



PILOT HOUSE

AT THE STATION

RIVERDALE PARK, MD



CALVIN CAFRITZ PROPERTIES

JOIN!



LE FANTOME



& MANY MORE!

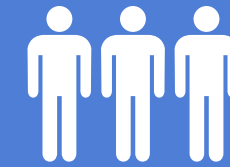
PILOT HOUSE

AT THE STATION



THE MARKET: Excellent demographics within a 3 mile radius

DENSE
POPULATION



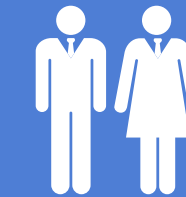
193,250
PEOPLE

STRONG
INCOMES



\$108,242
AVERAGE HOUSEHOLD
INCOME

STRONG
DAYTIME
POPULATION



82,159
EMPLOYEES



100,000

OVERNIGHT VISITORS PER YEAR



300,000

OVERALL VISITORS PER YEAR



14,500+

FACULTY & STAFF



41,200+

STUDENTS

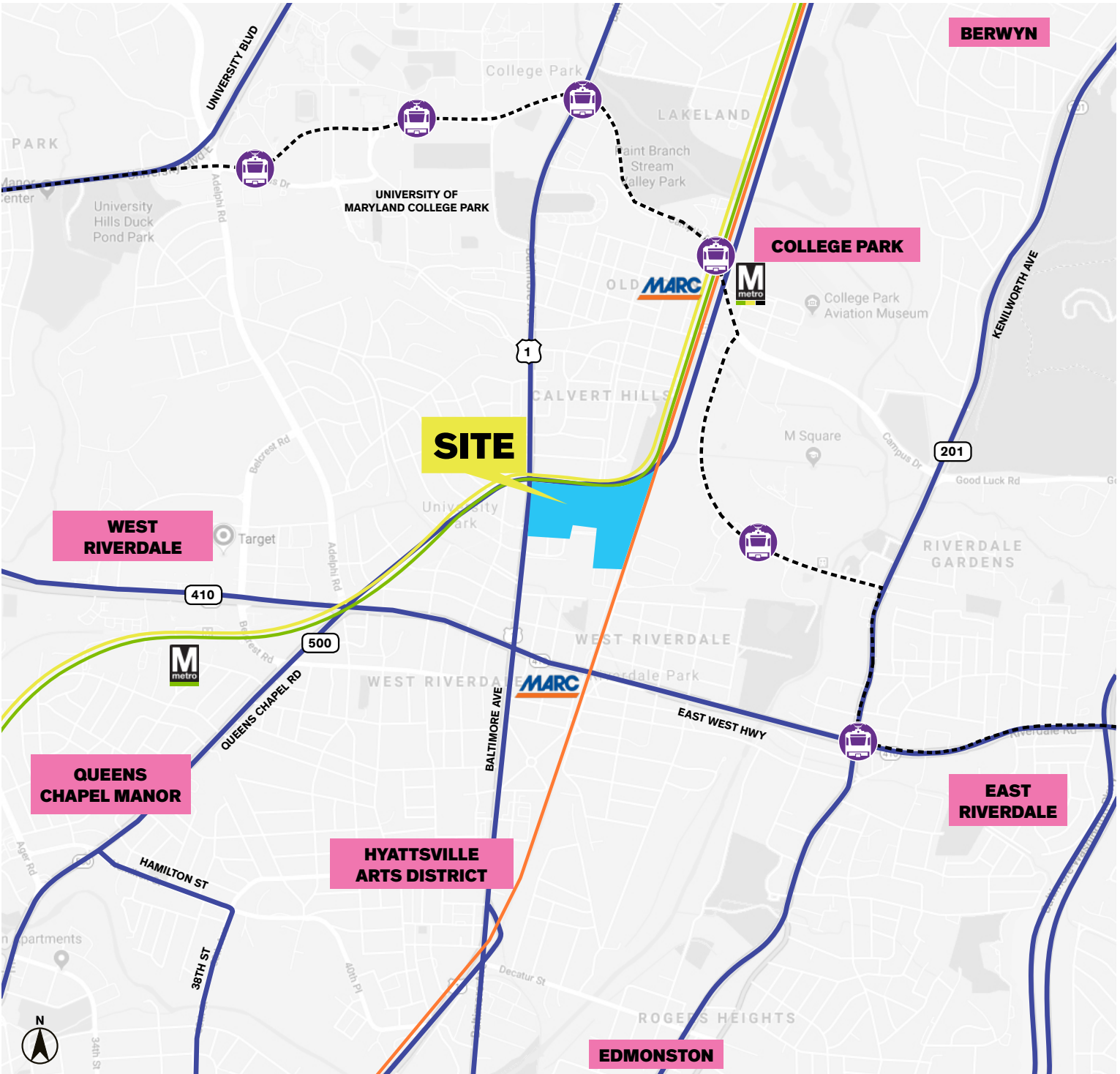
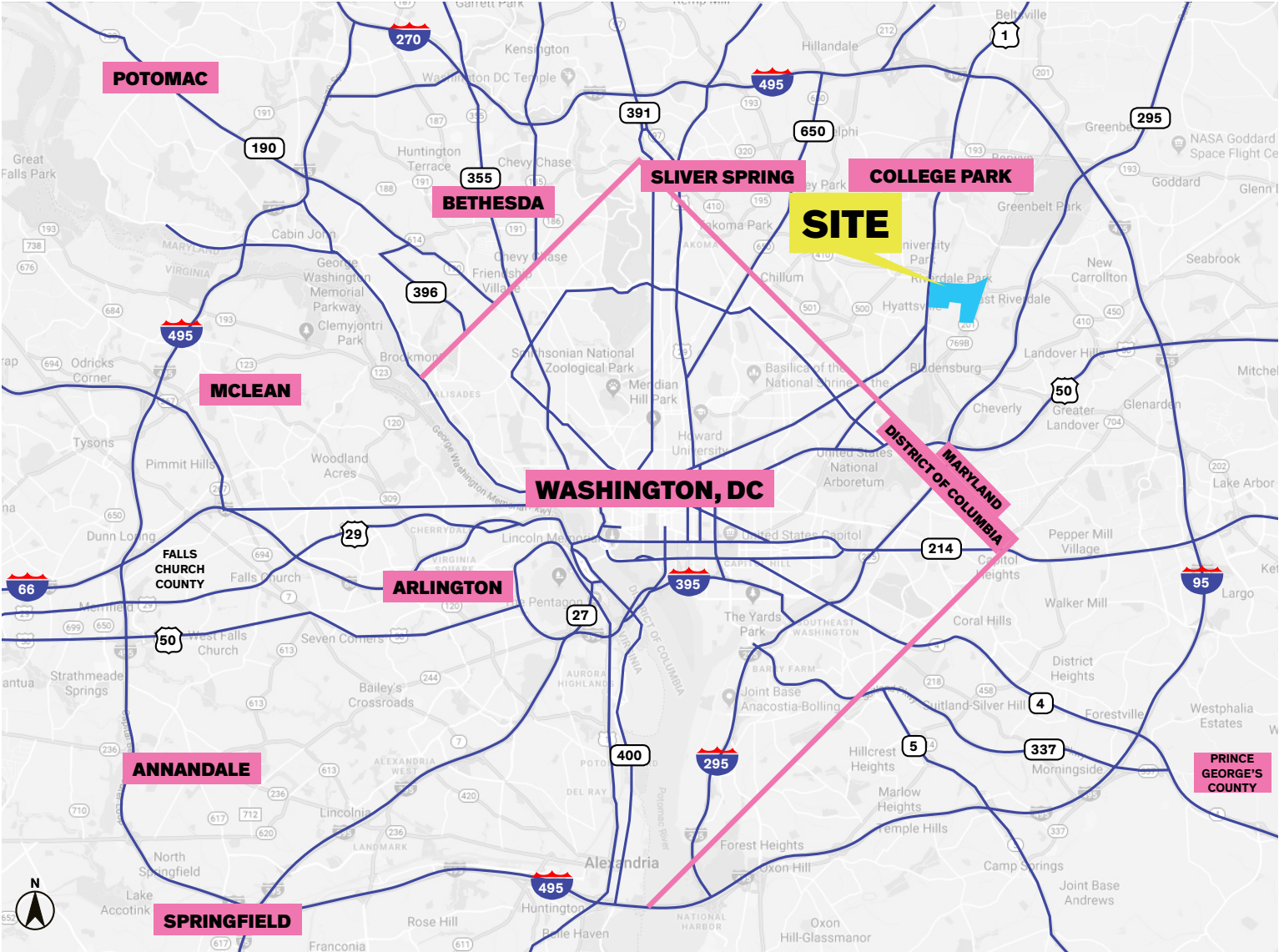
1,340+

ACRE CAMPUS

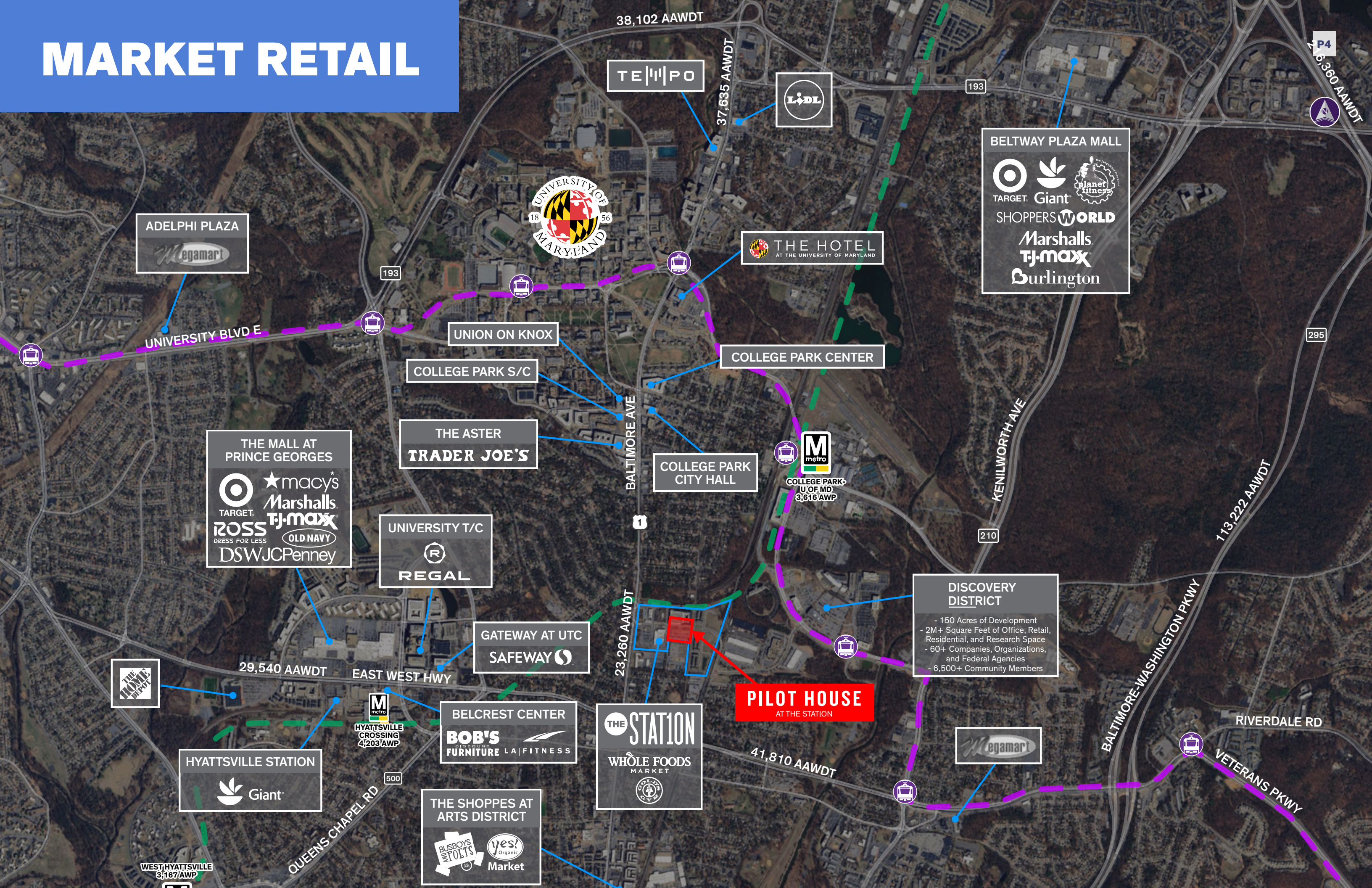


FREE PRIVATE SHUTTLE BUS
BETWEEN THE STATION AND
UNIVERSITY OF MARYAND

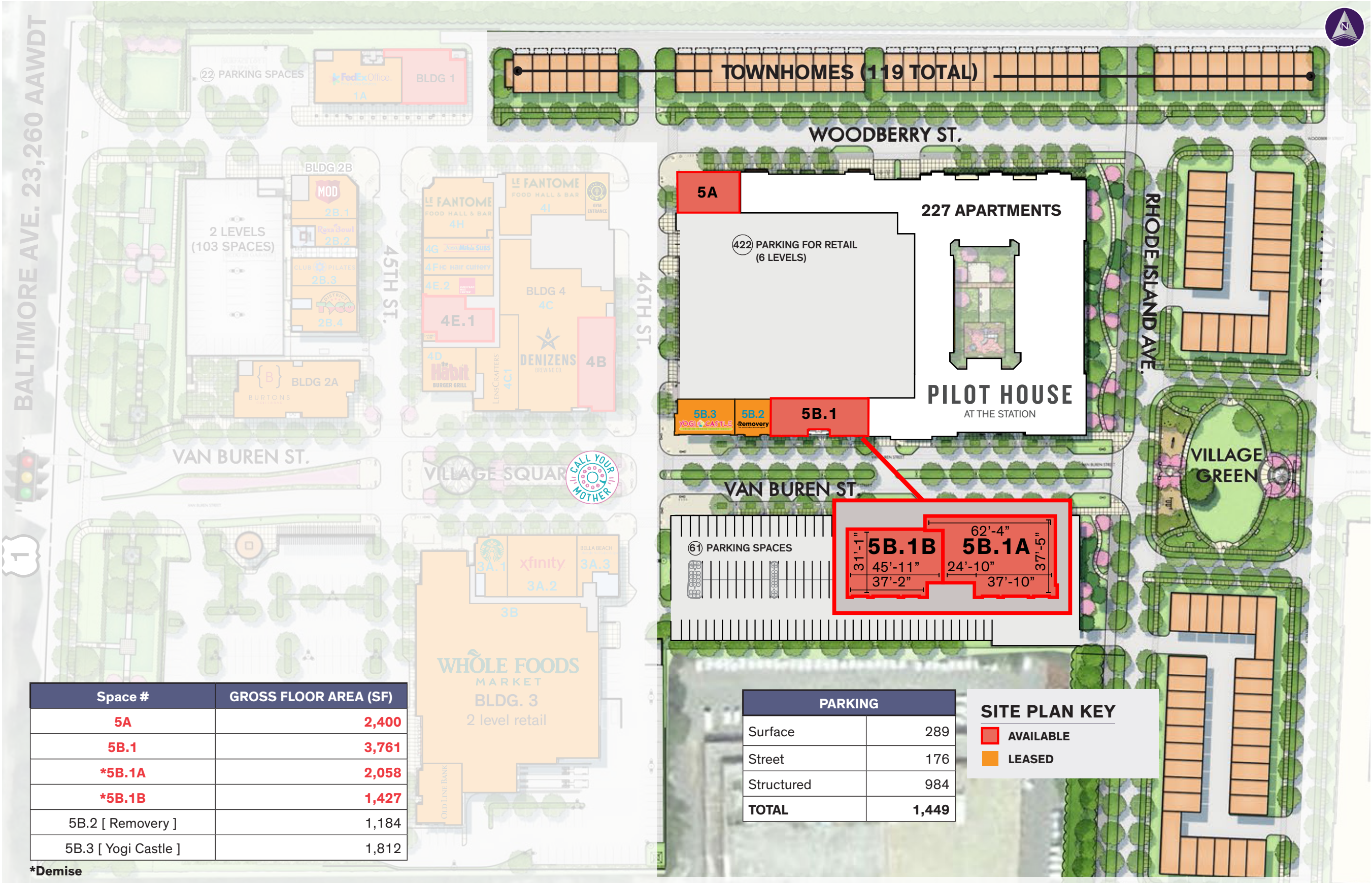
Located on Route 1, 3.3 miles inside the Washington Beltway and only minutes from the Metrorail, which connects Central Maryland Region, Northern Virginia, and Washington, DC. The area is densely populated with well educated residents who enjoy an active lifestyle, creating a vibrant urban community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



MARKET RETAIL



SITE PLAN



FULL DEMOGRAPHIC PROFILE

2024 and 2029 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 38.96841/-76.93657

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	15,377	157,821	436,824
2010 Total Population	17,205	170,141	457,973
2024 Total Population	19,241	193,250	512,965
2024 Group Quarters	3,022	12,147	19,688
2029 Total Population	20,369	194,627	513,641
2024-2029 Annual Rate	1.15%	0.14%	0.03%
2024 Total Daytime Population	23,861	174,802	475,442
Workers	14,492	82,159	230,467
Residents	9,369	92,643	244,975

2024 POPULATION BY AGE			
Population Age 0 - 4	5.1%	6.3%	6.5%
Population Age 5 - 9	5.1%	6.0%	6.4%
Population Age 10 - 14	4.1%	5.8%	5.9%
Population Age 15 - 24	28.5%	21.3%	15.6%
Population Age 25 - 34	15.4%	16.1%	16.0%
Population Age 35 - 44	13.0%	14.6%	15.6%
Population Age 45 - 54	9.6%	11.0%	11.7%
Population Age 55 - 64	8.0%	8.6%	9.7%
Population Age 65 - 74	6.6%	6.4%	7.6%
Population Age 75 - 84	3.4%	3.0%	3.7%
Population Age 85 +	1.3%	1.0%	1.4%
Population Age 18 +	83.6%	78.7%	78.0%
Median Age	29.3	31.6	34.8

2024 POPULATION BY SEX			
Male Population	9,673	98,419	253,719
Female Population	9,568	94,831	259,246

2024 POPULATION BY RACE/ETHNICITY			
White Alone	42.5%	19.3%	18.3%
Black Alone	21.1%	29.7%	41.8%
American Indian Alone	1.5%	2.2%	1.6%
Asian Alone	9.4%	6.3%	5.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.7%	31.5%	23.0%
Two or More Races	10.7%	10.9%	10.1%
Hispanic Origin	25.1%	45.1%	33.9%
Diversity Index	83.3	87.8	84.9

	1 MILE	3 MILES	5 MILES
2024 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	16,505	158,344	416,774
Never Married	53.7%	52.5%	48.8%
Married	37.6%	36.7%	38.1%
Widowed	2.8%	3.6%	4.2%
Separated or Divorced	5.9%	7.1%	8.9%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	11,019	117,269	336,937
Less than 9th Grade	6.1%	15.7%	10.3%
9th - 12th Grade, No Diploma	4.7%	7.3%	6.2%
High School Graduate	11.7%	21.8%	20.2%
GED/Alternative Credential	1.7%	2.3%	2.8%
Some College, No Degree	10.4%	13.4%	13.9%
Associate Degree	5.4%	5.8%	6.3%
Bachelor's Degree	25.3%	18.6%	20.6%
Graduate/Professional Degree	34.6%	15.1%	19.6%

HOUSEHOLDS SUMMARY			
2000 Households	5,423	52,755	157,691
2000 Average Household Size	2.37	2.80	2.66
2010 Households	5,583	51,946	158,412
2010 Average Household Size	2.48	3.02	2.77
2024 Households	7,154	60,965	177,572
2024 Average Household Size	2.27	2.97	2.78
2029 Households	7,910	62,637	180,280
2029 Average Household Size	2.19	2.91	2.74
2024-2029 Annual Rate	2.03%	0.54%	0.30%
2010 Families	2,896	32,221	96,046
2010 Average Family Size	3.17	3.54	3.39
2024 Families	3,596	36,064	104,551
2024 Average Family Size	3.10	3.74	3.58
2029 Families	3,880	36,658	105,333
2029 Average Family Size	3.04	3.69	3.55
2024-2029 Annual Rate	1.53%	0.33%	0.15%

HOUSING UNIT SUMMARY			
2024 Housing Units	8,164	66,083	191,340
Owner Occupied Housing Units	41.8%	40.6%	44.9%
Renter Occupied Housing Units	45.8%	51.7%	47.9%
Vacant Housing Units	12.4%	7.7%	7.2%

	1 MILE	3 MILES	5 MILES
2024 HOUSEHOLDS BY INCOME			
<\$15,000	12.4%	10.2%	9.2%
\$15,000 - \$24,999	4.8%	4.8%	5.0%
\$25,000 - \$34,999	5.3%	5.8%	5.9%
\$35,000 - \$49,999	6.8%	9.3%	9.7%
\$50,000 - \$74,999	10.2%	16.5%	15.7%
\$75,000 - \$99,999	11.5%	13.8%	13.0%
\$100,000 - \$149,999	15.0%	17.6%	17.3%
\$150,000 - \$199,999	12.3%	10.7%	10.3%
\$200,000+	21.7%	11.3%	13.9%
Average Household Income	\$140,768	\$108,242	\$117,097
Median Household Income	\$97,259	\$79,887	\$82,232
Per Capita Income	\$49,895	\$34,251	\$40,803

2024 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	3,412	26,769	85,817
<\$50,000	0.1%	3.1%	2.8%
\$50,000 - \$99,999	0.2%	0.5%	1.1%
\$100,000 - \$149,999	0.1%	0.9%	1.1%
\$150,000 - \$199,999	0.1%	0.9%	1.7%
\$200,000 - \$249,999	0.4%	2.0%	2.2%
\$250,000 - \$299,999	0.8%	3.3%	3.1%
\$300,000 - \$399,999	9.1%	24.7%	18.0%
\$400,000 - \$499,999	22.0%	29.5%	22.9%
\$500,000 - \$749,999	51.9%	29.3%	32.1%
\$750,000 - \$999,999	8.1%	4.1%	10.4%
\$1,000,000 +	6.8%	1.6%	3.2%
Average Home Value	\$620,721	\$482,268	\$546,732

2024 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	10,055	102,889	271,793
Agriculture/Mining	0.1%	0.1%	0.1%
Construction	8.2%	16.5%	11.3%
Manufacturing	3.5%	1.9%	2.1%
Wholesale Trade	1.3%	1.1%	1.0%
Retail Trade	6.8%	7.4%	6.9%
Transportation/Utilities	5.7%	5.4%	5.5%
Information	1.5%	1.9%	2.3%
Finance/Insurance/Real Estate	3.6%	3.0%	3.4%
Services	56.0%	54.6%	56.0%
Public Administration	13.4%	8.2%	11.4%

	1 MILE	3 MILES	5 MILES
2024 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	71.6%	49.1%	58.4%
Management/Business/Financial	21.1%	12.7%	16.9%
Professional	37.5%	23.2%	28.0%
Sales	4.8%	5.7%	5.6%
Administrative Support	8.2%	7.5%	8.0%
Services	14.1%	23.4%	20.8%
Blue Collar	14.3%	27.5%	20.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.9%	14.5%	9.5%
Installation/Maintenance/Repair	1.9%	2.7%	2.1%
Production	1.8%	2.7%	2.1%
Transportation/Material Moving	4.7%	7.5%	6.9%

2024 CONSUMER SPENDING			
Apparel & Services: Total \$	\$22,664,117	\$150,374,819	\$468,058,457
Average Spent	\$3,168.03	\$2,466.58	\$2,635.88
Education: Total \$	\$17,226,881	\$102,370,950	\$330,568,237
Average Spent	\$2,408.01	\$1,679.18	\$1,861.60
Entertainment/Recreation: Total \$	\$35,365,984	\$230,270,702	\$727,008,368
Average Spent	\$4,943.53	\$3,777.10	\$4,094.16
Food at Home: Total \$	\$66,505,344	\$447,834,071	\$1,396,796,324
Average Spent	\$9,296.25	\$7,345.76	\$7,866.08
Food Away from Home: Total \$	\$37,582,229	\$247,514,210	\$759,141,645
Average Spent	\$5,253.32	\$4,059.94	\$4,275.12
Health Care: Total \$	\$61,549,228	\$406,768,928	\$1,285,248,847
Average Spent	\$8,603.47	\$6,672.17	\$7,237.90
HH Furnishings & Equipment: Total \$	\$27,992,777	\$182,899,380	\$565,771,086
Average Spent	\$3,912.88	\$3,000.07	\$3,186.15
Personal Care Products & Services: Total \$	\$9,457,907	\$62,414,922	\$192,823,244
Average Spent	\$1,322.04	\$1,023.78	\$1,085.89
Shelter: Total \$	\$251,050,582	\$1,669,704,818	\$5,193,749,586
Average Spent	\$35,092.34	\$27,387.92	\$29,248.70
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$26,707,460	\$171,154,150	\$550,184,055
Average Spent	\$3,733.22	\$2,807.42	\$3,098.37
Travel: Total \$	\$26,520,112	\$172,783,429	\$551,911,340
Average Spent	\$3,707.03	\$2,834.14	\$3,108.10
Vehicle Maintenance & Repairs: Total \$	\$13,377,997	\$88,156,239	\$266,502,958
Average Spent	\$1,870.00	\$1,446.01	\$1,500.82



PILOT HOUSE

AT THE STATION

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CALVIN CAFRITZ PROPERTIES

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