

**FOR SALE OR LEASE**

# 9621 Baltimore Avenue, College Park MD

## 0.88 ACRES — FOR SALE OR LEASE

- SALE: \$1,200,000
- GROUND LEASE: \$150,000

### LAND FOR SALE OR LEASE JUST OFF I-495 MINUTES FROM UMD CAMPUS

- + Zoning: MUI
- + Rt 1 Access easement available
- + A mix of uses that are predominantly nonresidential on the ground floor including commerce, office, institutional, civic, and recreational uses
- + The properties may include residential components but are primarily commercial
- + Excellent student housing site
- + Notable neighbors: IHOP, Starbucks, Shoppers, Best Buy, The Home Depot, IKEA, and University of Maryland (1.7 mi) 5 min. down Route 1/Baltimore Ave



**POPULATION**  
1 mi — 10,721  
3 mi — 102,385



**EMPLOYEES**  
1 mi — 4,618  
3 mi — 72,365



**EDUCATION**  
(Some College+)  
1 mi — 61.06%  
3 mi — 59.99%



**MEDIAN HHI**  
1 mi — \$62,444  
3 mi — \$61,059



**MEDIAN AGE**  
1 mi — 34.07  
3 mi — 30.70



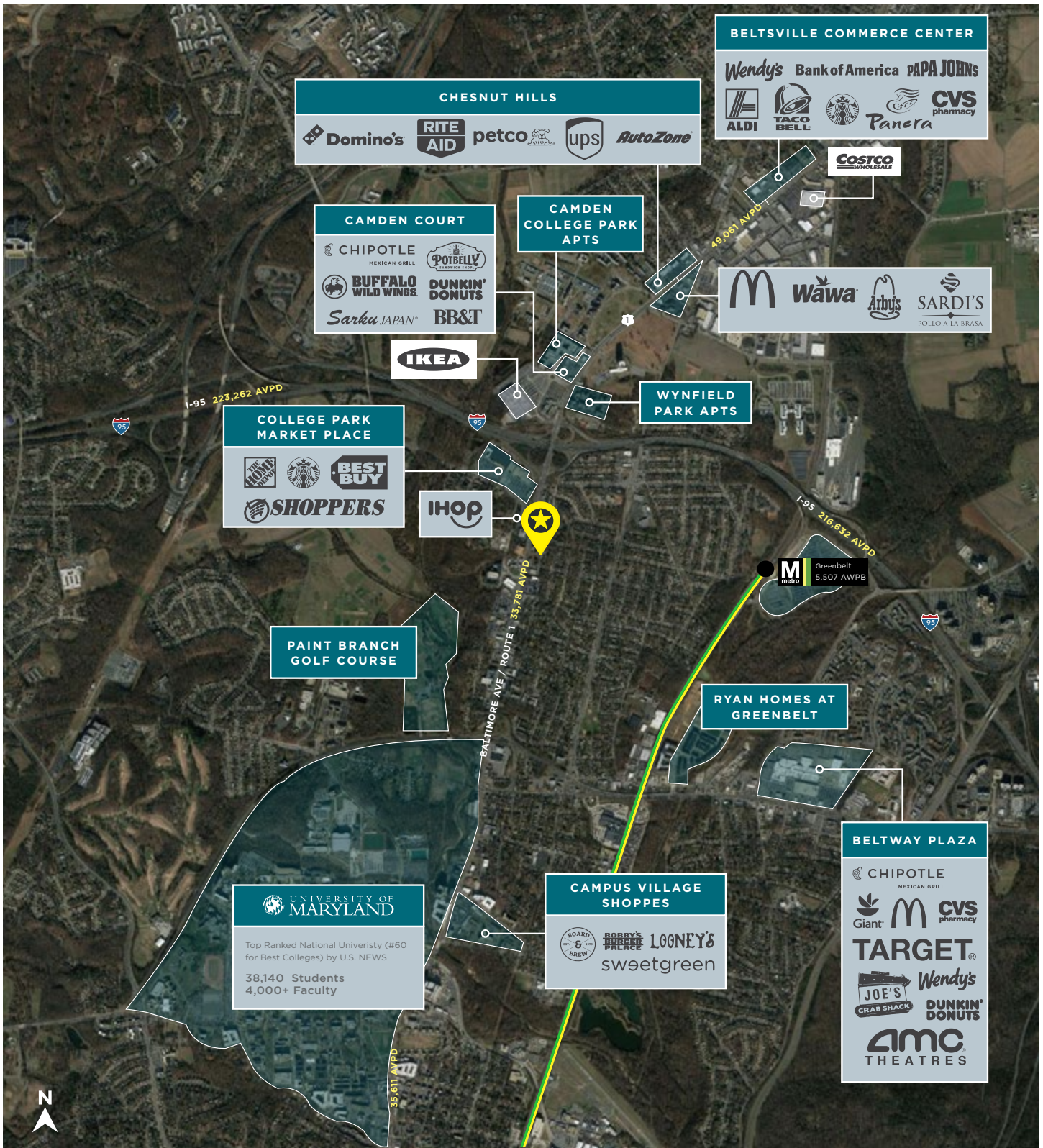
**RIDERSHIP**  
(Greenbelt Station)  
5,507 AWPB





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## CONTACT

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