

THE STATION RIVERDALE PARK, MD



NOW OPEN!



LE FANTOME



& MANY MORE!



CALVIN CAFRITZ ENTERPRISES

INTRODUCTION



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  **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

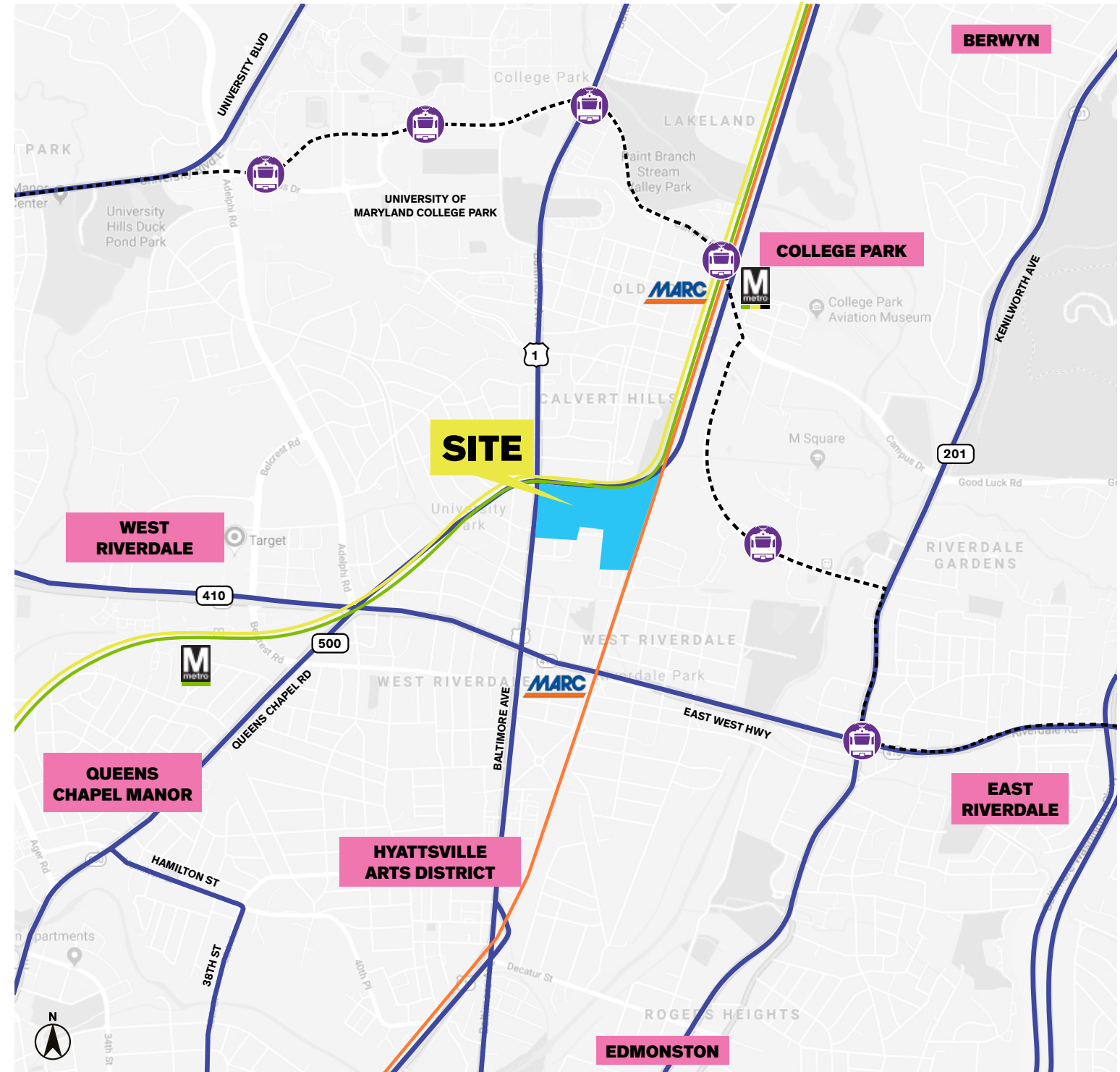
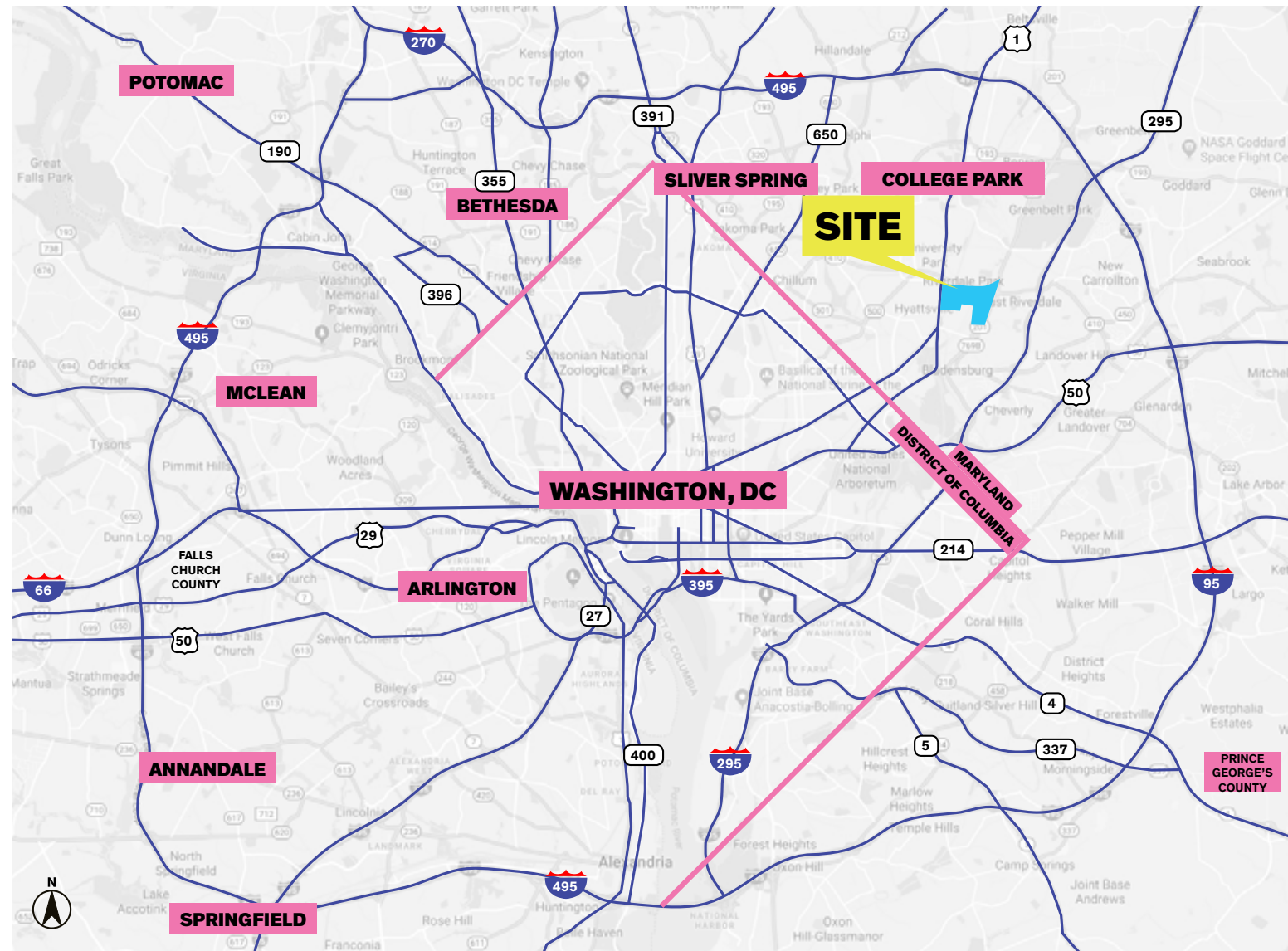


FREE PRIVATE SHUTTLE BUS BETWEEN THE STATION AND UNIVERSITY OF MARYLAND

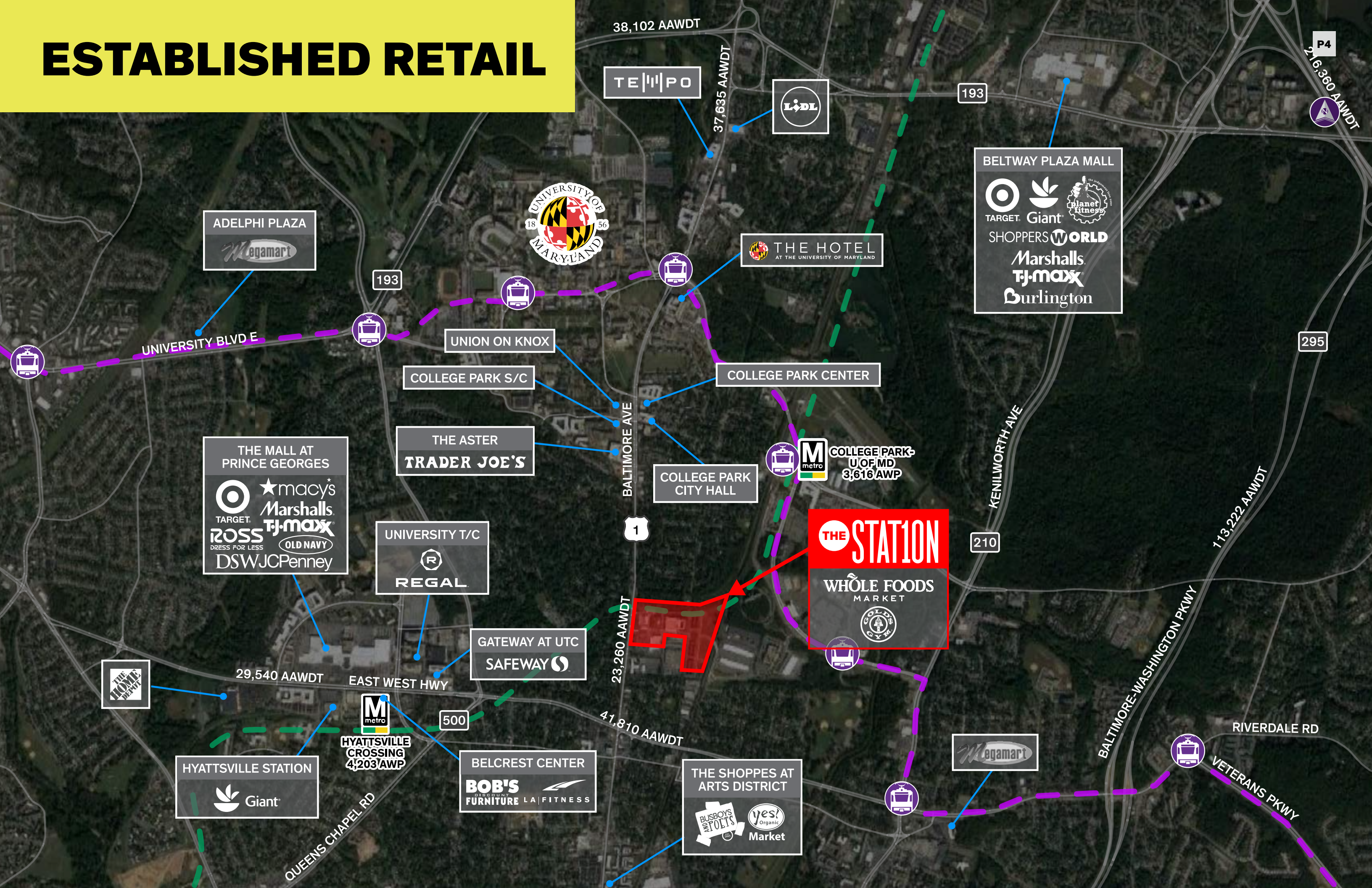
LOCATION

THE STATION

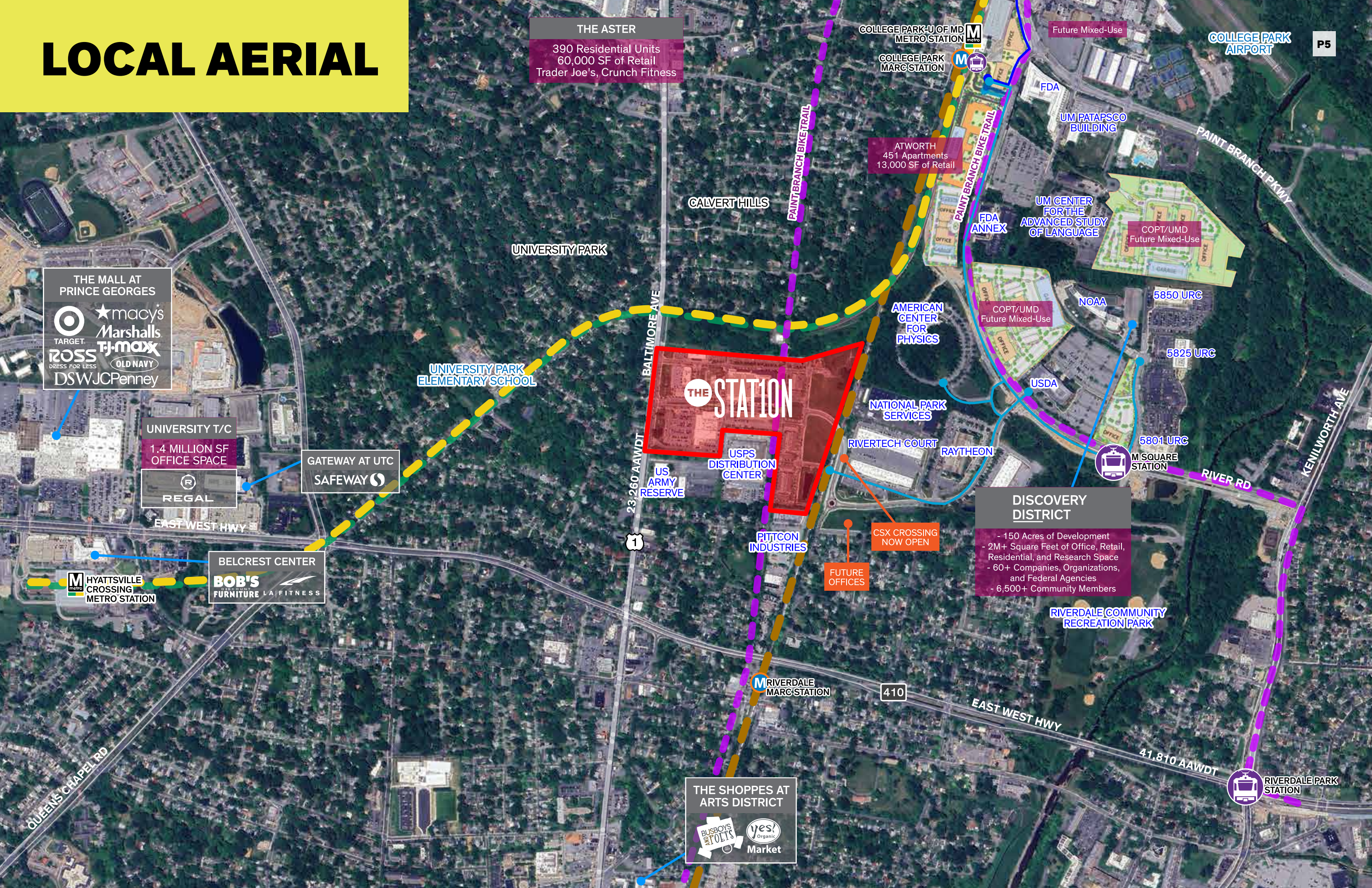
Located on Route 1, 3.3 miles inside the Washington Beltway and only minutes from the Metrorail, which connects Central Maryland Region, Northern Virginia, and Washington, DC. The area is densely populated with well educated residents who enjoy an active lifestyle, creating a vibrant urban community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



ESTABLISHED RETAIL



LOCAL AERIAL



THE ASTER
390 Residential Units
60,000 SF of Retail
Trader Joe's, Crunch Fitness

COLLEGE PARK-U OF MD METRO STATION
COLLEGE PARK MARC STATION

Future Mixed-Use

COLLEGE PARK AIRPORT

ATWORTH
451 Apartments
13,000 SF of Retail

UNIVERSITY PARK

CALVERT HILLS

PAINT BRANCH BIKE TRAIL

FDA
UM PATAPSCO BUILDING

UM CENTER FOR THE ADVANCED STUDY OF LANGUAGE

COPT/UMD
Future Mixed-Use

THE MALL AT PRINCE GEORGES
TARGET
ROSS DRESS FOR LESS
DSW JCPenney
macys
Marshalls
TJ-maxx
OLD NAVY

UNIVERSITY T/C
1.4 MILLION SF OFFICE SPACE
REGAL

GATEWAY AT UTC
SAFEWAY

UNIVERSITY PARK ELEMENTARY SCHOOL

BALTIMORE AVE

23,260 AAWDT



410

41,810 AAWDT

THE STATION
USPS DISTRIBUTION CENTER
US ARMY RESERVE

AMERICAN CENTER FOR PHYSICS

COPT/UMD
Future Mixed-Use

NOAA

5850 URC

5825 URC

USDA

NATIONAL PARK SERVICES

RIVERTECH COURT

RAYTHEON

5801 URC



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

PITTCO INDUSTRIES

CSX CROSSING NOW OPEN

FUTURE OFFICES

BELCREST CENTER
BOB'S DISCOUNT FURNITURE LA FITNESS

HYATTSVILLE CROSSING METRO STATION

RIVERDALE COMMUNITY RECREATION PARK

RIVERDALE MARC STATION

410

EAST WEST HWY

41,810 AAWDT

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

RIVERDALE PARK STATION

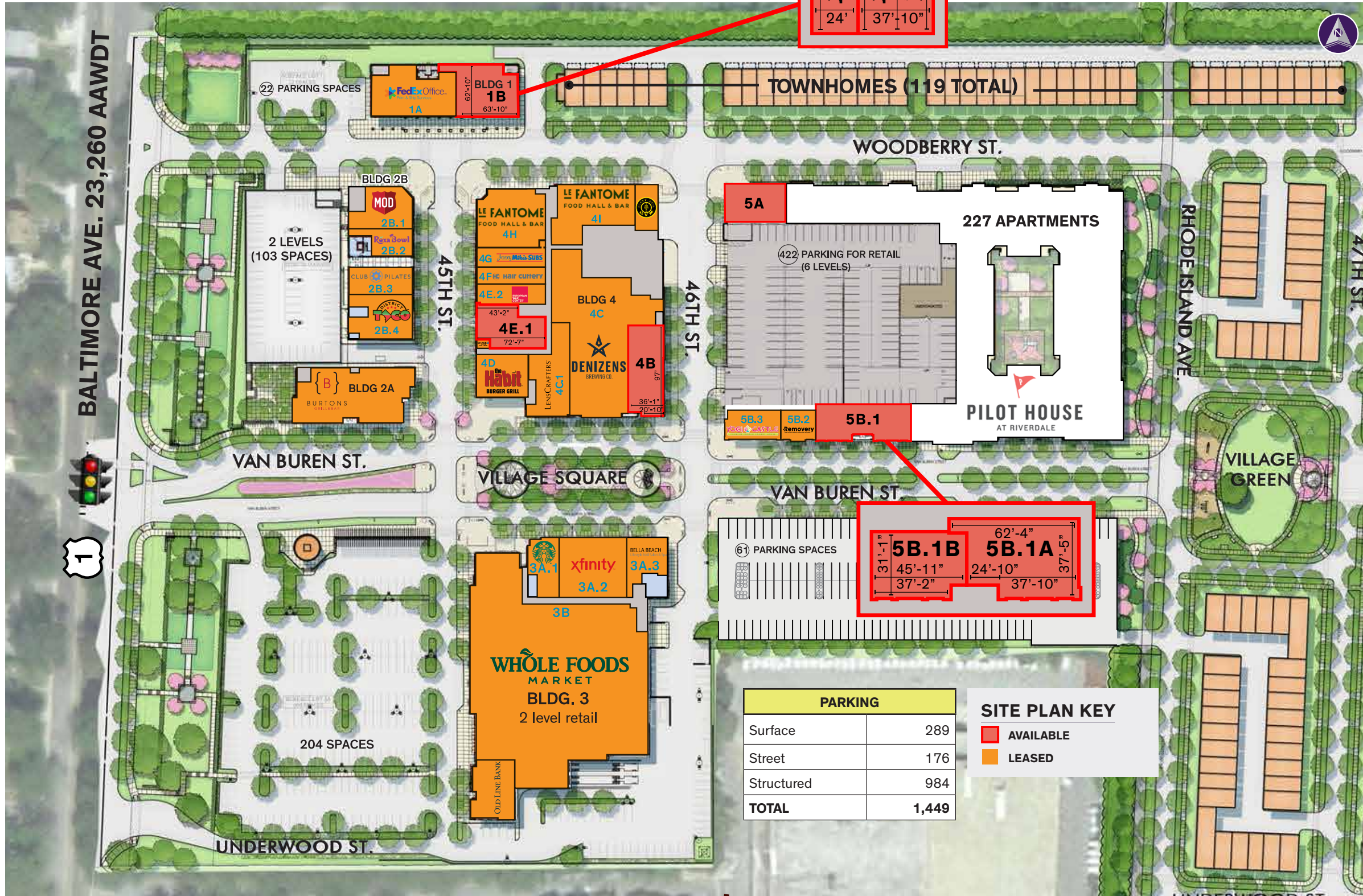
QUEENS CHAPEL RD

KENILWORTH AVE

PAINT BRANCH PKWY

EAST WEST HWY

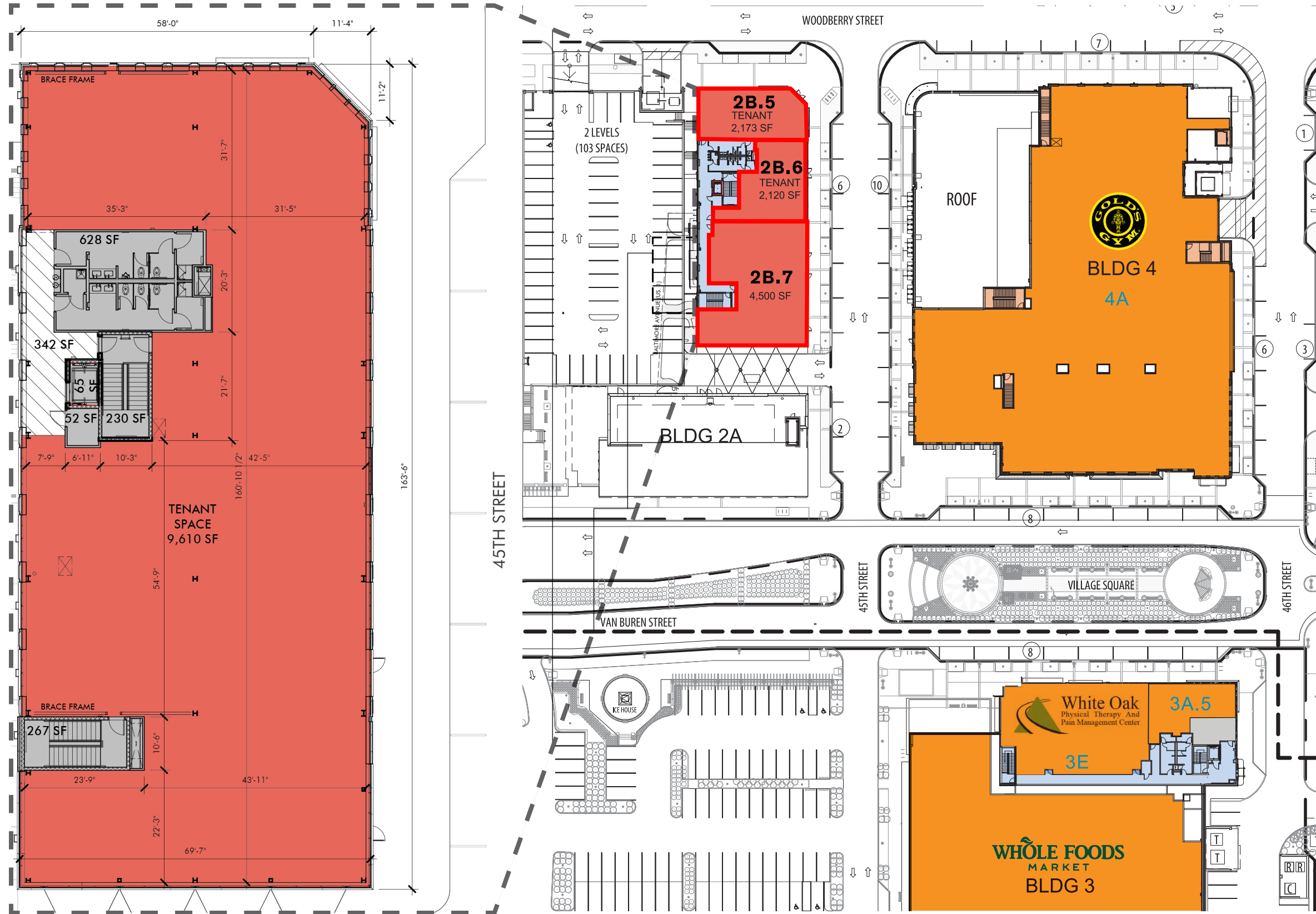
SITE PLAN - 1ST LEVEL



Space #	GROSS FLOOR AREA (SF)	
	Street Level Retail	Upper Level Retail
1A [FedEx]	4,598	
1B	3,477	
*1B.B	1,154	
*1B.C	2,150	
2A [Burton's Grill]	6,808	
2B.1 [MOD Pizza]	2,736	
2B.2 [Roxa Bowl]	1,335	
2B.3 [Club Pilates]	2,060	
2B.4 [District Taco]	3,016	
2B.5		2,173
2B.6		2,120
2B.7		4,500
3A.1 [Starbucks]	1,937	
3A.2 [xfinity]	4,591	
3A.3 [Bella Beach]	2,000	
3B [Whole Foods Market]	35,640	2,296
3C [Old Line Bank]	2,860	
3A.5 [Pediatric Dentistry]		1,350
3E [White Oak Therapy]		5,150
4A [Gold's Gym]	1,250	40,310
4B	3,645	
4C [Denizens Brewing Co.]	12,385	
4C.1 [LensCrafters]	3,465	
4D [The Habit Burger]	2,530	
ATM [Chase Bank]	140	
4E.1	2,961	
4E.2 [European Wax Center]	1,428	
4F [Hair Cuttery]	1,267	
4G [Jersey Mike's Subs]	1,575	
4H [Le Fantome]	4,382	
4I [Le Fantome]	4,290	
5A	2,400	
5B.1	3,761	
*5B.1A	2,058	
*5B.1B	1,427	
5B.2 [Removery]	1,184	
5B.3 [Yogi Castle]	1,812	
TOTAL	119,082	62,689

*Demise

SITE PLAN - 2ND LEVEL



- ### 2ND LEVEL
- Ideal for medical and office tenants
 - Signage opportunity facing Route 1 (23,260 AADWT)
 - ADA compliant elevator with inviting street level access
 - ADA compliant bathrooms
 - Flexible demising plans

SITE PLAN KEY

- AVAILABLE
- LEASED



LE FANTOME

SIZE: 8,500 SF

DETAILS: Curation and management of 8,500 sq. ft. food hall and ghost kitchen concept, featuring 9 independent culinary concepts, a sleek wrap-around bar, and indoor/outdoor seating for 175+ guests.



What to Eat at Riverdale, Maryland's Exciting New International Food Hall

“Riverdale, Maryland’s stylish new food hall locked down a respected trio of chefs serving top-tier sushi, hot fried chicken sandwiches, and Korean dishes. Le Fantome, situated at The Station at Riverdale Park Development, carves out room for three dedicated dine-in stalls, a full-service bar, and six ghost kitchen vendors. The all-day lineup is curated by Hospitality HQ founding partner Akhtar Nawab — an award-winning chef and restaurateur behind Mexican hotspots Alta Calidad in New York and Otra Vez in New Orleans.”



[CLICK HERE](#)

MÖK BAR HÖRU
TO – GO

SONNY & SONS
HOT CHICKEN EST. 2018

ALTA CALIDAD



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

RETAIL AVAILABILITY:

**120,000 SQUARE FEET
OF TOTAL RETAIL**

**FOR RETAIL LEASING
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CALVIN CAFRITZ ENTERPRISES