







INTRODUCTION





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

DENSEPOPULATION



180,911 PEOPLE

STRONG INCOMES



\$84,667
AVERAGE HOUSEHOLD INCOME

STRONG
DAYTIME
POPULATION



65,942 EMPLOYEES







591,000CURRENT SQUARE FOOTAGE





4,061CURRENT EMPLOYEES

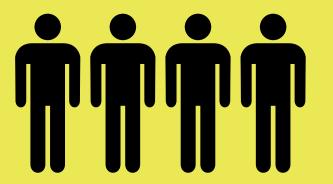


UNIVERSITY OF MARYLAND



BIG 10 CONFERENCE





300,000

OVERALL VISITORS PER YEAR



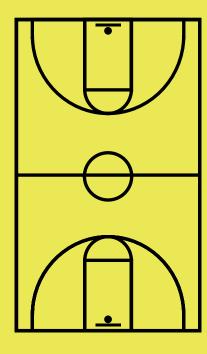
9,000 FACULTY

39,000 STUDENTS



51,802

FOOTBALL STADIUM CAPACITY



17,950

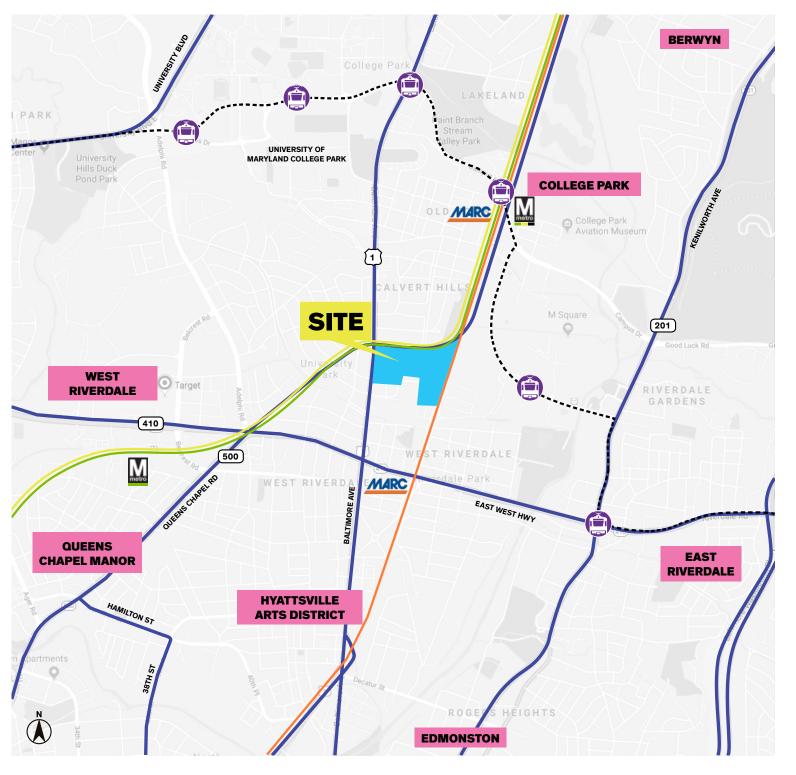
BASKETBALL STADIUM CAPACIT





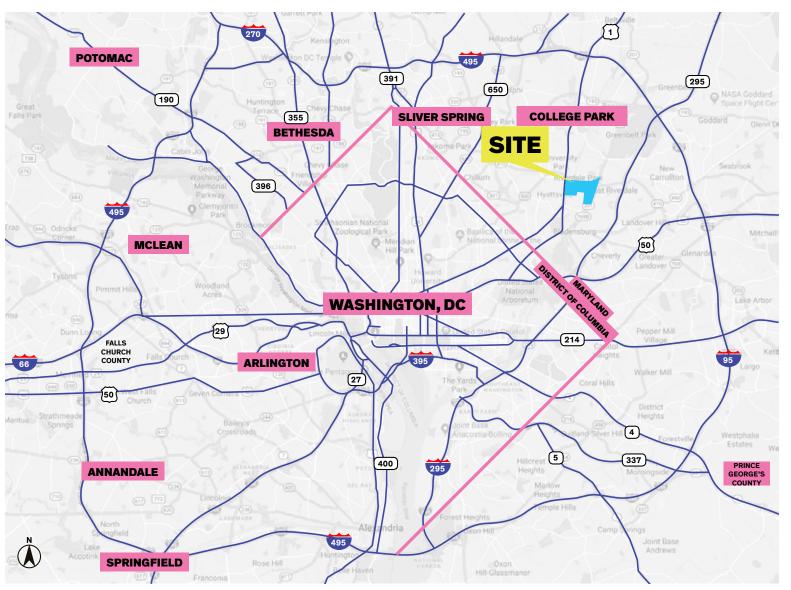
FREE SHUTTLE BUS WILL BE PROVIDED FOR STUDENTS/FACULTY BETWEEN RIVERDALE PARK AND UMD

LOCATION

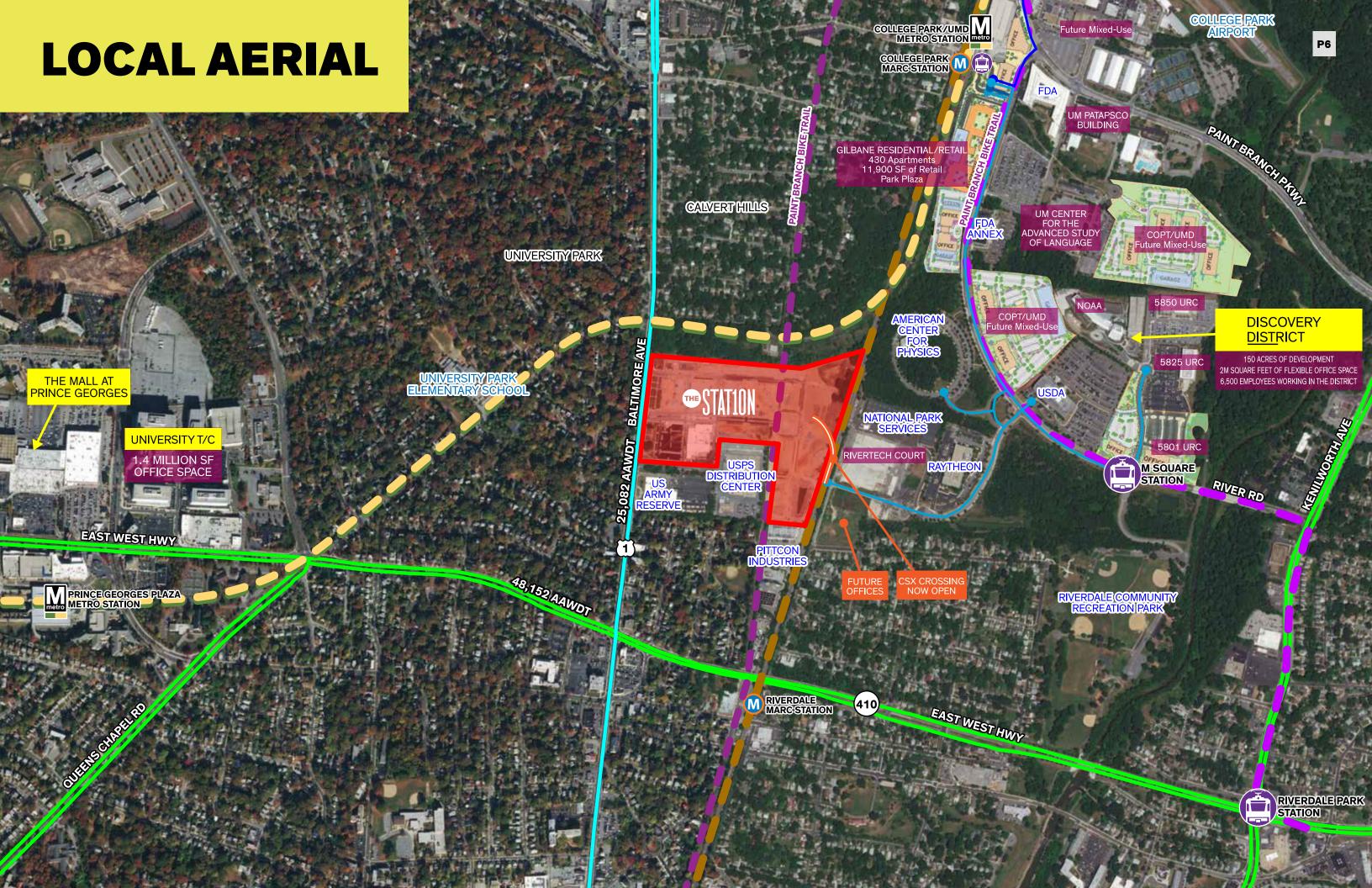


THE STATION

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.





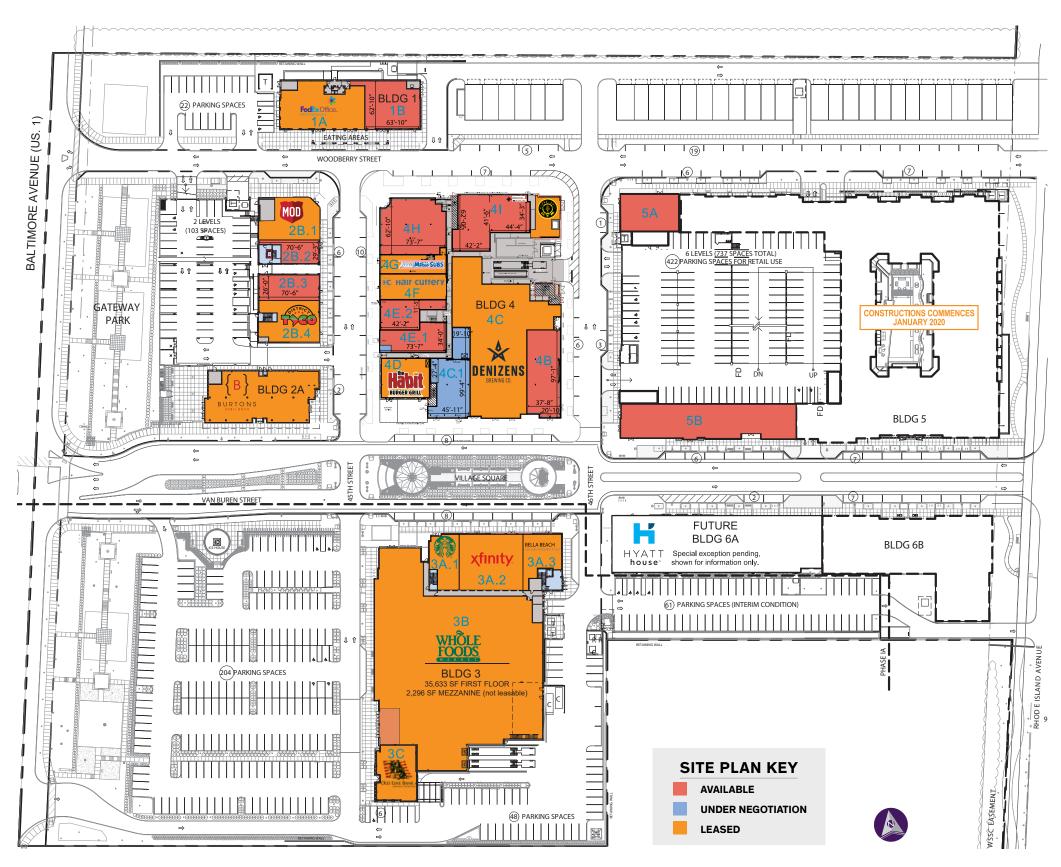




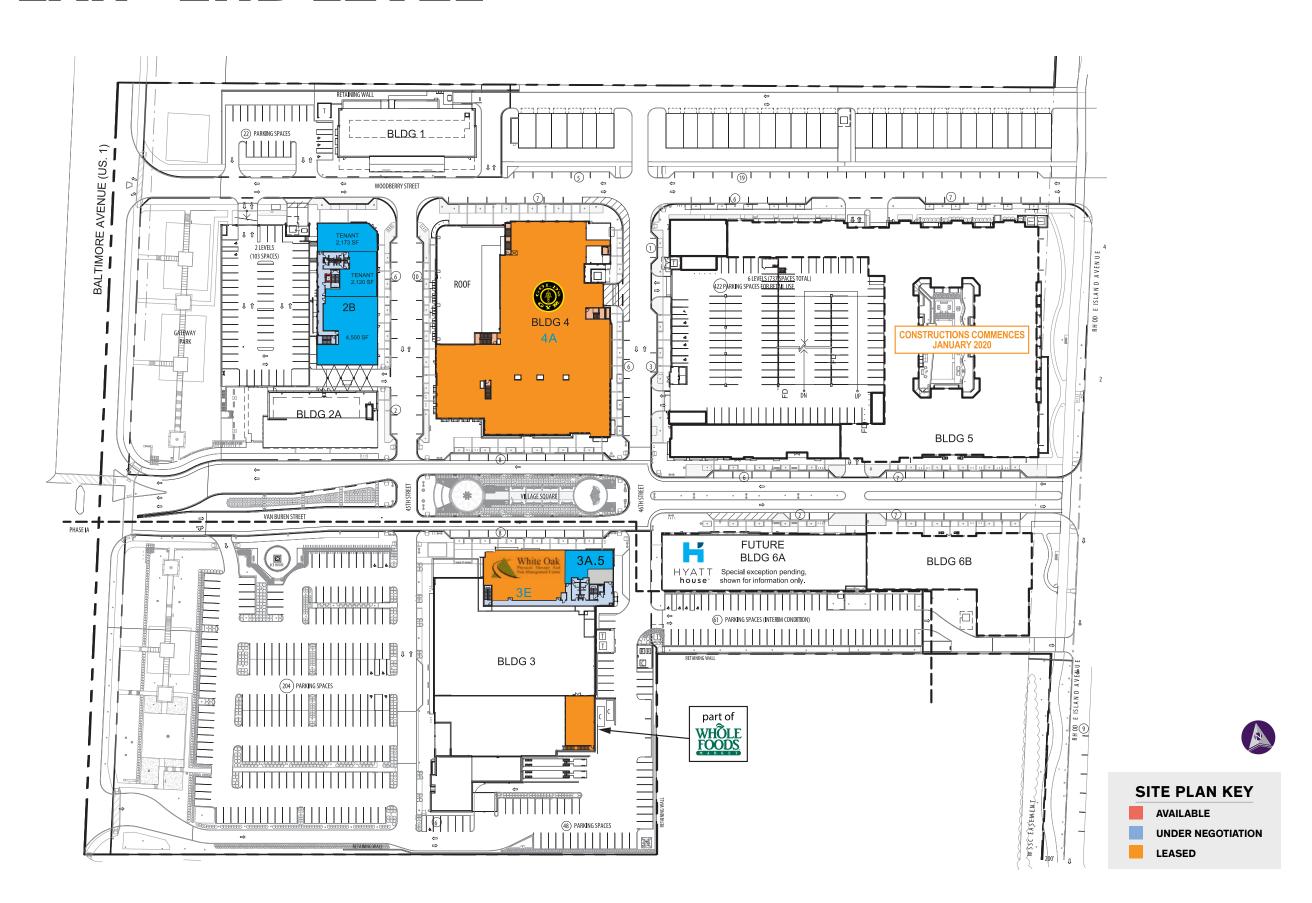
SITE PLAN - 1ST LEVEL

	GROSS FLOOR AREA (SF)		
Space #	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		
41	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



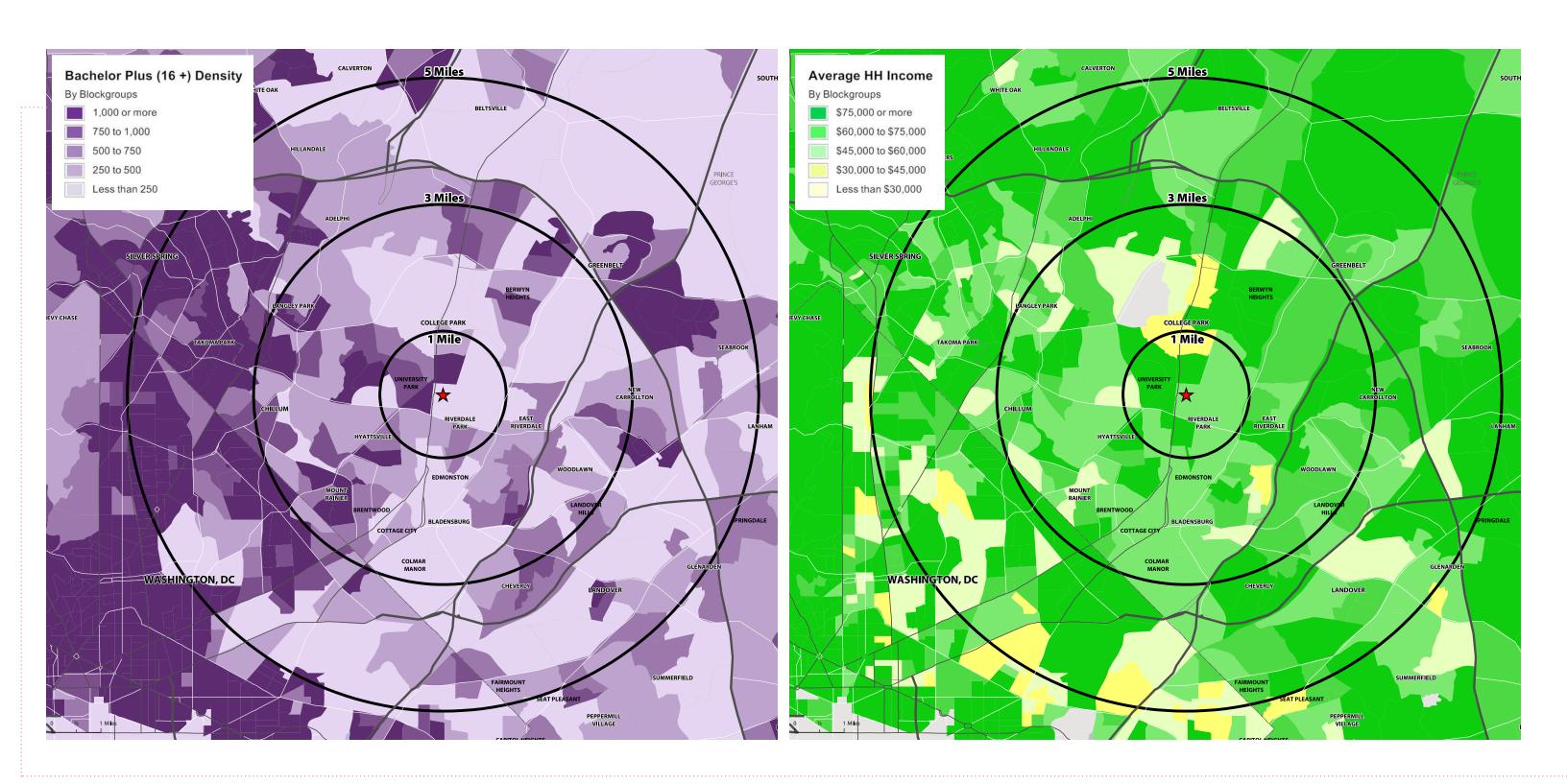








TRADE AREA HIGHLIGHTS



FULL DEMOGRAPHIC PROFILE

2019 and 2024 Esri Forecasts. Converted Census 2000 data into 2010 geography Lat/Lon: 38.96841/-76.93657

	1 MILE	3 MILE S	5 MILES
POPULATION SUMMARY			
2000 Total Population	14,480	157,295	435,254
2010 Total Population	18,279	169,503	456,346
2019 Total Population	20,977	180,911	488,537
2019 Group Quarters	2,724	13,583	20,724
2024 Total Population	21,785	187,961	505,454
2019-2024 Annual Rate	0.76%	0.77%	0.68%
2019 Total Daytime Population	18,838	152,886	480,266
Workers	8,469	65,942	243,396
Residents	10,369	86,944	236,870
2019 POPULATION BY AGE			
Population Age 0 - 4	4.9%	6.4%	6.3%
Population Age 5 - 9	4.9%	6.2%	6.2%
Population Age 10 - 14	5.1%	5.9%	6.1%
Population Age 15 - 24	30.2%	21.2%	16.0%
Population Age 25 - 34	12.9%	16.5%	15.7%
Population Age 35 - 44	11.4%	13.6%	13.7%
Population Age 45 - 54	9.9%	10.8%	11.7%
Population Age 55 - 64	10.4%	9.4%	11.3%
Population Age 65 - 74	6.4%	6.2%	7.7%
Population Age 75 - 84	2.7%	2.8%	3.6%
Population Age 85 +	1.2%	1.0%	1.6%
Population Age 18 +	82.5%	78.3%	78.1%
Median Age	28.8	31.2	34.8
2019 POPULATION BY SEX	40.007	22.004	242.200
Male Population	10,887	92,881	240,390
Female Population	10,089	88,031	248,148
2019 POPULATION BY RACE/ETHNICITY	•		
White Alone	49.9%	28.6%	24.5%
Black Alone	18.9%	33.6%	46.6%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	6.8%	5.1%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	19.0%	27.1%	19.1%
Two or More Races	4.6%	4.6%	4.4%
Historia Osisia	32.7%	44.3%	32.3%
Hispanic Origin	32.7 70	77.3/0	32.370

	1 MILE	3 MILE S	5 MILES	
2019 POPULATION 15+ BY MARITAL STATUS				
Total Population 15+	17,848	147,381	397,685	
Never Married	55.2%	54.2%	49.7%	
Married	35.2%	34.9%	36.7%	
Widowed	3.3%	3.6%	4.9%	
Separated or Divorced	6.3%	7.3%	8.7%	
2019 POPULATION 25+ BY EDUCATION	ONAL ATTAINMEN	T		
Total	11,522	109,036	319,577	
Less than 9th Grade	11.2%	18.6%	12.3%	
9th - 12th Grade, No Diploma	6.3%	10.4%	8.5%	
High School Graduate	11.4%	20.7%	20.8%	
GED/Alternative Credential	1.7%	2.7%	2.9%	
Some College, No Degree	13.0%	15.5%	17.3%	
Associate Degree	4.0%	5.6%	5.3%	
Bachelor's Degree	21.8%	14.1%	17.0%	
Graduate/Professional Degree	30.6%	12.4%	16.1%	
HOUSEHOLDS SUMMARY				
2000 Households	5,428	52,580	157,424	
2000 Average Household Size	2.60	2.80	2.66	
2010 Households	5,641	51,788	158,185	
2010 Average Household Size	2.77	3.02	2.76	
2019 Households	6,346	54,107	167,210	
2019 Average Household Size	2.88	3.09	2.80	
2024 Households	6,572	56,120	172,543	
2024 Average Household Size	2.90	3.11	2.81	
2019-2024 Annual Rate	0.70%	0.73%	0.63%	
2010 Families	3,051	32,067	95,772	
2010 Average Family Size	3.37	3.54	3.38	
2019 Families	3,434	32,968	99,527	
2019 Average Family Size	3.51	3.65	3.45	
2024 Families	3,556	33,982	102,214	
2024 Average Family Size	3.54	3.68	3.47	
2019-2024 Annual Rate	0.70%	0.61%	0.53%	
HOUSING UNIT SUMMARY				
2019 Housing Units	6,620	59,461	180,780	
Owner Occupied Housing Units	46.9%	41.2%	44.8%	
Renter Occupied Housing Units	49.0%	49.8%	47.7%	
Vacant Housing Units	4.1%	9.0%	7.5%	

	1 MILE	3 MILE S	5 MILES
2019 HOUSEHOLDS BY INCOME			
<\$15,000	14.1%	9.4%	10.7%
\$15,000 - \$24,999	6.3%	7.2%	7.3%
\$25,000 - \$34,999	6.7%	8.7%	8.0%
\$35,000 - \$49,999	9.2%	12.8%	11.6%
\$50,000 - \$74,999	12.2%	18.7%	18.3%
\$75,000 - \$99,999	10.6%	14.4%	13.6%
\$100,000 - \$149,999	15.3%	16.0%	16.2%
\$150,000 - \$199,999	12.1%	7.2%	7.5%
\$200,000+	13.6%	5.7%	6.7%
Average Household Income	\$111,559	\$84,667	\$87,831
Median Household Income	\$77,924	\$63,833	\$64,758
Per Capita Income	\$34,232	\$25,514	\$30,111
2019 OWNER OCCUPIED HOUSING U	NITS BY VALUE		
Total	3,104	24,493	80,971
<\$50,000	1.1%	2.0%	2.2%
\$50,000 - \$99,999	1.3%	1.8%	2.8%
\$100,000 - \$149,999	2.4%	5.5%	4.5%
\$150,000 - \$199,999	4.1%	11.6%	7.9%
\$200,000 - \$249,999	12.3%	18.8%	12.0%
\$250,000 - \$299,999	10.3%	18.8%	13.0%
\$300,000 - \$399,999	30.7%	25.4%	22.6%
\$400,000 - \$499,999	20.8%	9.1%	13.6%
\$500,000 - \$749,999	14.7%	5.6%	15.7%
\$750,000 - \$999,999	2.1%	0.6%	3.8%
\$1,000,000 +	0.3%	0.3%	1.0%
Average Home Value	\$381,779	\$306,169	\$389,380
2019 EMPLOYED POPULATION 16+ E	BY INDUSTRY		
Total	10,913	96,305	257,572
Agriculture/Mining	0.2%	0.3%	0.1%
Construction	11.5%	17.2%	12.2%
Manufacturing	2.1%	2.0%	1.9%
Wholesale Trade	1.2%	1.5%	1.4%
Retail Trade	6.1%	7.7%	7.3%
Transportation/Utilities	3.6%	4.6%	5.4%
Information	1.7%	1.5%	1.8%
Finance/Insurance/Real Estate	4.7%	3.9%	4.7%
Services	57.9%	54.2%	54.4%
Public Administration	10.9%	7.1%	10.6%

	1 MILE	3 MILE S	5 MILES
2019 EMPLOYED POPULATION 16+ I	BY OCCUPATION		
White Collar	67.2%	47.5%	54.6%
Management/Business/Financial	14.4%	9.5%	12.3%
Professional	34.7%	20.1%	23.2%
Sales	6.6%	7.2%	7.1%
Administrative Support	11.5%	10.8%	11.9%
Services	15.4%	26.3%	24.0%
Blue Collar	17.4%	26.2%	21.4%
arming/Forestry/Fishing	0.1%	0.2%	0.1%
onstruction/Extraction	8.6%	14.2%	9.8%
nstallation/Maintenance/Repair	2.8%	2.7%	2.9%
roduction	2.5%	3.4%	2.4%
ransportation/Material Moving	3.4%	5.8%	6.2%
2019 CONSUMER SPENDING			
pparel & Services: Total \$	\$17,691,265	\$118,266,367	\$375,009,178
verage Spent	\$2,787.78	\$2,185.79	\$2,242.7
ducation: Total \$	\$14,838,462	\$87,505,534	\$282,642,81
Average Spent	\$2,338.24	\$1,617.27	\$1,690.3
ntertainment/Recreation: Total \$	\$25,701,894	\$166,380,951	\$534,785,638
verage Spent	\$4,050.09	\$3,075.04	\$3,198.29
ood at Home: Total \$	\$40,893,614	\$278,188,025	\$883,165,716
verage Spent	\$6,444.00	\$5,141.44	\$5,281.78
ood Away from Home: Total \$	\$30,224,870	\$200,419,785	\$628,281,573
Average Spent	\$4,762.82	\$3,704.14	\$3,757.4
ealth Care: Total \$	\$43,668,523	\$287,412,688	\$928,747,403
verage Spent	\$6,881.27	\$5,311.93	\$5,554.38
IH Furnishings & Equipment: Total \$	\$16,889,815	\$110,899,224	\$347,798,990
verage Spent	\$2,661.49	\$2,049.63	\$2,080.0
ersonal Care Products & Services: Total \$	\$7,009,651	\$46,462,341	\$146,466,80
verage Spent	\$1,104.58	\$858.71	\$875.9
helter: Total \$	\$158,470,282	\$1,037,087,371	\$3,317,283,59
verage Spent	\$24,971.68	\$19,167.34	\$19,839.0
upport Payments/Cash Contributions/ ifts in Kind: Total \$	\$18,713,829	\$119,692,621	\$393,052,858
verage Spent	\$2,948.92	\$2,212.15	\$2,350.6
ravel: Total \$	\$18,385,379	\$115,468,993	\$370,342,289
Average Spent	\$2,897.16	\$2,134.09	\$2,214.83
Vehicle Maintenance & Repairs: Total \$	\$8,920,385	\$59,785,038	\$185,010,220

\$1,405.67

\$1,104.94

Average Spent

RETAIL AVAILABILITY:

160,000 SQUARE FEET OF TOTAL RETAIL

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CALVIN CAFRITZ ENTERPRISES

