail building
- 900 ± sf single-story garage
- Zoned C-S-C (Commercial Shopping Center)
- New roof installed in 2015

5051 Greenbelt Rd
-- cont'd
College Park, MD 20740

- Building is newly painted
- Traffic Count - 40,101 vpd on Greenbelt Rd per MSHA 2013
- Well located with convenient access to Route 1 and Kenilworth Ave.
- 20 parking spaces

**6321-6323 Greenbelt Rd
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **20,000 SF**
 Typical Floor: **19,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **40.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.77 AC**
 Zoning: **CSC, Greenbelt**
 Parcel No: **21-2388734, 21-2388742, 21-2388759, 21-2388767, 21-2388775, 21-2388783, 21-2388791, 21-2388809**
 Parking: **70 free Surface Spaces are available
Ratio of 3.50/1,000 SF**



Lease

Total Available: **20,000 SF**
 Smallest Space: **8,000 SF**
 Max Contig: **12,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$19.00**
 Expenses: **2011 Tax @ \$2.90/sf**

For Sale Info

Not For Sale

Presented By

KPI Commercial, LLC / Vishal Khosla (301) 656-3444 X304 / Vishal Khosla (301) 656-3444 x304

Amenities

Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	8,000	8,000	8,000	\$19.00/nnn	30 Days	Negotiable	Direct
<i>KPI Commercial, LLC / Vishal Khosla (301) 656-3444 x304</i>							
P 1st	12,000	12,000	12,000	\$19.00/nnn	Vacant	Negotiable	Direct
<i>KPI Commercial, LLC / Vishal Khosla (301) 656-3444 x304</i>							

Three tenant center with pylon signage on Greenbelt Road and building signage. Other tenants include Sir Walter Raleigh Restaurant and Washington First Bank. Plenty of free surface parking. Previous tenant was large real estate office. Located at the intersection of Greenbelt Road and Kenilworth Avenue.

6321-6323 Greenbelt Rd
-- cont'd
College Park, MD 20740

**4404-4360 Knox Rd
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **(Strip Center)**
 Class: **-**
 RBA: **7,528 SF**
 Typical Floor: **7,528 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **86.2%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.58 AC**
 Zoning: **MUI**
 Parcel No: **21-2298578**
 Parking: **19 free Surface Spaces are available
Ratio of 2.52/1,000 SF**



Lease

Total Available: **1,036 SF**
 Smallest Space: **1,036 SF**
 Max Contig: **1,036 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2011 Tax @ \$5.05/sf, 2010 Est Tax @ \$4.50/sf**

For Sale Info

Not For Sale

Presented By

JBG Rosenfeld Retail Properties / Chris Wilkinson (301) 657-0700

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,036	1,036	1,036	Withheld	Vacant	Negotiable	Direct

JBG Rosenfeld Retail Properties / Chris Wilkinson (301) 657-0700

Rare small vacancy in the College Park trade area. Formerly occupied by China Café. Located on Knox Rd right next to the UMD campus in the heart of the retail.

**Former KASH Realty Building
9003 Rhode Island Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **1,600 SF**
 Typical Floor: **800 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1965**
 % Leased: **50.9%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.08 AC**
 Zoning: **CSC**
 Parcel No: **21-2351286**
 Parking: **Ratio of 2.50/1,000 SF**



Lease

Total Available: **785 SF**
 Smallest Space: **255 SF**
 Max Contig: **530 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$29.43-\$37.65**
 Expenses: **2015 Tax @ \$1.88/sf**

For Sale Info

For Sale at \$419,900 (\$262.44/SF) - Active

Sales Company

Chorvinsky Commercial Properties: Ted D. Chorvinsky (301) 881-8520

Presented By

Chorvinsky Commercial Properties / Ted D. Chorvinsky (301) 881-8520

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	255	255	255	\$37.65/fs	Vacant	3 yrs	Direct
<i>Chorvinsky Commercial Properties / Ted D. Chorvinsky (301) 881-8520</i>							
Asking price: \$800 per month Free standing Building Zoned CSC--- Commercial Office or Retail---35,000 cars daily---2 Levels---6+ Offices---Kitchenette---2 Half Baths--- Storage Room--- Multiple Tenant---Plenty of Street Parking---NEW HVAC---Complete interior Renovation---ALL UTILITIES INCLUDED!!! Well-known Building at Rhode Island Ave. & University Blvd.--- Perfect for Attorney/Accountant/Insurance/Real Estate/IT/Marketing/Contractor!!!							
P 1st / Suite 101	530	530	530	\$29.43/fs	Vacant	3 yrs	Direct
<i>Chorvinsky Commercial Properties / Ted D. Chorvinsky (301) 881-8520</i>							
Asking price: \$1,300 per month. Free standing Building Zoned CSC--- Commercial Office or Retail---35,000 cars daily---2 Levels---6+ Offices---Kitchenette---2 Half Baths--- Storage Room--- Multiple Tenant---Plenty of Street Parking---NEW HVAC---Complete interior Renovation---ALL UTILITIES INCLUDED!!! Well-known Building at Rhode Island Ave. & University Blvd.--- Perfect for Attorney/Accountant/Insurance/Real Estate/IT/Marketing/Contractor!!!							

Former KASH Realty Building
-- cont'd
9003 Rhode Island Ave
College Park, MD 20740

College Park Gulf
9891 Rhode Island Ave
College Park, MD 20740

Structure

Building Type: **Retail**
 SubType: **Service Station**
 Class: **-**
 RBA: **1,734 SF**
 Typical Floor: **1,734 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1957**
 % Leased: **100%**
 Owner Occupied: **Yes**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **0.57 AC**
 Zoning: **CSC, County**
 Parcel No: **21-2321925**
 Parking: **14 free Surface Spaces are available**
Ratio of 8.07/1,000 SF



Lease

Total Available: **1,734 SF**
 Smallest Space: **1,734 SF**
 Max Contig: **1,734 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **For Sale Only**
 Expenses: **2015 Tax @ \$9.06/sf**

For Sale Info

For Sale at \$1,500,000 (\$865.05/SF) - Active

Sales Company

KW Commercial - Keller Williams Capital Properties: Maria F. Delgado (703) 964-1290

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,734	1,734	1,734	Withheld	30 Days	TBD	Direct

KW Commercial - Keller Williams Capital Properties / Maria F. Delgado (703) 964-1290

Building Notes

Property Description: Full Service Gas Station

**9913-9923 Rhode Island Ave
College Park, MD 20740**

Structure

Building Type: **Retail**
 SubType: **(Strip Center)**
 Class: **-**
 RBA: **5,047 SF**
 Typical Floor: **5,735 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1961**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.38 AC**
 Zoning: **CSC**
 Parcel No: **01-0066464**
 Parking: **22 free Surface Spaces are available
Ratio of 4.36/1,000 SF**



Lease

Total Available: **2,747 SF**
 Smallest Space: **1,147 SF**
 Max Contig: **1,600 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$10.50**
 Expenses: **2011 Tax @ \$2.86/sf**

For Sale Info

Not For Sale

Presented By

Iglesia Pentecostal Monte Sinai

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,600	1,600	1,600	\$10.50/fs	Vacant	Thru Dec 2018	Sublet
<i>Wahi Raj P & Neena / Raj Wahi (703) 338-4483</i>							
Space is ONLY for a Church. This Church is established more than 10 years and has all permits and licenses. Church will be shared with an other church for services on different times. Rent includes all utilities, cam etc. except inside electric which will be shared with other church. Church is already furnished and just bring your members and start services. Call for more details. Church is located in a strip center with lot of parking and local bus line. 9919 Rhode Island Ave. College Park, MD. 20740 Situated in a strip center with lot of parking and nearest bus line							
P 1st	1,147	1,147	1,147	Withheld	Negotiable	Negotiable	Direct
<i>Iglesia Pentecostal Monte Sinai</i>							

Hollywood Square
9925-9937 Rhode Island Ave
College Park, MD 20740

Structure

Building Type: **Retail**
 SubType: **(Strip Center)**
 Class: **-**
 RBA: **5,500 SF**
 Typical Floor: **5,200 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1961**
 % Leased: **78.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.38 AC**
 Zoning: **CSC, County**
 Parcel No: **01-0066464**
 Parking: **35 free Surface Spaces are available**
Ratio of 4.00/1,000 SF



Lease

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2011 Tax @ \$2.62/sf, 2011 Est Tax @ \$1.64/sf; 2011 Est Ops @ \$2.50/sf**

For Sale Info

Not For Sale

Presented By

H & R Retail, Inc. / Larry B. Hoffman (301) 656-3030 X115 / Larry B. Hoffman (301) 656-3030 x115

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct

H & R Retail, Inc. / Larry B. Hoffman (301) 656-3030 x115

Building Notes

Hollywood Square is a neighborhood shopping center with easy access to the Beltway. This center is one block from a big box grocery and hardware store anchored center. Destination retail tenants that benefit from these proximities do well at Hollywood Square.

Retail shops include; beauty supply store, video rentals and a Mexican Grocery. All leases are three to five year terms plus common area maintenance. Expenses are passed through to the tenants, billed monthly, and include real estate taxes, insurance, electric, trash and water. Current estimated monthly CAM is: \$2.50

Hollywood Square

-- cont'd

9925-9937 Rhode Island Ave

College Park, MD 20740

Listing website:

http://www.cie360.com/jsp/listings/listing_overview.jsp?listingID=334088