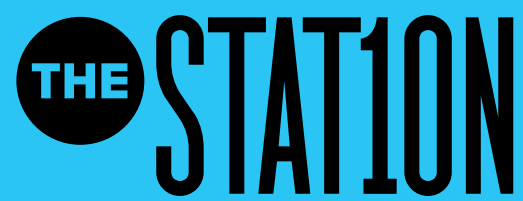


INTRODUCING THE STATION RIVERDALE PARK, MD

NOW OPEN!



& MANY MORE!



CALVIN CAFRITZ ENTERPRISES

INTRODUCTION



UNIVERSITY OF
MARYLAND
RESEARCH PARK



THE STATION

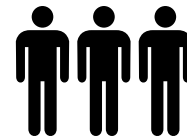
H&R Retail and Calvin Cafritz Enterprises are proud to present The Station, located in one of the most vibrant urban neighborhoods surrounding Washington, DC.

LOCATION

- Strategically located on Route 1, between Washington, DC and College Park, Maryland – the second largest city in Prince George’s County and home to the University of Maryland
- Situated in close proximity to major highways: I-95, I-495 and I-295
- Desirable trade area via Route 1 and East-West Highway
- Within walking distance to Metro’s College Park Station on the Green Line and MARC – with weekly ridership of more than 45,000 people
- Over 9.5 million square feet of office space within a 5 mile radius

THE MARKET: Excellent demographics within a 3 mile radius

DENSE
POPULATION



180,911
PEOPLE

STRONG
INCOMES



\$84,667
AVERAGE HOUSEHOLD
INCOME

STRONG
DAYTIME
POPULATION



65,942
EMPLOYEES

591,000
CURRENT SQUARE FOOTAGE



2 MILLION SQFT
AT FULL BUILD-OUT



4,061
CURRENT EMPLOYEES

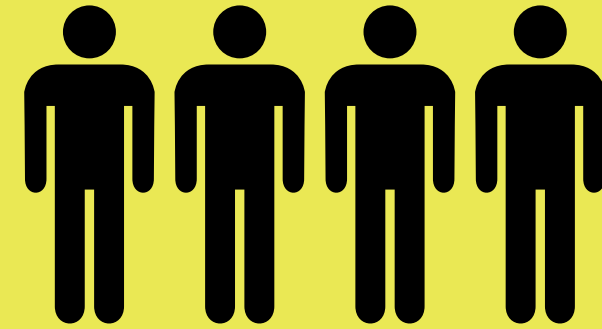


13,000
EMPLOYEES
AT FULL BUILD-OUT

UNIVERSITY OF MARYLAND



BIG 10 CONFERENCE



300,000

OVERALL VISITORS PER YEAR



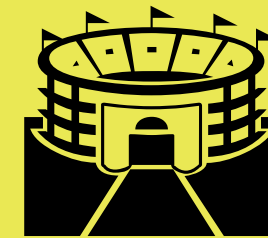
100,000

OVERNIGHT VISITORS PER YEAR

9,000

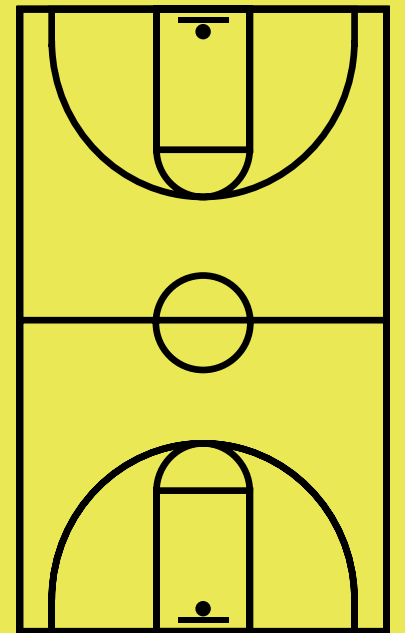
FACULTY

39,000 STUDENTS



51,802

FOOTBALL STADIUM CAPACITY



17,950

BASKETBALL STADIUM CAPACITY



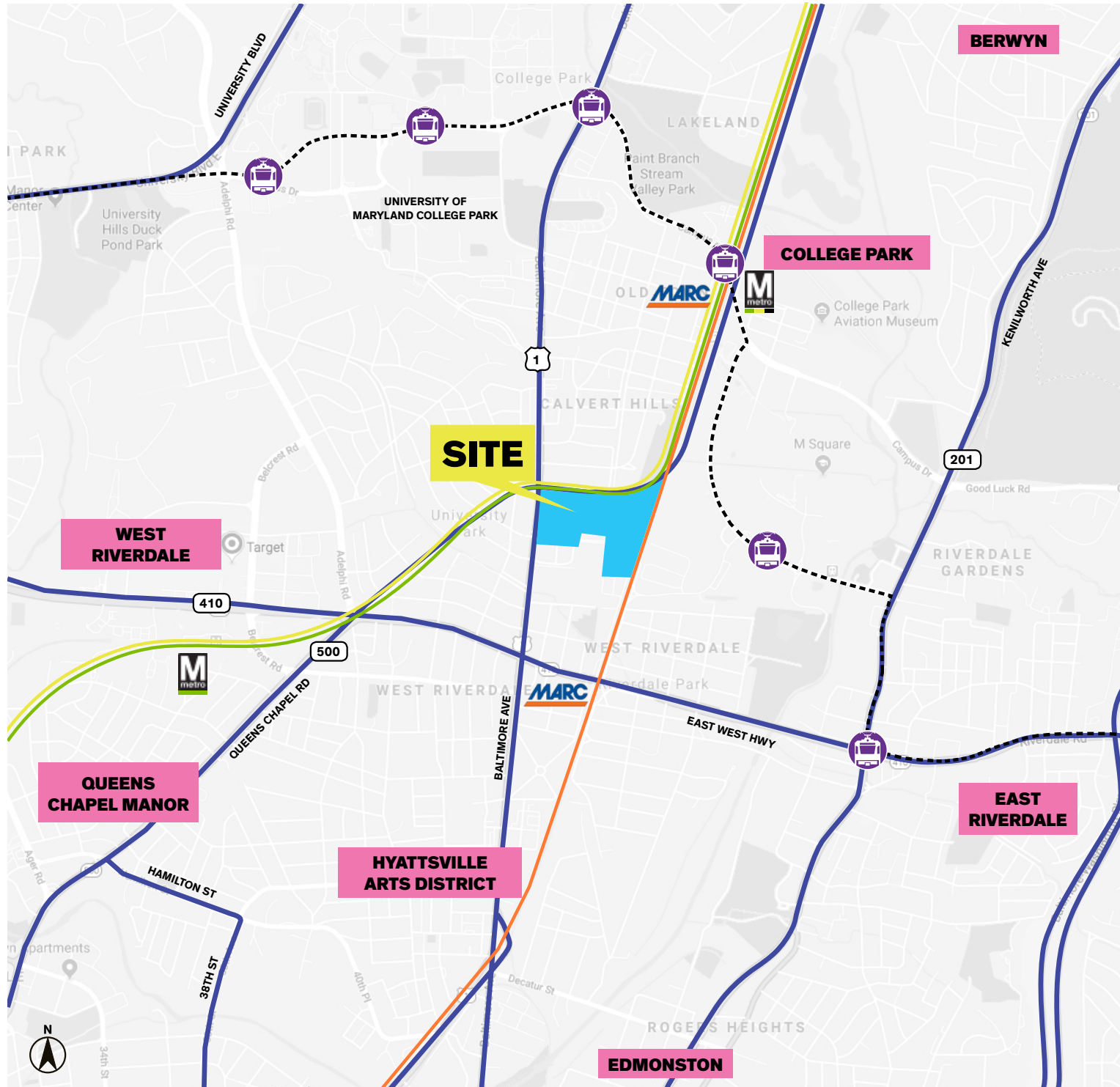
13,900

UNIVERSITY JOBS



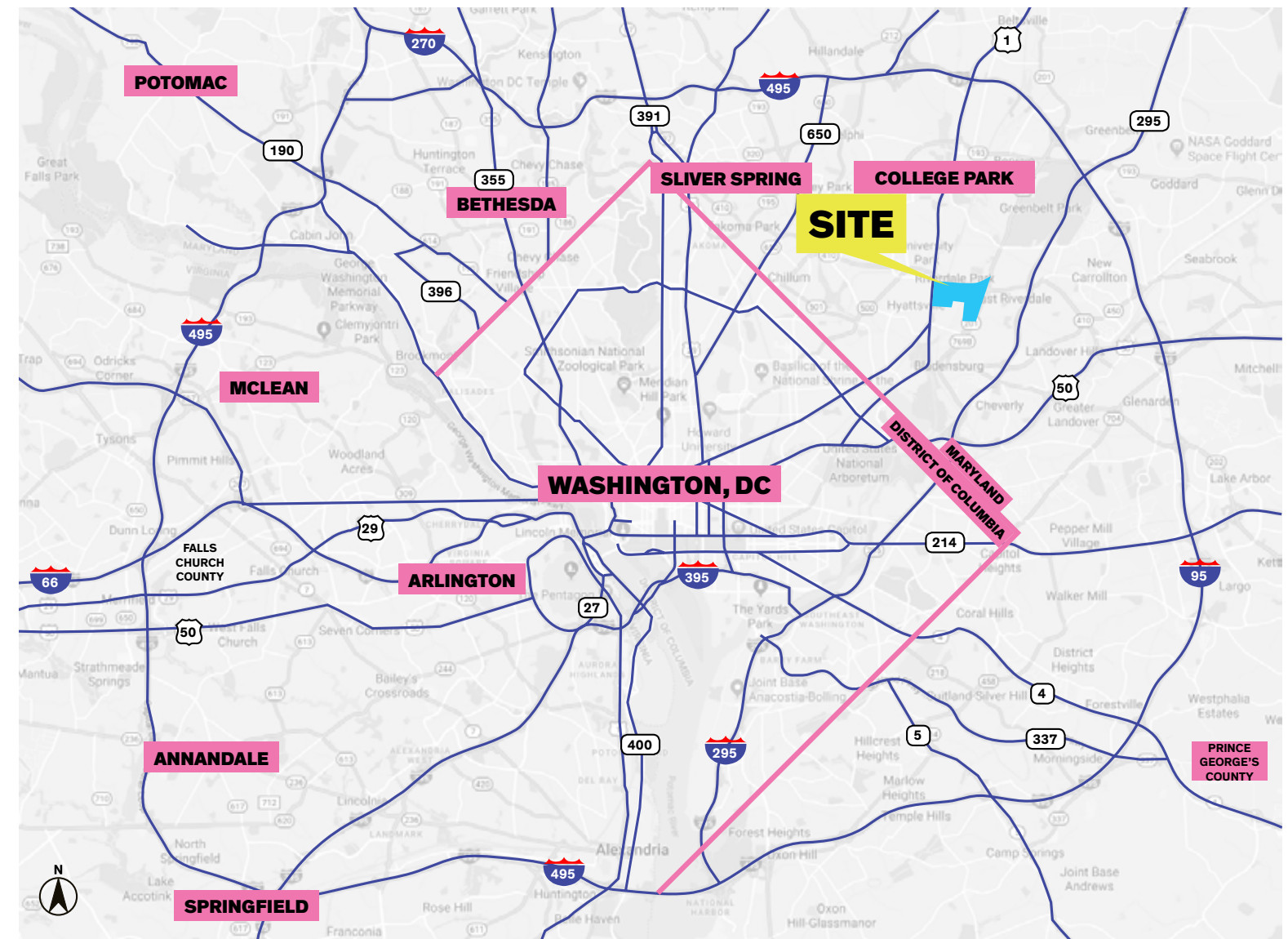
FREE SHUTTLE BUS WILL BE PROVIDED FOR STUDENTS/FACULTY BETWEEN RIVERDALE PARK AND UMD

LOCATION



THE STATION

Located on Route 1, 3.3 miles inside the Washington Beltway and only minutes from the Metrorail, which connects Central Maryland Region, Northern Virginia, and Washington, DC. The area is densely populated with well educated residents who enjoy an active lifestyle, creating a vibrant urban community continually attracting new residents.



ESTABLISHED RETAIL



LOCAL AERIAL



THE MALL AT PRINCE GEORGES

UNIVERSITY T/C
1.4 MILLION SF OFFICE SPACE

PRINCE GEORGES PLAZA METRO STATION

UNIVERSITY PARK ELEMENTARY SCHOOL

BALTIMORE AVE
25,082 AAWDT
48,152 AAWDT

THE STATION
USPS DISTRIBUTION CENTER
US ARMY RESERVE

RIVERDALE MARC STATION

410

EAST WEST HWY

GILBANE RESIDENTIAL/RETAIL
430 Apartments
11,900 SF of Retail
Park Plaza

AMERICAN CENTER FOR PHYSICS

NATIONAL PARK SERVICES

RIVERTECH COURT

RAYTHEON

FUTURE OFFICES

CSX CROSSING NOW OPEN

UM CENTER FOR THE ADVANCED STUDY OF LANGUAGE

COPT/UMD Future Mixed-Use

USDA

COPT/UMD Future Mixed-Use

NOAA

5801 URC

5825 URC

5850 URC

M SQUARE STATION

RIVERDALE COMMUNITY RECREATION PARK

FDA

UM PATAPSCO BUILDING

COLLEGE PARK AIRPORT

DISCOVERY DISTRICT

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

RIVERDALE PARK STATION

SITE PLAN



BLDG. 1
1 level retail

BLDG. 5
5 level multi-family
w/ street level retail
(230 +/- unit)

Hiker / Biker
Trail

BLDG. 2B
2 level retail /
office
BLDG. 2A
1 level retail



Townhomes (119 total)

Phase3
Future
Multi-Family
Bldg 8

CSX Line

CSX
Crossing
Now
Open

BLDG. 6B
5 level multi-family
76 units +/-

BLDG. 6A
5 level hotel
w/ street level retail
(120 keys +/-)

US Route 1 / Baltimore Ave.

USPS

MARYLAND AVE.

UNDERWOOD ST.

VAN BUREN ST.

VAN BUREN ST.

WOODBERRY ST.

45TH ST.

46TH ST.

RHODE ISLAND AVE.

47TH ST.

VILLAGE SQUARE

VILLAGE GREEN

WHOLE FOODS MARKET
BLDG. 3
2 level retail

HYATT house

xfinity

BELLA BOACH

MOD

TYCO

BURTONS

Habit Burger Grill

Denizens Brewing Co.

FedEx Office BLDG 1

BLDG 2B

BLDG 2A

BLDG 4

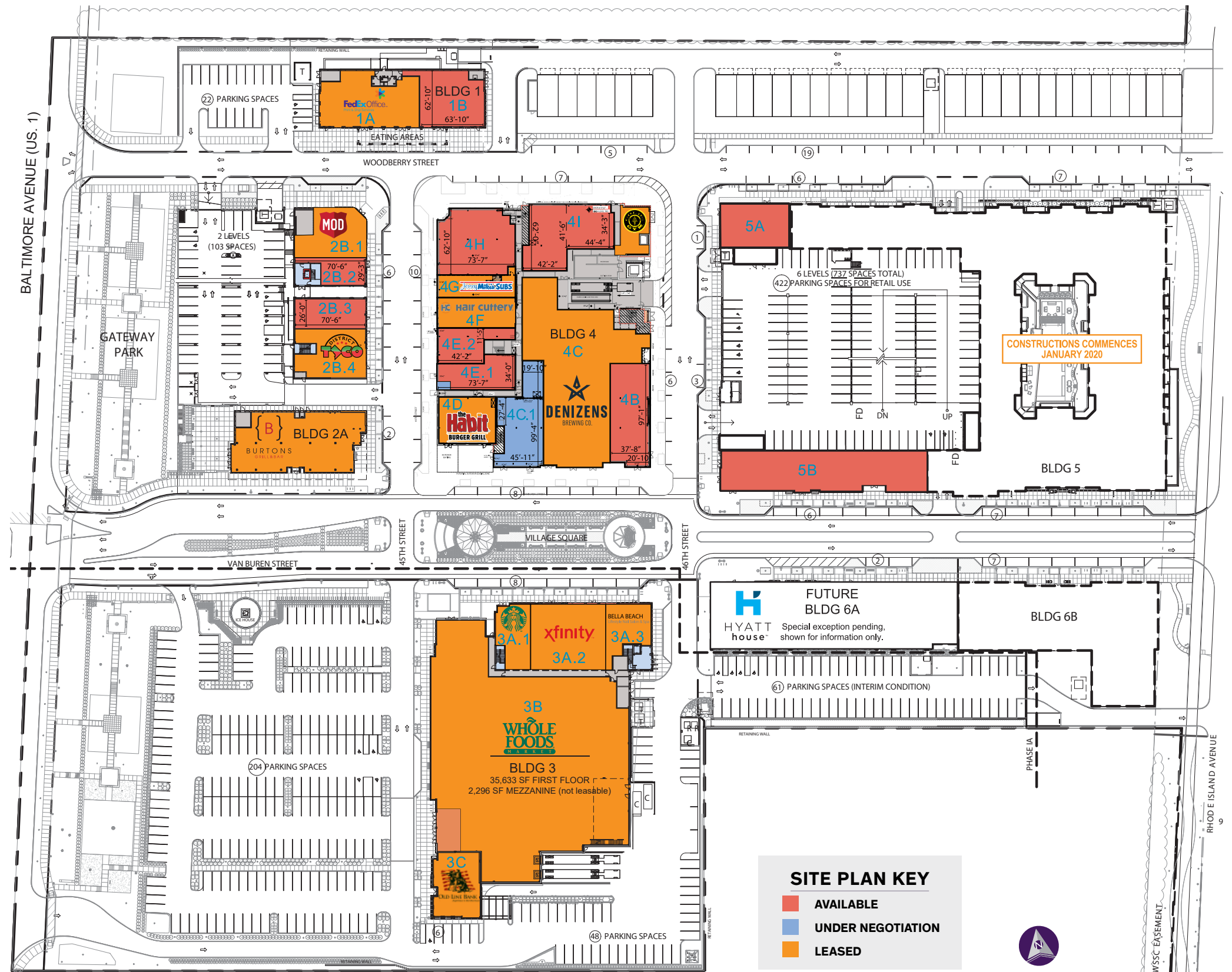
Phase 4
Future
Multi-Family
Bldg 9



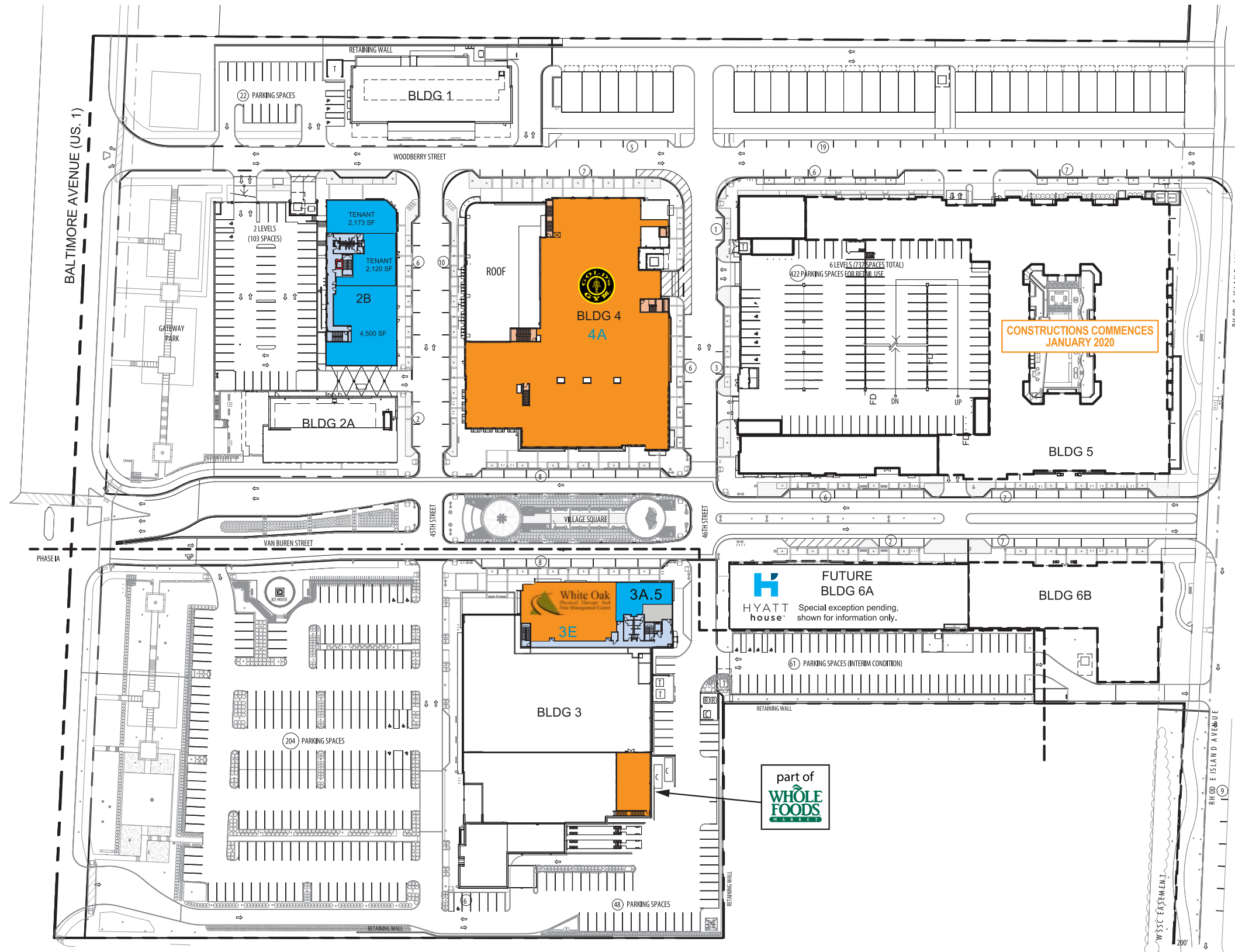
SITE PLAN - 1ST LEVEL

Space #	GROSS FLOOR AREA (SF)		
	Street Level Retail	Upper Level Retail	Upper Level Office
1A [FedEx]	4,598		
1B	3,477		
2A [Burton's Grill]	6,808		
2B.1 [MOD Pizza]	2,736		
2B.2	1,335		
2B.3	2,060		
2B.4 [District Taco]	3,016		
2B.5			5,000
2B.6			4,083
3A.1 [Starbucks]	1,937		
3A.2 [xfinity]	4,591		
3A.3 [Bella Beach Spa]	2,000		
3B [Whole Foods Market]	35,640	2,296	
3C [Old Line Bank]	2,860		
3A.5			1,350
3E [White Oak Therapy]			5,150
4A [Gold's Gym]	1,250	40,310	
4B	3,915		
4C [Denizens Brewing Co.]	12,202		
4C.1	3,465		
4D [The Habit Burger]	2,530		
4E.1	2,100		
4E.2	1,838		
4F [Hair Cuttery]	2,100		
4G [Jersey Mike's Subs]	1,575		
4H	4,382		
4I	4,290		
5A	2,730		
5B	7,300		
6A	3,523		
TOTAL	124,258	42,606	15,583

PARKING	
Surface	289
Street	176
Structured	984
TOTAL	1,449



SITE PLAN - 2ND LEVEL



SITE PLAN KEY

- AVAILABLE
- UNDER NEGOTIATION
- LEASED



AERIAL VIEW RENDERING



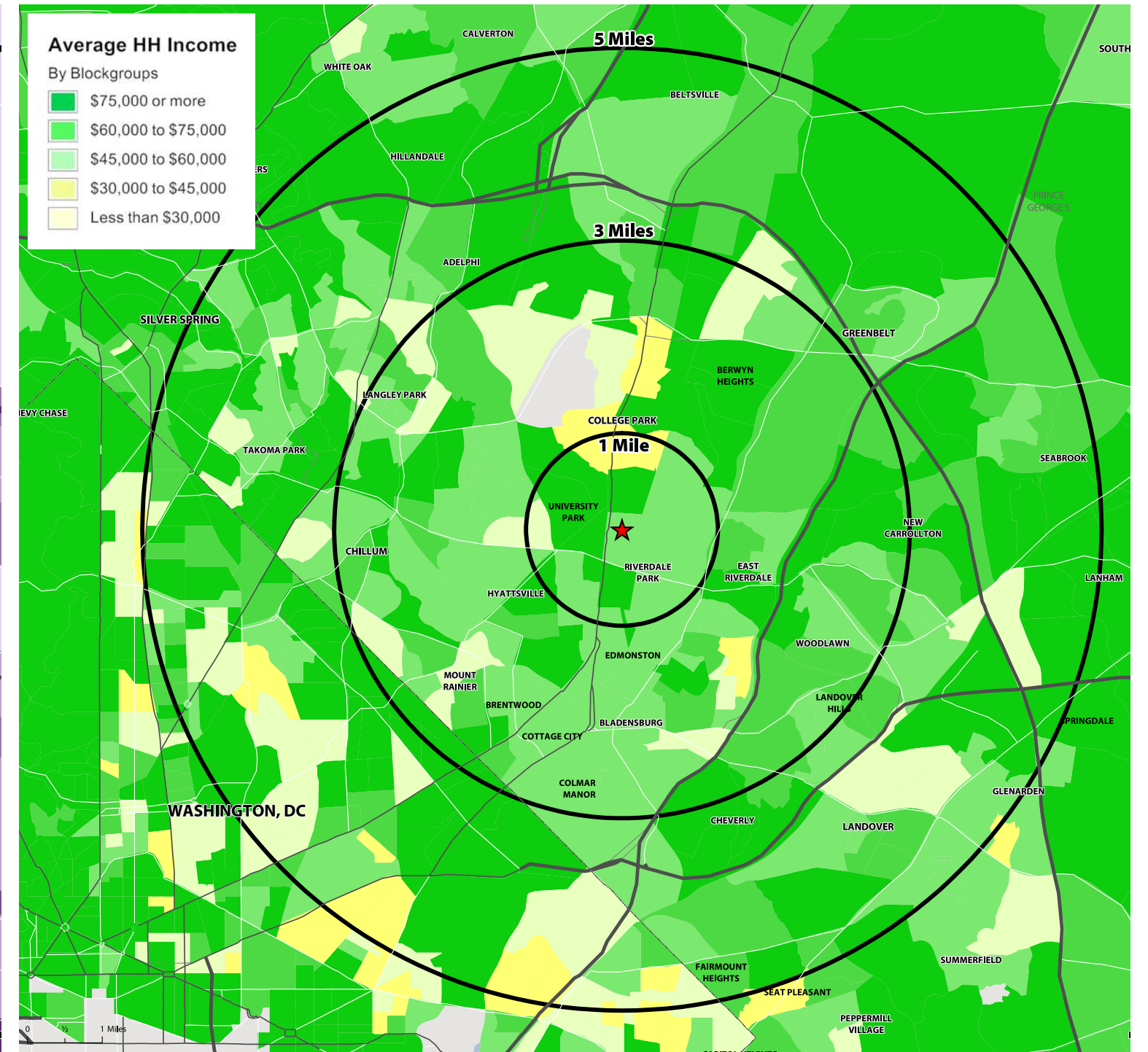
BUILDING 3



BUILDING 3 AND 4



TRADE AREA HIGHLIGHTS



RETAIL AVAILABILITY:

**160,000 SQUARE FEET
OF TOTAL RETAIL**

**FOR RETAIL LEASING
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CALVIN CAFRITZ ENTERPRISES