

7400 BALTIMORE AVENUE ■ COLLEGE PARK, MARYLAND

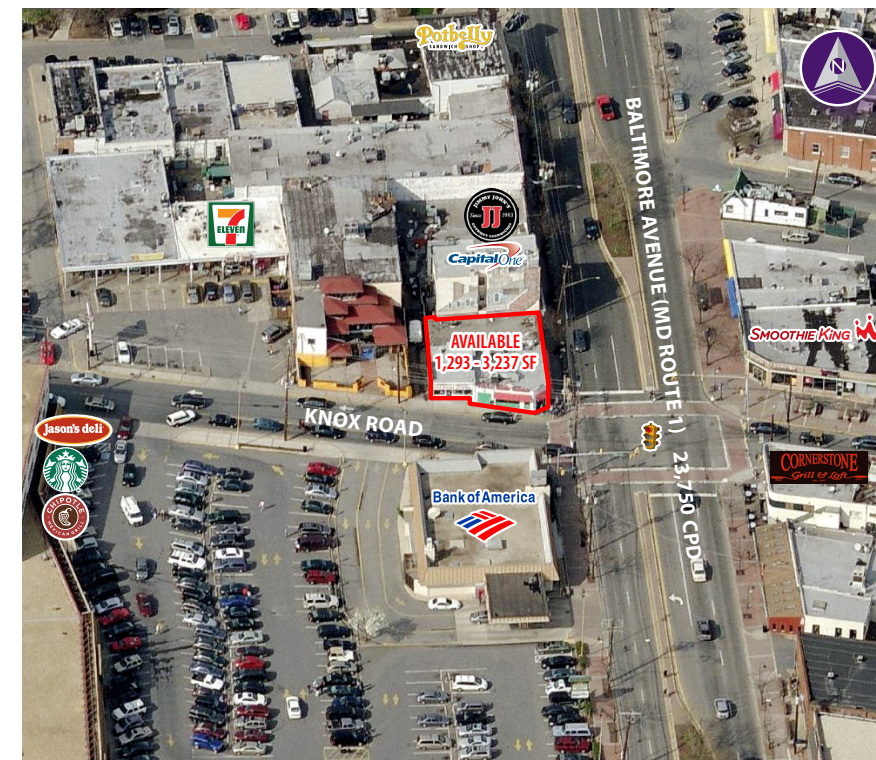


Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H & R Retail, Inc.

7400 Baltimore Avenue

COLLEGE PARK, MARYLAND

Rare Endcap Restaurant Space Available in College Park



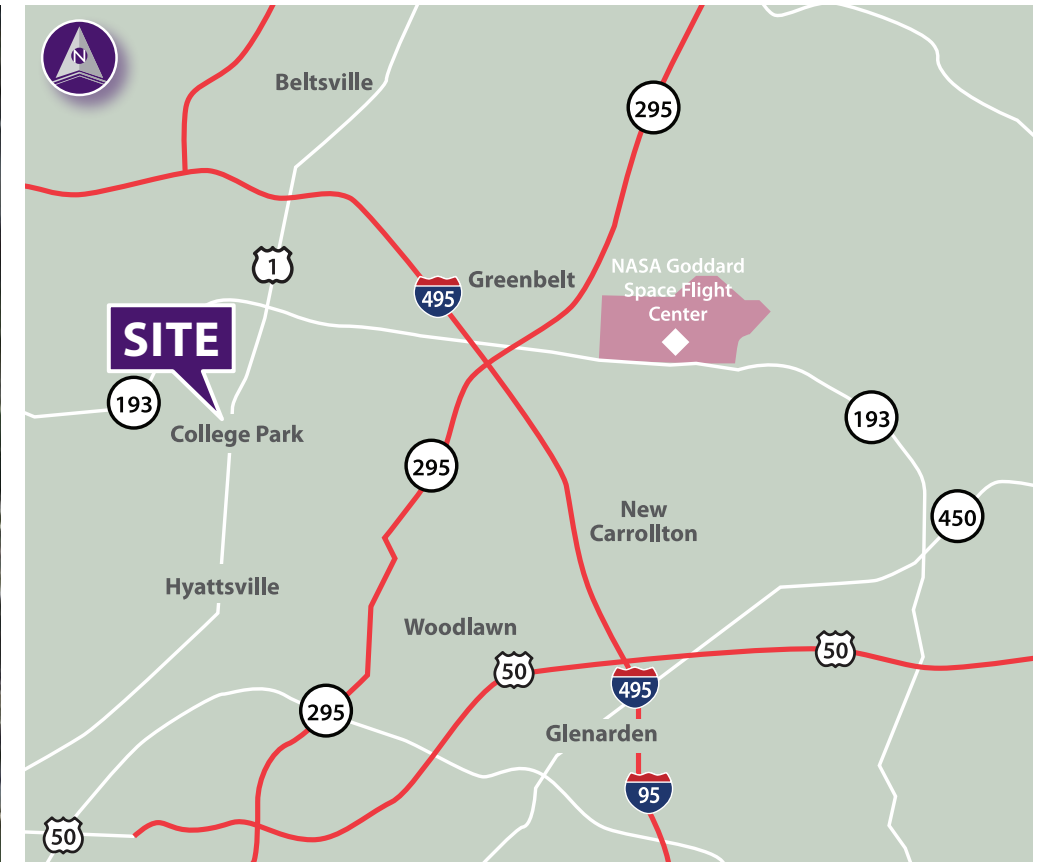
Property Highlights

- 1,293 – 3,237 square feet available
- Positioned directly in front of University of Maryland (37,247 students)
- Located at signalized intersection of MD Route 1 (23,750 CPD) & Knox Road
- Over 60' of frontage on Baltimore Avenue

Please Contact

**Sean M. Harcourt**  
240.482.3606 (direct)  
301.656.3030 (office)  
sean@hrretail.com

**7400 BALTIMORE AVENUE ■ COLLEGE PARK, MARYLAND**



**Demographics (2014 Estimated)**

|                   | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|-------------------|---------------|---------------|---------------|
| Population        | 21,074        | 180,373       | 449,695       |
| Average HH Income | \$88,051      | \$74,664      | \$79,261      |

**Site Plan Key**

- Leased
- Available
- Not a Part of Subject Property