

UTC

UNIVERSITY TOWN CENTER

HYATTSVILLE, MD

PRIME RETAIL AND
RESTAURANT SPACES FROM

1,107 SF
to
2,900 SF

Adjacent to The Mall at
Prince Georges and across
from the Metro

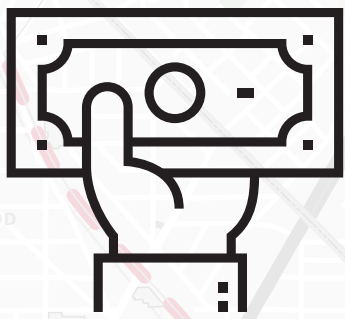
HR
RETAIL
A PART OF
CHAIN LINKS
RETAIL ADVISORS

UNIVERSITY TOWN CENTER

HYATTSVILLE, MD



POPULATION
209,648
within 3 Miles



AVERAGE HH INCOME
\$93,181
within 1 Mile



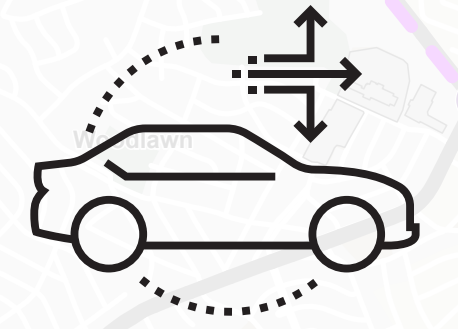
HOUSEHOLDS
65,051
within 3 Miles



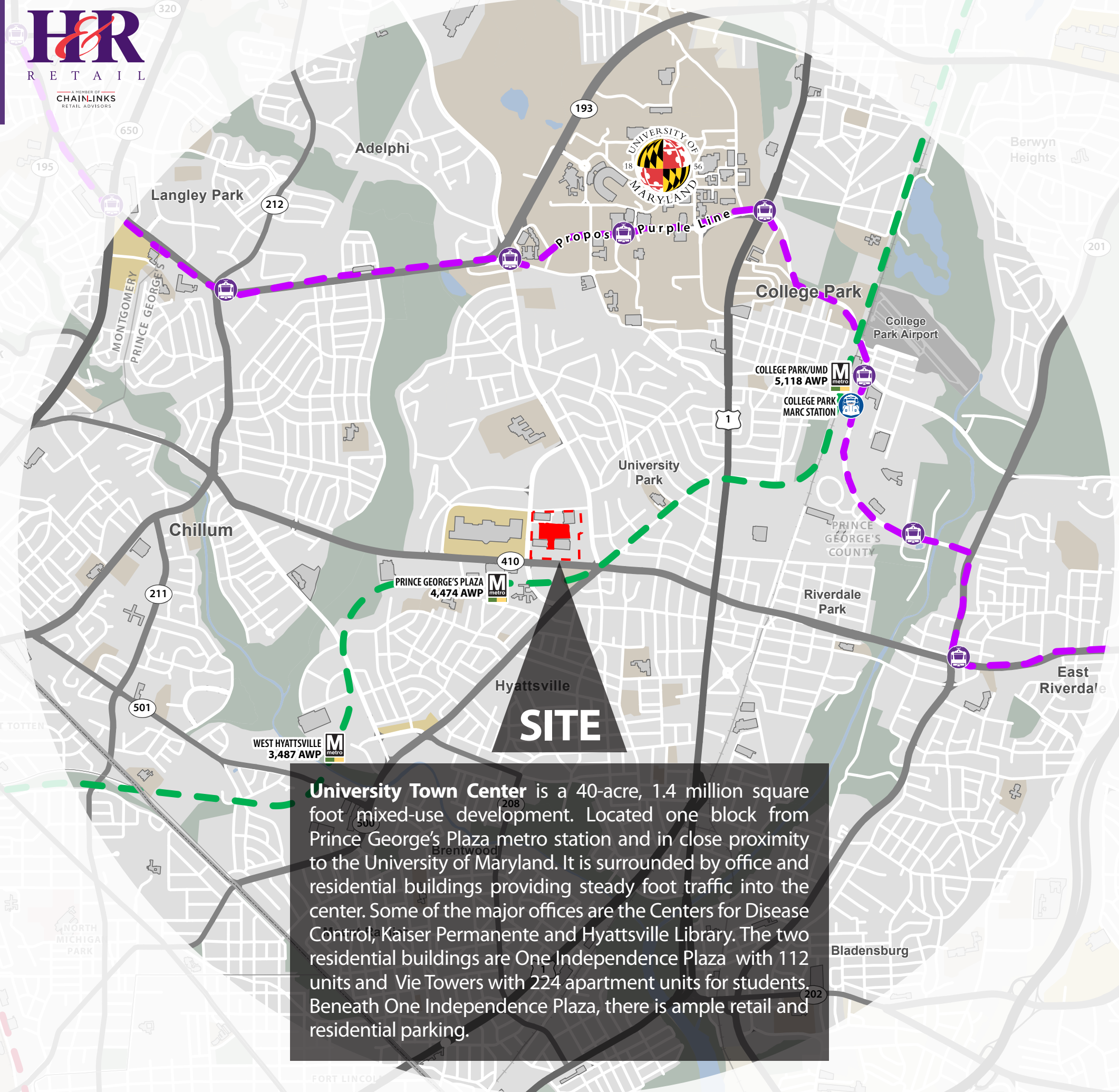
DAYTIME POPULATION
78,962
within 3 Miles



BUSINESSES
4,785
within 3 Miles



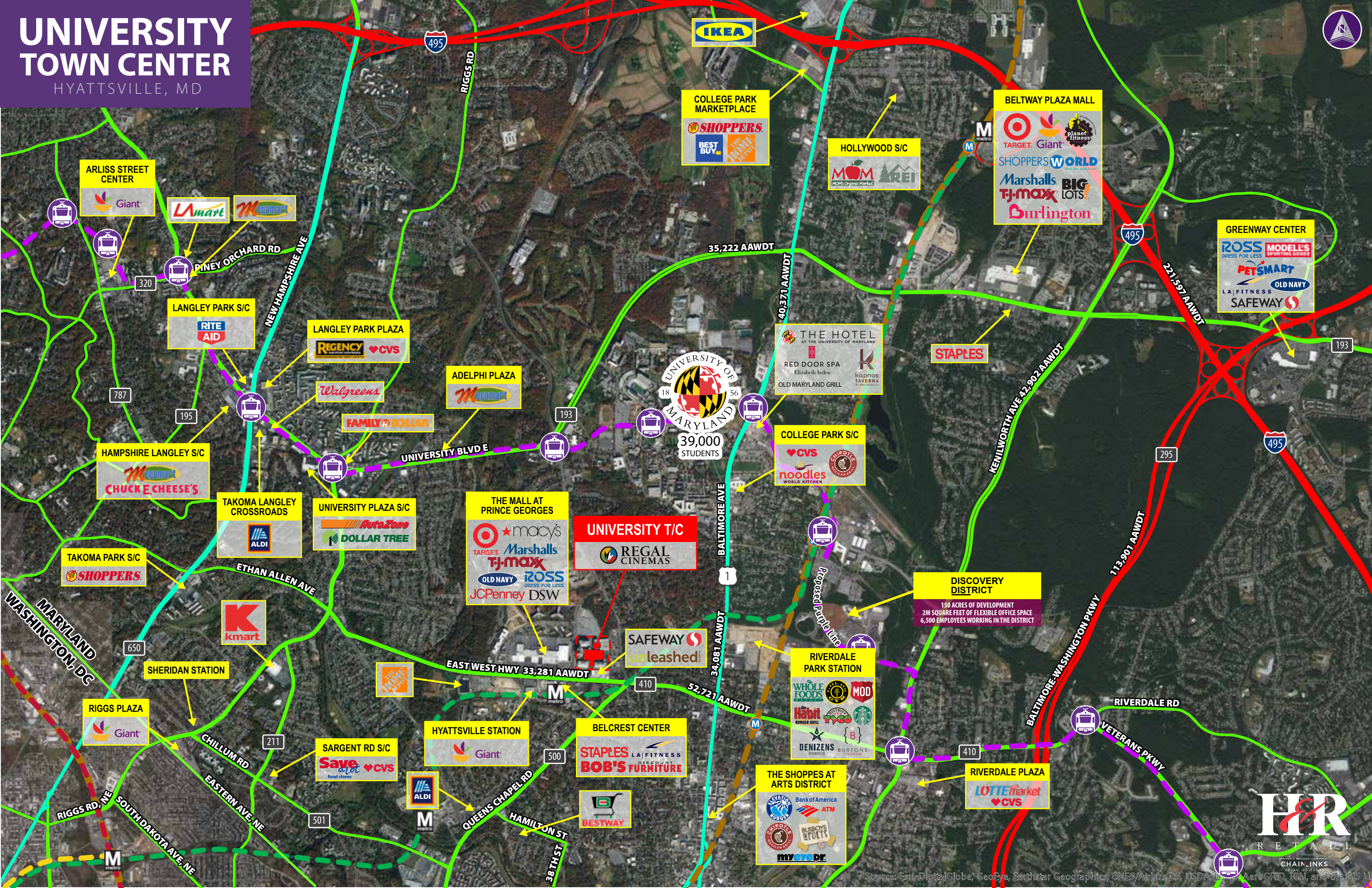
CARS PER DAY
33,281
on East West Highway



University Town Center is a 40-acre, 1.4 million square foot mixed-use development. Located one block from Prince George's Plaza metro station and in close proximity to the University of Maryland. It is surrounded by office and residential buildings providing steady foot traffic into the center. Some of the major offices are the Centers for Disease Control, Kaiser Permanente and Hyattsville Library. The two residential buildings are One Independence Plaza with 112 units and Vie Towers with 224 apartment units for students. Beneath One Independence Plaza, there is ample retail and residential parking.

UNIVERSITY TOWN CENTER

HYATTSVILLE, MD



COLLEGE PARK MARKETPLACE
SHOPPERS
BEST BUY

HOLLYWOOD S/C
MOM
KREI

BELTWAY PLAZA MALL
Target
Giant
planet fitness
SHOPPERS WORLD
Marshalls
TJ-maxx
BIG LOTS
Burlington

GREENWAY CENTER
ROSS
MODELL'S
PETSMART
LA FITNESS
OLD NAVY
SAFeway

UNIVERSITY OF MARYLAND
39,000 STUDENTS

THE HOTEL
AT THE UNIVERSITY OF MARYLAND
RED DOOR SPA
Elizabeth Arden
OLD MARYLAND GRILL
Kaphos TAVERNA

STAPLES

COLLEGE PARK S/C
CVS
CHIPOTLE
noodles
WORLD KITCHEN

THE MALL AT PRINCE GEORGES
Target
macy's
Marshalls
TJ-maxx
OLD NAVY
ROSS
DRESS FOR LESS
JCPenney
DSW

UNIVERSITY T/C
REGAL CINEMAS

DISCOVERY DISTRICT
 150 ACRES OF DEVELOPMENT
 2M SQUARE FEET OF FLEXIBLE OFFICE SPACE
 6,500 EMPLOYEES WORKING IN THE DISTRICT

SAFeway
unleashed!

RIVERDALE PARK STATION
WHOLE FOODS
MOD
Habit Burger Grill
TRIO
Starbucks
DENIZENS
BURTONS

RIVERDALE PLAZA
LOTTE Market
CVS

BELCREST CENTER
STAPLES
LA FITNESS
BOB'S FURNITURE

THE SHOPPES AT ARTS DISTRICT
Bank of America
ATM
myeye dr

SARGENT RD S/C
Save a lot
CVS

HYATTSVILLE STATION
Giant

ALDI

BESTWAY

LANGLEY PARK S/C
RITE AID

LANGLEY PARK PLAZA
REGENCY
CVS

Walgreens

ADELPHI PLAZA
Megamart

FAMILY DOLLAR

HAMPSHIRE LANGLEY S/C
CHUCK E CHEESE'S

TAKOMA LANGLEY CROSSROADS
ALDI

UNIVERSITY PLAZA S/C
AutoZone
DOLLAR TREE

TAKOMA PARK S/C
SHOPPERS

Kmart

SHERIDAN STATION

RIGGS PLAZA
Giant

CHILLUM RD

Save a lot
CVS

QUEENS CHAPEL RD

HAMILTON ST

38TH ST



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

UNIVERSITY TOWN CENTER

HYATTSVILLE, MD



P
1170
parking spaces

1170
parking spaces

300
parking spaces

THE MALL AT PRINCE GEORGES

BELCREST CENTER



PRINCE GEORGE'S PLAZA
4,474 AWP

- AT LOI
- LEASED
- OFFICE
- RESIDENTIAL
- NOT A PART

33,281 AAWDT

EAST-WEST HWY

BELCREST RD

TOLEDO RD

ADELPHI RD

KAISER PERMANENTE

CDC

Student Apartments
244 units

One Independence Plaza
112 units

Old Dominion
Brewhouse
2,974 SF

Metro & Po
2,915 SF

The Beauty Boutique
2,343 SF

AVAILABLE
1,317 SF

AT LOI
1,707 SF

Hyattsville Library
9,357 SF

REGAL 14
CINEMAS
67,450 SF

The Carolina Kitchen
6,043 SF

FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
FEMA

UPPER LEVEL

Fiscal Service

BeClaws
4,151 SF

AVAILABLE
2,075 SF

Sushirido

Image Station
868 SF

Quloba

METRO II
Residential Development
300 units

Longholloway
2,000 SF

Street Kat
1,804 SF

Luxury
Nail Spa
1,719 SF

AVAILABLE
2,375 SF

SAFeway

WINE & LIQUOR
3,961 SF

PHARMACY & SPA
1,442 SF

CAMPERO
2,909 SF

54,055 SF

leashed
4,561 SF

LOWER LEVEL
PARKING COUNT
77 SPACES

MedStar Health
10,999 SF

Phoenix
4,500 SF

TOP LEVEL
PARKING COUNT
223 SPACES

SECOND FLOOR

SUNTRUST

Capital One

FAMILY DENTAL GROUP

T-Mobile

Starbucks

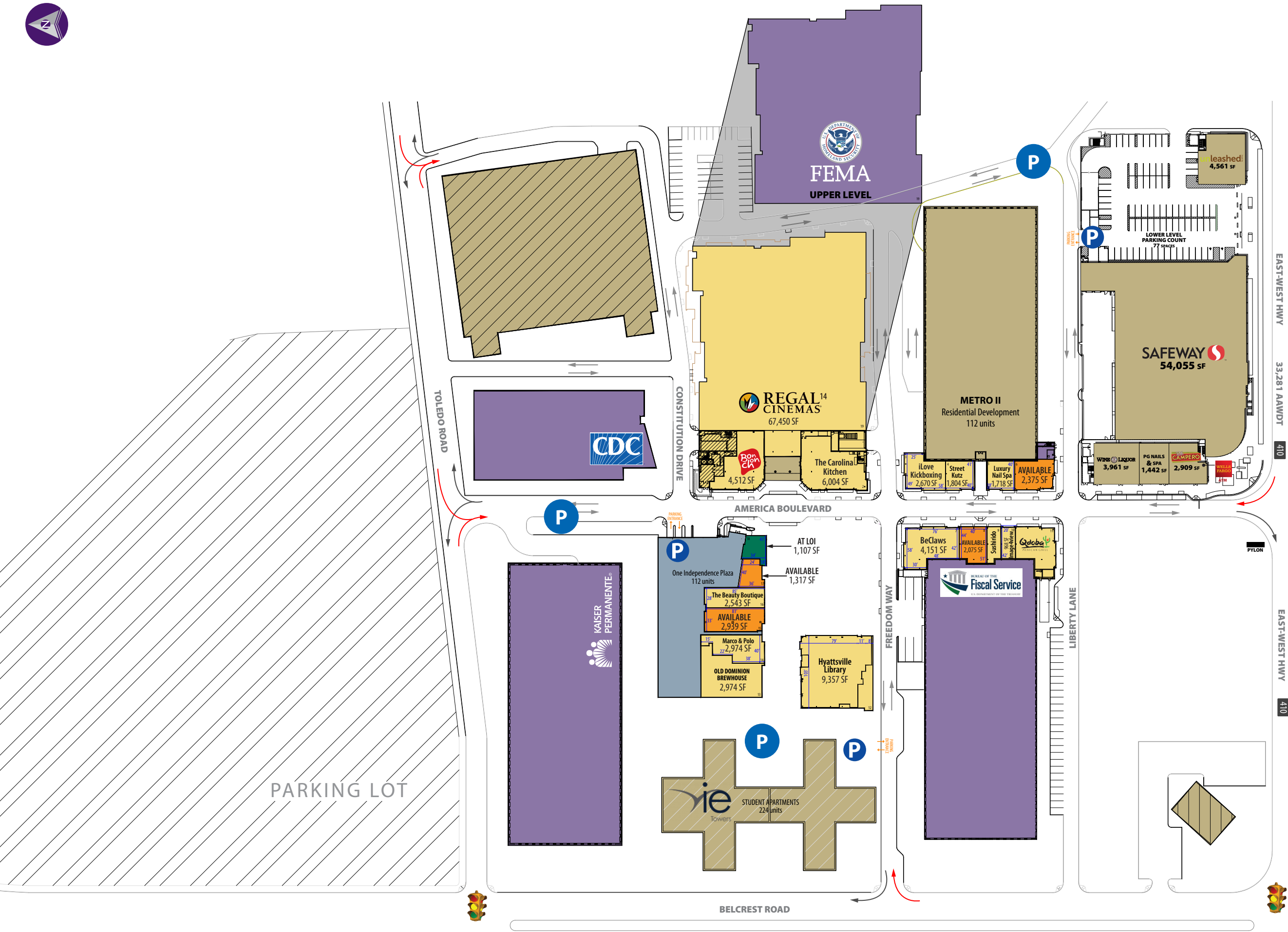
CVS

WASH BLOC



UNIVERSITY TOWN CENTER

HYATTSVILLE, MD



AVAILABLE
 AT LOI
 LEASED
 OFFICE
 RESIDENTIAL
 NOT A PART

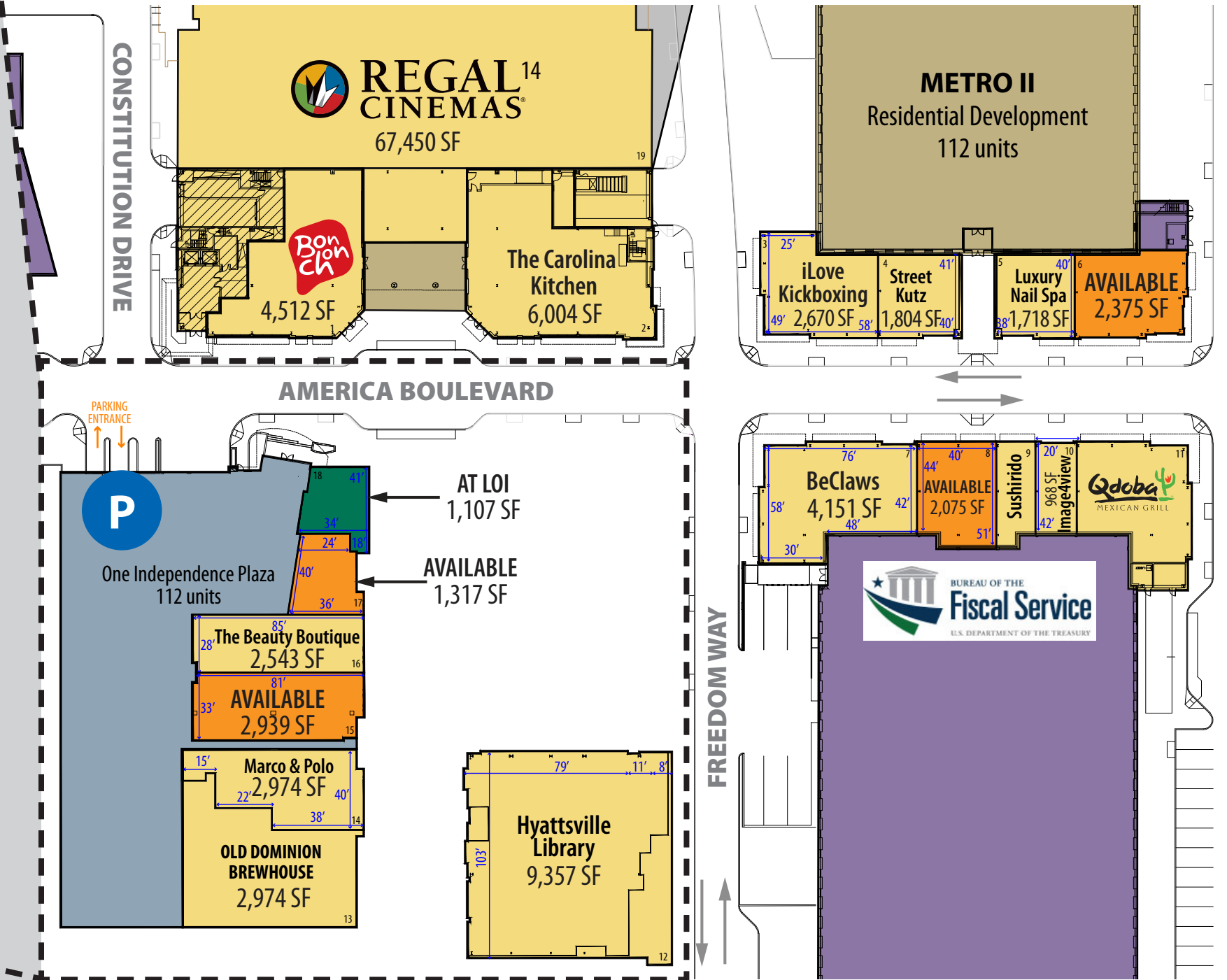


UNIVERSITY TOWN CENTER

HYATTSVILLE, MD



RESIDENTIAL UNITS - LOOKING NORTHWEST



P

1,170 PARKING SPACES

FREE 2 HOUR PARKING

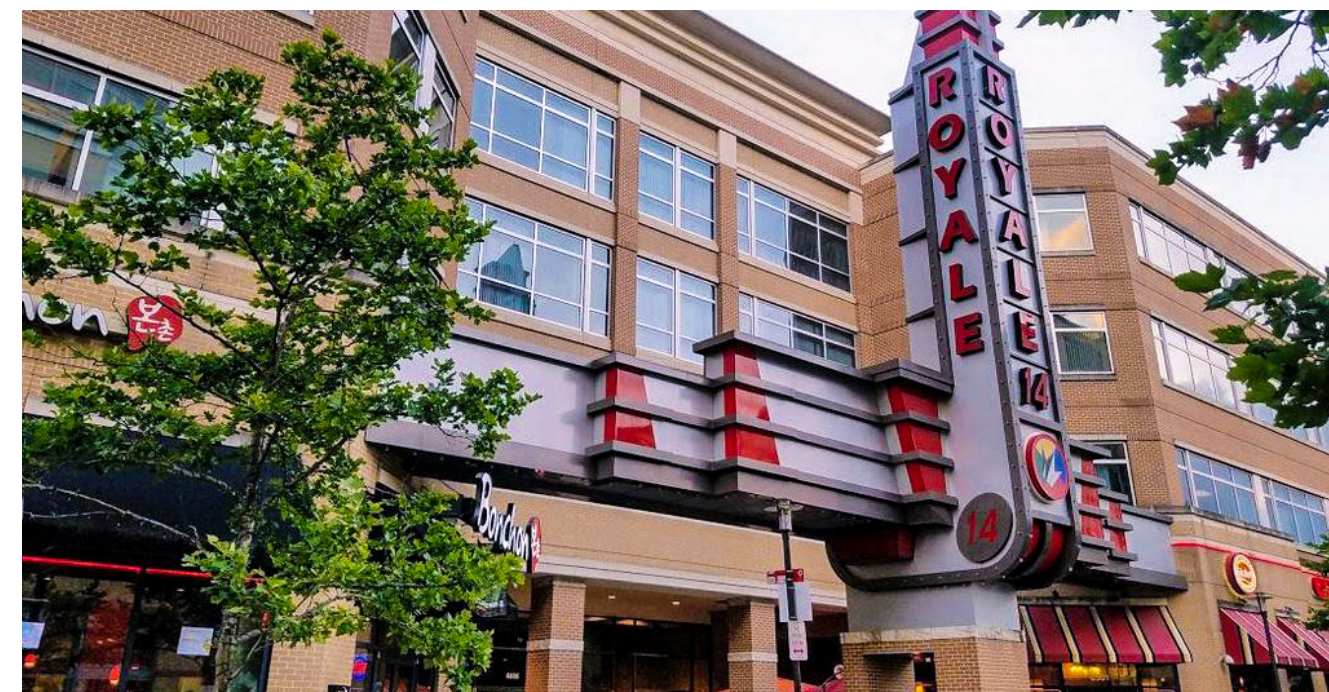
4 STORY UNDERGROUND PARKING

ACCESS TO ONE INDEPENDENCE PLAZA CONDOS

- AVAILABLE
- AT LOI
- LEASED
- RESIDENTIAL
- OFFICE
- NOT A PART

A BLOCK FROM PRINCE
GEORGE'S METRO STATION

UNIVERSITY
TOWN CENTER
HYATTSVILLE, MD



DEMOGRAPHIC PROFILE

2018 and 2023 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.96852/-76.95213



UNIVERSITY TOWN CENTER HYATTSVILLE, MD

	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	20,228	185,015	483,849
2010 Total Population	21,930	197,019	507,858
2018 Total Population	24,914	209,648	554,687
2018 Group Quarters	645	14,282	23,071
2023 Total Population	27,200	217,177	582,872
2018-2023 Annual Rate	1.77%	0.71%	1.00%
2018 Total Daytime Population	17,348	178,397	515,805
Workers	6,823	78,962	255,243
Residents	10,525	99,435	260,562

2018 POPULATION BY AGE

Population Age	1 MILES	3 MILES	5 MILES
Population Age 0 - 4	6.0%	6.3%	6.2%
Population Age 5 - 9	5.7%	6.1%	6.0%
Population Age 10 - 14	5.5%	5.6%	5.7%
Population Age 15 - 24	16.6%	20.1%	15.9%
Population Age 25 - 34	18.7%	16.5%	16.8%
Population Age 35 - 44	13.9%	13.3%	13.9%
Population Age 45 - 54	11.9%	11.0%	11.9%
Population Age 55 - 64	10.8%	9.9%	11.2%
Population Age 65 - 74	7.0%	6.6%	7.5%
Population Age 75 - 84	2.7%	3.1%	3.5%
Population Age 85 +	1.1%	1.4%	1.6%
Population Age 18 +	79.6%	78.9%	79.1%
Median Age	33.5	32.1	34.7

2018 POPULATION BY SEX

Sex	1 MILES	3 MILES	5 MILES
Male Population	12,632	106,572	273,242
Female Population	12,282	103,076	281,445

2018 POPULATION BY RACE/ETHNICITY

Race/Ethnicity	1 MILES	3 MILES	5 MILES
White Alone	34.0%	27.5%	26.7%
Black Alone	32.8%	37.0%	45.7%
American Indian Alone	0.5%	0.9%	0.7%
Asian Alone	5.8%	4.7%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	22.0%	25.0%	17.7%
Two or More Races	4.9%	4.8%	4.6%
Hispanic Origin	35.9%	41.6%	30.5%
Diversity Index	87.8	89.0	83.8

	1 MILES	3 MILES	5 MILES
2018 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	20,617	171,849	455,828
Never Married	48.7%	54.1%	51.1%
Married	39.1%	34.0%	35.5%
Widowed	3.2%	4.1%	4.5%
Separated or Divorced	9.1%	7.8%	8.8%

2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Attainment	1 MILES	3 MILES	5 MILES
Total	16,478	129,732	367,907
Less than 9th Grade	12.4%	18.9%	11.4%
9th - 12th Grade, No Diploma	5.2%	8.5%	7.7%
High School Graduate	16.8%	21.1%	20.1%
GED/Alternative Credential	2.0%	2.5%	2.6%
Some College, No Degree	13.9%	14.9%	16.1%
Associate Degree	5.5%	5.0%	4.7%
Bachelor's Degree	20.3%	14.9%	18.1%
Graduate/Professional Degree	23.8%	14.1%	19.3%

HOUSEHOLDS SUMMARY

Year	1 MILES	3 MILES	5 MILES
2000 Households	7,531	62,921	177,129
2000 Average Household Size	2.64	2.77	2.62
2010 Households	7,773	62,149	180,492
2010 Average Household Size	2.74	2.95	2.69
2018 Households	8,785	65,051	196,466
2018 Average Household Size	2.76	3.00	2.71
2023 Households	9,567	67,278	206,696
2023 Average Household Size	2.78	3.02	2.71
2018-2023 Annual Rate	1.72%	0.68%	1.02%
2010 Families	4,564	37,882	103,955
2010 Average Family Size	3.35	3.48	3.36
2018 Families	5,070	39,149	111,154
2018 Average Family Size	3.41	3.57	3.37
2023 Families	5,495	40,255	116,143
2023 Average Family Size	3.44	3.60	3.37
2018-2023 Annual Rate	1.62%	0.56%	0.88%

HOUSING UNIT SUMMARY

Unit Type	1 MILES	3 MILES	5 MILES
2018 Housing Units	9,347	70,655	213,402
Owner Occupied Housing Units	38.6%	42.2%	41.5%
Renter Occupied Housing Units	55.4%	49.9%	50.6%
Vacant Housing Units	6.0%	7.9%	7.9%

	1 MILES	3 MILES	5 MILES
2018 HOUSEHOLDS BY INCOME			
<\$15,000	6.8%	9.5%	12.1%
\$15,000 - \$24,999	7.6%	8.2%	7.7%
\$25,000 - \$34,999	8.0%	9.0%	7.9%
\$35,000 - \$49,999	13.5%	12.9%	11.8%
\$50,000 - \$74,999	19.0%	18.6%	17.3%
\$75,000 - \$99,999	12.3%	13.3%	12.8%
\$100,000 - \$149,999	14.9%	15.9%	15.4%
\$150,000 - \$199,999	9.4%	6.8%	7.5%
\$200,000+	8.5%	5.7%	7.6%
Average Household Income	\$93,181	\$81,123	\$86,925
Median Household Income	\$66,451	\$61,485	\$62,848
Per Capita Income	\$33,412	\$25,959	\$31,383

2018 OWNER OCCUPIED HOUSING UNITS BY VALUE

Value Range	1 MILES	3 MILES	5 MILES
Total	3,604	29,809	88,524
<\$50,000	1.3%	1.5%	1.4%
\$50,000 - \$99,999	2.1%	2.0%	1.7%
\$100,000 - \$149,999	4.6%	4.6%	3.7%
\$150,000 - \$199,999	8.1%	9.9%	7.0%
\$200,000 - \$249,999	13.2%	13.3%	9.9%
\$250,000 - \$299,999	10.1%	12.2%	10.1%
\$300,000 - \$399,999	32.7%	27.8%	23.9%
\$400,000 - \$499,999	16.4%	15.2%	15.1%
\$500,000 - \$749,999	7.8%	11.0%	19.1%
\$750,000 - \$999,999	3.5%	1.6%	5.6%
\$1,000,000 +	0.3%	0.5%	1.8%
Average Home Value	\$350,395	\$350,866	\$425,180

2018 EMPLOYED POPULATION 16+ BY INDUSTRY

Industry	1 MILES	3 MILES	5 MILES
Total	14,656	112,780	300,313
Agriculture/Mining	0.2%	0.3%	0.2%
Construction	6.6%	13.1%	9.0%
Manufacturing	2.0%	2.0%	1.8%
Wholesale Trade	1.3%	1.2%	1.0%
Retail Trade	6.8%	7.9%	7.5%
Transportation/Utilities	2.2%	3.5%	4.4%
Information	1.4%	1.6%	2.1%
Finance/Insurance/Real Estate	5.9%	4.2%	4.7%
Services	63.2%	59.2%	59.4%
Public Administration	10.3%	6.9%	9.9%

	1 MILES	3 MILES	5 MILES
2018 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	65.9%	49.4%	57.3%
Management/Business/Financial	15.9%	9.8%	13.5%
Professional	31.7%	20.3%	23.9%
Sales	7.7%	8.0%	7.7%
Administrative Support	10.6%	11.4%	12.1%
Services	22.8%	27.8%	24.8%
Blue Collar	11.3%	22.8%	17.9%
Farming/Forestry/Fishing	0.1%	0.5%	0.3%
Construction/Extraction	5.5%	11.7%	7.5%
Installation/Maintenance/Repair	1.5%	2.5%	2.3%
Production	1.7%	2.9%	2.4%
Transportation/Material Moving	2.7%	5.2%	5.5%

2018 CONSUMER SPENDING

Category	1 MILES	3 MILES	5 MILES
Apparel & Services: Total \$	\$22,034,826	\$143,209,445	\$459,682,201
Average Spent	\$2,508.23	\$2,201.49	\$2,339.75
Education: Total \$	\$15,416,238	\$96,063,678	\$313,810,265
Average Spent	\$1,754.84	\$1,476.74	\$1,597.28
Entertainment/Recreation: Total \$	\$30,727,278	\$198,610,878	\$638,612,389
Average Spent	\$3,497.70	\$3,053.16	\$3,250.50
Food at Home: Total \$	\$49,453,455	\$325,327,543	\$1,037,147,704
Average Spent	\$5,629.31	\$5,001.12	\$5,279.02
Food Away from Home: Total \$	\$35,430,374	\$229,342,343	\$729,642,315
Average Spent	\$4,033.05	\$3,525.58	\$3,713.84
Health Care: Total \$	\$51,435,254	\$336,956,088	\$1,081,325,918
Average Spent	\$5,854.90	\$5,179.88	\$5,503.88
HH Furnishings & Equipment: Total \$	\$20,099,707	\$130,346,733	\$412,722,822
Average Spent	\$2,287.96	\$2,003.76	\$2,100.73
Personal Care Products & Services: Total \$	\$8,143,607	\$52,804,231	\$168,073,912
Average Spent	\$926.99	\$811.74	\$855.49
Shelter: Total \$	\$174,567,876	\$1,133,835,710	\$3,675,020,310
Average Spent	\$19,871.13	\$17,429.95	\$18,705.63
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$23,383,636	\$150,894,218	\$496,567,370
Average Spent	\$2,661.77	\$2,319.63	\$2,527.50
Travel: Total \$	\$20,960,868	\$134,057,211	\$432,991,879
Average Spent	\$2,385.98	\$2,060.80	\$2,203.90
Vehicle Maintenance & Repairs: Total \$	\$10,388,166	\$67,864,868	\$213,566,821
Average Spent	\$1,182.49	\$1,043.26	\$1,087.04

H&R
RETAIL

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



UTC

UNIVERSITY TOWN CENTER

HYATTSVILLE, MD

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