



PILOT HOUSE

AT THE STATION

RIVERDALE PARK, MD

JUST SIGNED:



CALVIN CAFRITZ PROPERTIES

JOIN!



LE FANTOME



& MANY MORE!



PILOT HOUSE

AT THE STATION



THE MARKET: Excellent demographics within a 3 mile radius

DENSE
POPULATION



192,673
PEOPLE

STRONG
INCOMES



\$109,704
AVERAGE HOUSEHOLD
INCOME

STRONG
DAYTIME
POPULATION



84,614
EMPLOYEES



100,000

OVERNIGHT VISITORS PER YEAR



300,000

OVERALL VISITORS PER YEAR



14,500+

FACULTY & STAFF



41,200+

STUDENTS

1,340+

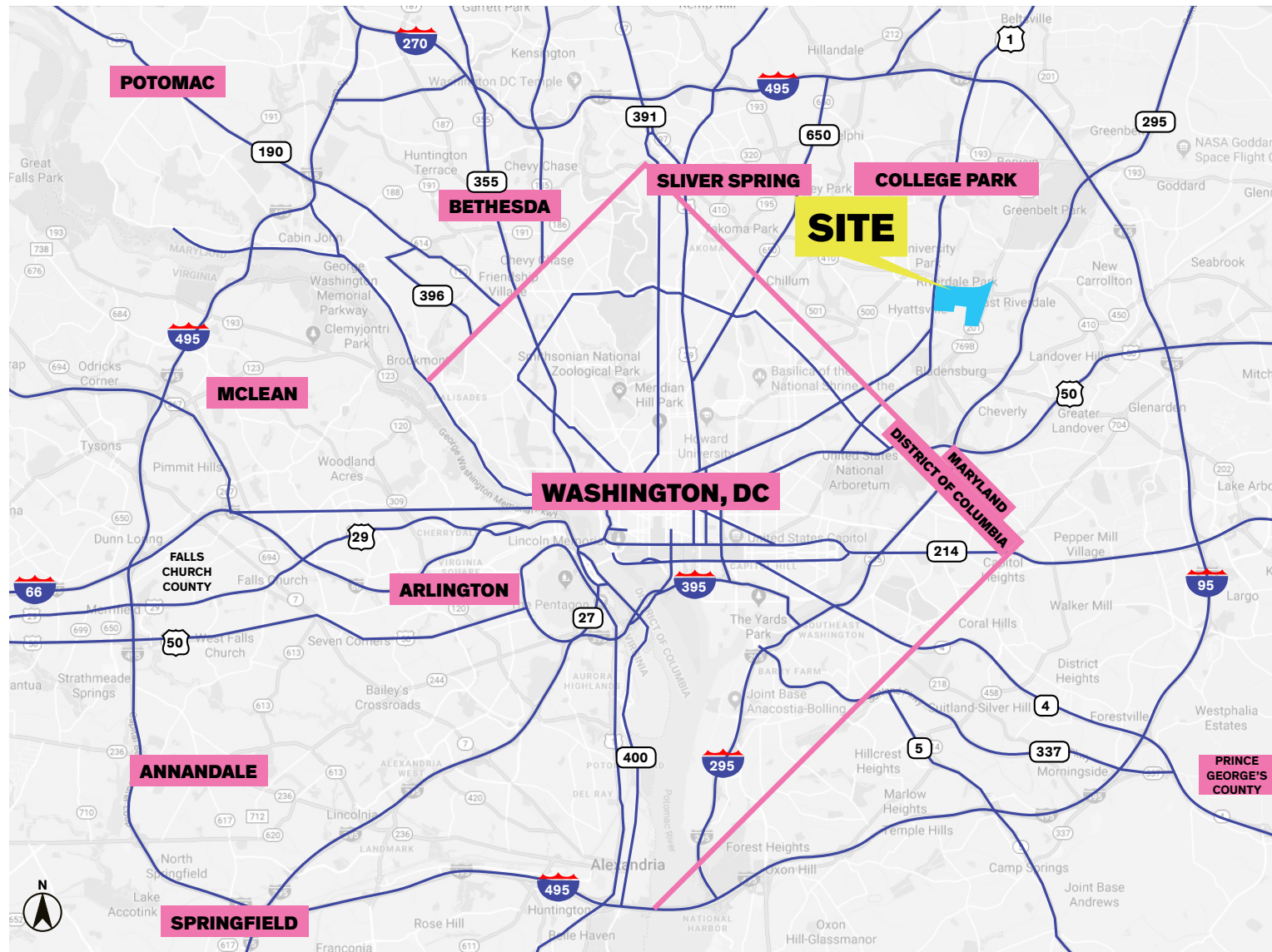
ACRE CAMPUS



FREE PRIVATE SHUTTLE BUS
BETWEEN THE STATION AND
UNIVERSITY OF MARYLAND

PILOT HOUSE AT 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.



MARKET RETAIL



MARKET RETAIL

ADELPHI PLAZA
Megamart

TE|||PO

L+DL

BELTWAY PLAZA MALL
TARGET. Giant. Planet Fitness
SHOPPERS WORLD
Marshalls
TJ-MAXX
Burlington



THE HOTEL
AT THE UNIVERSITY OF MARYLAND

UNIVERSITY BLVD E

UNION ON KNOX

COLLEGE PARK CENTER

COLLEGE PARK S/C

THE MALL AT PRINCE GEORGES
TARGET. macy's
Marshalls
ROSS TJ-MAXX
DRESS FOR LESS OLD NAVY
DSW JCPenney

THE ASTER
TRADER JOE'S

COLLEGE PARK CITY HALL

M metro
COLLEGE PARK-
UOF MD
2,587 AWP

UNIVERSITY T/C
REGAL

GATEWAY AT UTC
SAFEWAY

DISCOVERY DISTRICT
- 150 Acres of Development
- 2M+ Square Feet of Office, Retail, Residential, and Research Space
- 60+ Companies, Organizations, and Federal Agencies
- 6,500+ Community Members

THE HOME DEPOT

28,982 AAWDT

EAST WEST HWY

22,812 AAWDT

PILOT HOUSE
AT THE STATION

HYATTSVILLE STATION
Giant

M metro
HYATTSVILLE CROSSING
3,674 AWP

BELCREST CENTER
BOB'S DISCOUNT FURNITURE LA FITNESS

THE STATION
WHOLE FOODS MARKET

41,012 AAWDT

Megamart

WEST HYATTSVILLE
2,726 AWP

M metro

QUEENS CHAPEL RD

THE SHOPPES AT ARTS DISTRICT
BUSBOYS & POETS
yes! Organic Market

HAMILTON ST

BALTIMORE-WASHINGTON PKWY

RIVERDALE RD

VETERANS PKWY

P4



193

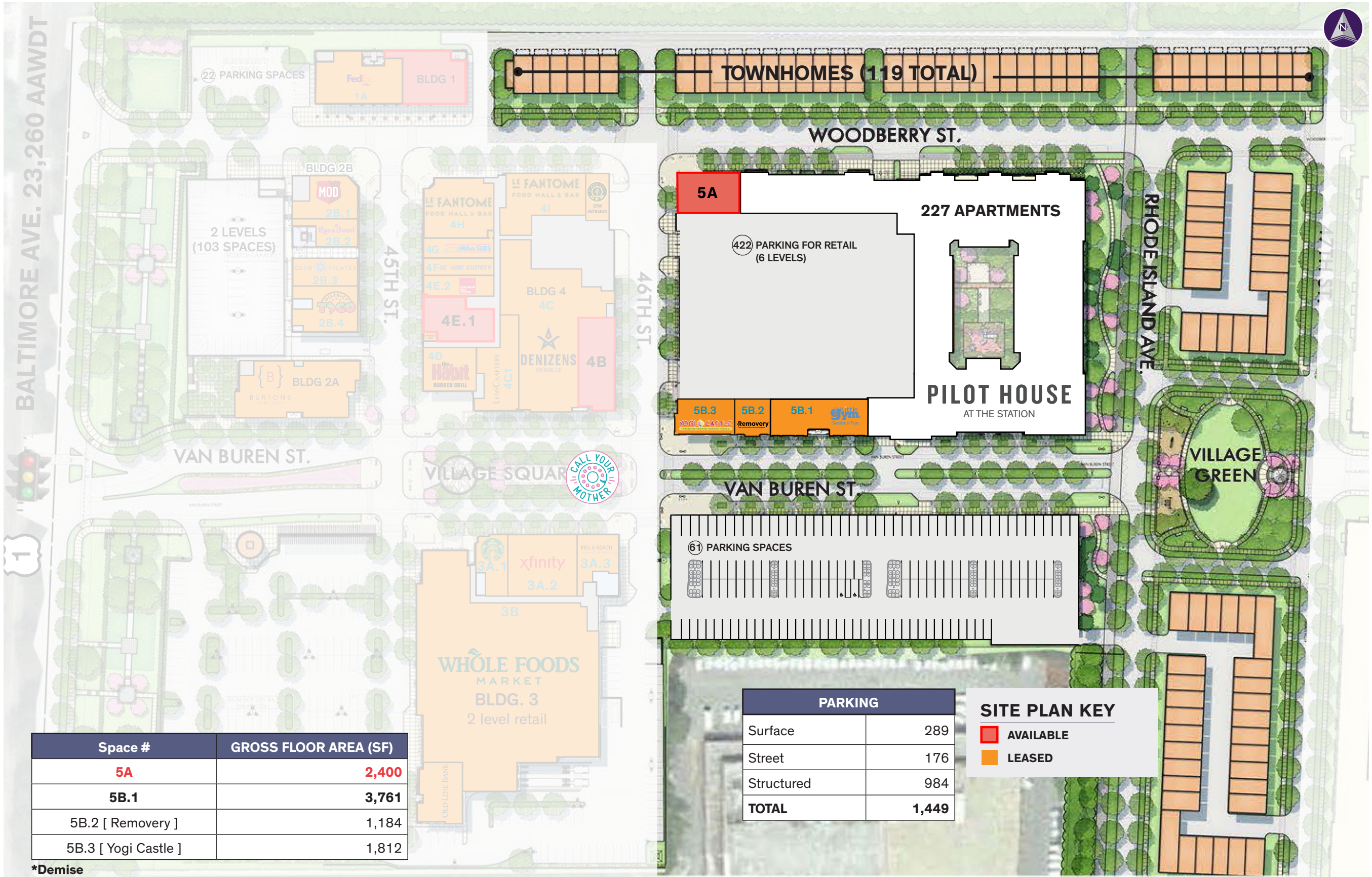
210

501

216,360 AAWDT

114,980 AAWDT

SITE PLAN



*Demise

FULL DEMOGRAPHIC PROFILE

2025 and 2030 Esri Forecasts. Converted Census 2010 data into 2020 geography
Lat/Lon: 38.96841/-76.93657

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2010 Total Population	15,339	169,428	445,489
2020 Total Population	16,033	193,873	499,233
2025 Total Population	16,888	192,673	499,455
2025 Group Quarters	3,687	12,069	19,417
2030 Total Population	17,815	195,736	504,045
2025-2030 Annual Rate	1.07%	0.32%	0.18%
2025 Total Daytime Population	22,300	176,234	468,870
Workers	13,553	84,614	231,643
Residents	8,747	91,620	237,227

2025 POPULATION BY AGE			
Population Age 0 - 4	4.4%	6.1%	6.3%
Population Age 5 - 9	4.8%	6.2%	6.5%
Population Age 10 - 14	4.0%	5.9%	6.1%
Population Age 15 - 24	35.8%	21.7%	16.1%
Population Age 25 - 34	12.2%	15.8%	16.1%
Population Age 35 - 44	11.4%	14.3%	15.3%
Population Age 45 - 54	9.4%	12.1%	12.7%
Population Age 55 - 64	7.4%	8.4%	9.5%
Population Age 65 - 74	6.5%	6.5%	7.9%
Population Age 75 - 84	3.6%	3.2%	4.0%
Population Age 85 +	1.2%	0.9%	1.3%
Population Age 18 +	84.7%	78.3%	77.5%
Median Age	25.8	31.3	34.9

2025 POPULATION BY SEX			
Male Population	8,618	98,221	247,020
Female Population	8,270	94,452	252,435

2025 POPULATION BY RACE/ETHNICITY			
White Alone	47.4%	19.0%	18.1%
Black Alone	16.3%	29.1%	40.8%
American Indian Alone	1.4%	2.3%	1.7%
Asian Alone	11.1%	6.6%	5.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.3%	32.0%	23.8%
Two or More Races	10.5%	11.0%	10.3%
Hispanic Origin	23.5%	45.8%	35.0%
Diversity Index	81.3	87.9	85.3

	1 MILE	3 MILES	5 MILES
2025 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	14,660	157,694	404,884
Never Married	61.6%	54.3%	49.0%
Married	32.0%	35.6%	38.7%
Widowed	1.9%	3.3%	4.3%
Separated or Divorced	4.4%	6.8%	8.1%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,622	115,845	324,666
Less than 9th Grade	6.3%	17.6%	11.8%
9th - 12th Grade, No Diploma	4.4%	7.4%	6.4%
High School Graduate	10.6%	22.7%	20.9%
GED/Alternative Credential	1.8%	2.6%	3.3%
Some College, No Degree	8.5%	11.8%	12.5%
Associate Degree	6.4%	5.8%	6.1%
Bachelor's Degree	24.1%	16.8%	19.8%
Graduate/Professional Degree	38.0%	15.3%	19.3%

HOUSEHOLDS SUMMARY			
2010 Households	4,483	51,422	153,111
2010 Average Household Size	2.58	3.04	2.78
2020 Households	5,308	30,307	169,863
2020 Average Household Size	2.36	3.02	2.82
2025 Households	5,719	60,644	172,467
2025 Average Household Size	2.31	2.98	2.78
2030 Households	6,177	62,389	175,763
2030 Average Household Size	2.29	2.94	2.76
2025-2030 Annual Rate	1.55%	0.57%	0.38%
2010 Families	2,896	32,221	96,046
2010 Average Family Size	3.17	3.54	3.39
2025 Families	2,830	35,700	102,617
2025 Average Family Size	3.11	3.73	3.55
2030 Families	3,025	36,194	103,578
2030 Average Family Size	3.08	3.71	3.54
2025-2030 Annual Rate	1.3%	0.3%	0.2%

HOUSING UNIT SUMMARY			
2025 Housing Units	7,123	66,277	185,920
Owner Occupied Housing Units	48.6%	43.2%	48.3%
Renter Occupied Housing Units	51.4%	56.8%	51.7%
Vacant Housing Units	19.7%	8.5%	7.2%

	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS BY INCOME			
<\$15,000	17.4%	11.0%	10.3%
\$15,000 - \$24,999	5.0%	4.4%	4.3%
\$25,000 - \$34,999	3.9%	4.6%	4.2%
\$35,000 - \$49,999	5.3%	8.6%	8.7%
\$50,000 - \$74,999	9.5%	15.9%	15.4%
\$75,000 - \$99,999	7.8%	13.1%	12.5%
\$100,000 - \$149,999	15.1%	18.4%	17.4%
\$150,000 - \$199,999	11.3%	11.1%	11.1%
\$200,000+	24.8%	13.0%	16.1%
Average Household Income	\$135,374	\$109,704	\$119,962
Median Household Income	\$102,661	\$83,923	\$87,484
Per Capita Income	\$44,916	\$34,521	\$41,570

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	2,781	26,146	83,268
<\$50,000	0.1%	2.8%	2.4%
\$50,000 - \$99,999	0.0%	0.5%	1.1%
\$100,000 - \$149,999	0.2%	0.8%	1.4%
\$150,000 - \$199,999	0.0%	0.8%	1.6%
\$200,000 - \$249,999	0.3%	2.1%	2.4%
\$250,000 - \$299,999	0.8%	3.2%	3.0%
\$300,000 - \$399,999	8.1%	22.6%	16.6%
\$400,000 - \$499,999	18.2%	28.8%	22.3%
\$500,000 - \$749,999	55.7%	32.5%	33.1%
\$750,000 - \$999,999	10.9%	4.0%	10.8%
\$1,000,000 +	5.6%	1.6%	4.1%
Average Home Value	\$632,345	\$488,838	\$557,849

2025 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	8,307	103,365	267,648
Agriculture/Mining	0.1%	0.1%	0.1%
Construction	8.2%	16.7%	11.8%
Manufacturing	2.6%	1.8%	1.9%
Wholesale Trade	1.1%	1.2%	1.1%
Retail Trade	7.4%	8.0%	7.0%
Transportation/Utilities	5.3%	5.2%	5.1%
Information	2.0%	2.0%	2.0%
Finance/Insurance/Real Estate	3.4%	3.2%	3.7%
Services	57.1%	54.1%	56.1%
Public Administration	13.2%	8.0%	11.2%

	1 MILE	3 MILES	5 MILES
2025 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	71.8%	48.3%	56.9%
Management/Business/Financial	20.4%	12.3%	16.3%
Professional	36.9%	22.1%	26.7%
Sales	5.0%	6.1%	5.6%
Administrative Support	9.4%	7.8%	8.2%
Services	15.0%	24.2%	22.1%
Blue Collar	13.2%	27.5%	21.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.7%	14.6%	9.8%
Installation/Maintenance/Repair	1.8%	2.6%	2.2%
Production	1.6%	2.6%	2.1%
Transportation/Material Moving	4.1%	7.7%	6.8%

2025 CONSUMER SPENDING			
Apparel & Services: Total \$	\$16,870,042	\$148,785,515	\$458,505,734
Average Spent	\$2,949.82	\$2,453.43	\$2,658.51
Education: Total \$	\$14,678,085	\$102,029,568	\$332,667,947
Average Spent	\$2,556.55	\$1,731.90	\$1,928.88
Entertainment/Recreation: Total \$	\$26,558,330	\$226,194,298	\$705,277,779
Average Spent	\$4,643.88	\$3,729.87	\$4,089.35
Food at Home: Total \$	\$49,178,073	\$439,323,919	\$1,355,090,708
Average Spent	\$8,599.07	\$7,244.31	\$7,857.10
Food Away from Home: Total \$	\$29,129,408	\$254,385,618	\$771,506,466
Average Spent	\$5,093.44	\$4,194.74	\$4,473.36
Health Care: Total \$	\$45,576,188	\$398,705,379	\$1,245,804,550
Average Spent	\$7,969.26	\$6,574.52	\$7,223.44
HH Furnishings & Equipment: Total \$	\$18,932,991	\$163,532,786	\$504,239,172
Average Spent	\$3,310.54	\$2,696.60	\$2,923.68
Personal Care Products & Services: Total \$	\$7,243,651	\$62,843,815	\$191,692,315
Average Spent	\$1,226.59	\$1,036.27	\$1,111.47
Shelter: Total \$	\$189,317,510	\$1,646,388,599	\$5,059,613,986
Average Spent	\$33,103.25	\$27,148.42	\$29,336.71
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,713,293	\$160,369,219	\$505,426,601
Average Spent	\$3,272.13	\$2,644.44	\$2,930.57
Travel: Total \$	\$23,452,055	\$197,848,750	\$632,128,939
Average Spent	\$4,100.73	\$3,262.46	\$3,665.22
Vehicle Maintenance & Repairs: Total \$	\$8,986,083	\$78,477,039	\$234,097,467
Average Spent	\$1,571.27	\$1,294.06	\$1,357.35



PILOT HOUSE

AT THE STATION

**FOR RETAIL LEASING
INFORMATION, PLEASE CONTACT:**

ALEX SHIEL
240.482.3601
ashiel@hrretail.com

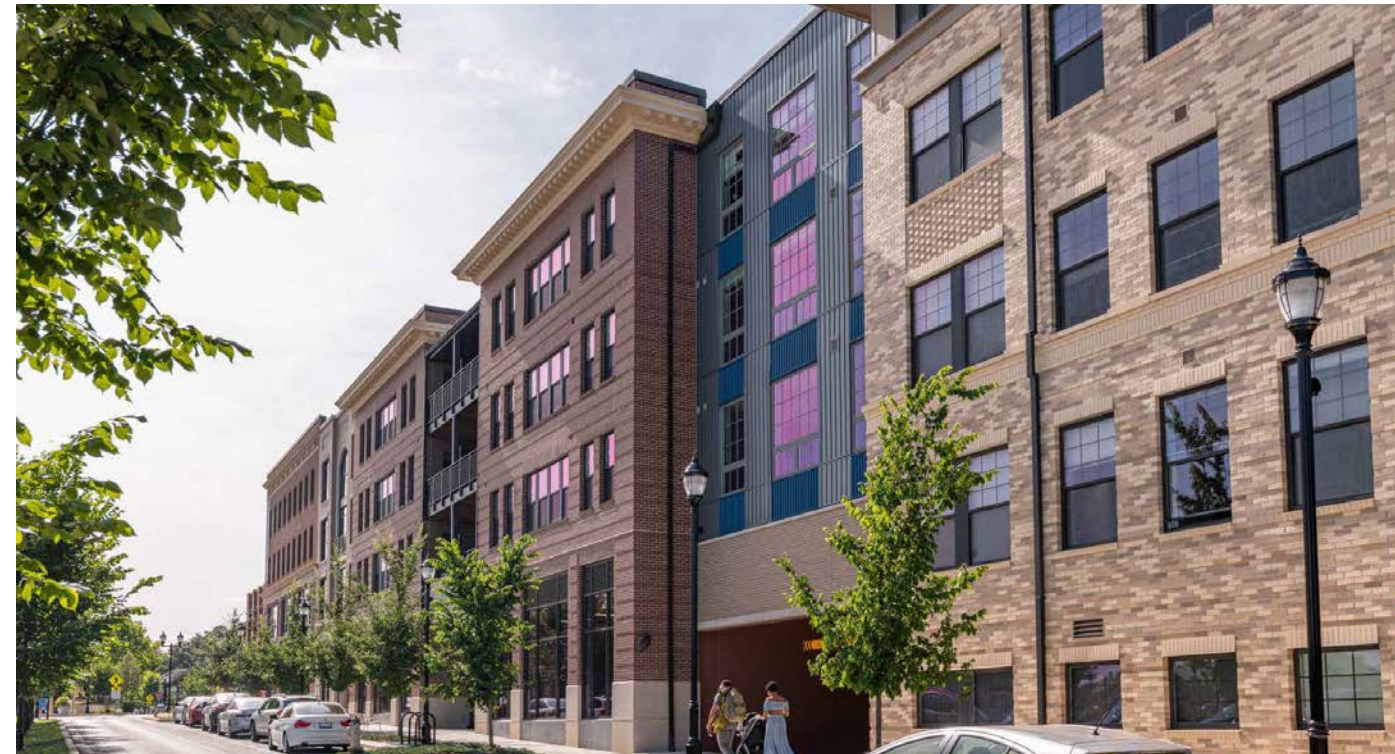
EDWARD CRILLEY
240.482.3608
ecrilley@hrretail.com

DAVID WARD
240.482.3617
dward@hrretail.com

H&R RETAIL, INC. WASHINGTON, DC

3 Bethesda Metro Center
Suite 620 • Bethesda, MD 20814
Telephone: 301.656.3030

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.



A MEMBER OF CHAINLINKS RETAIL ADVISORS

CALVIN CAFRITZ PROPERTIES

WWW.PILOTHOUSERIVERDALE.COM