

# THE STATION

## RIVERDALE PARK, MD



**NOW OPEN!**   **LE FANTOME**        & MANY MORE!

**HR**  
RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

**THE STATION**

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  **195,101**  
PEOPLE

**STRONG**  
INCOMES  **\$101,133**  
AVERAGE HOUSEHOLD  
INCOME


**STRONG**  
DAYTIME  
POPULATION  **77,438**  
EMPLOYEES



  
**100,000**  
OVERNIGHT VISITORS PER YEAR

  
**300,000**  
OVERALL VISITORS PER YEAR

  
**14,500+**  
FACULTY & STAFF

  
**41,200+**  
STUDENTS

**1,340+**  
ACRE CAMPUS

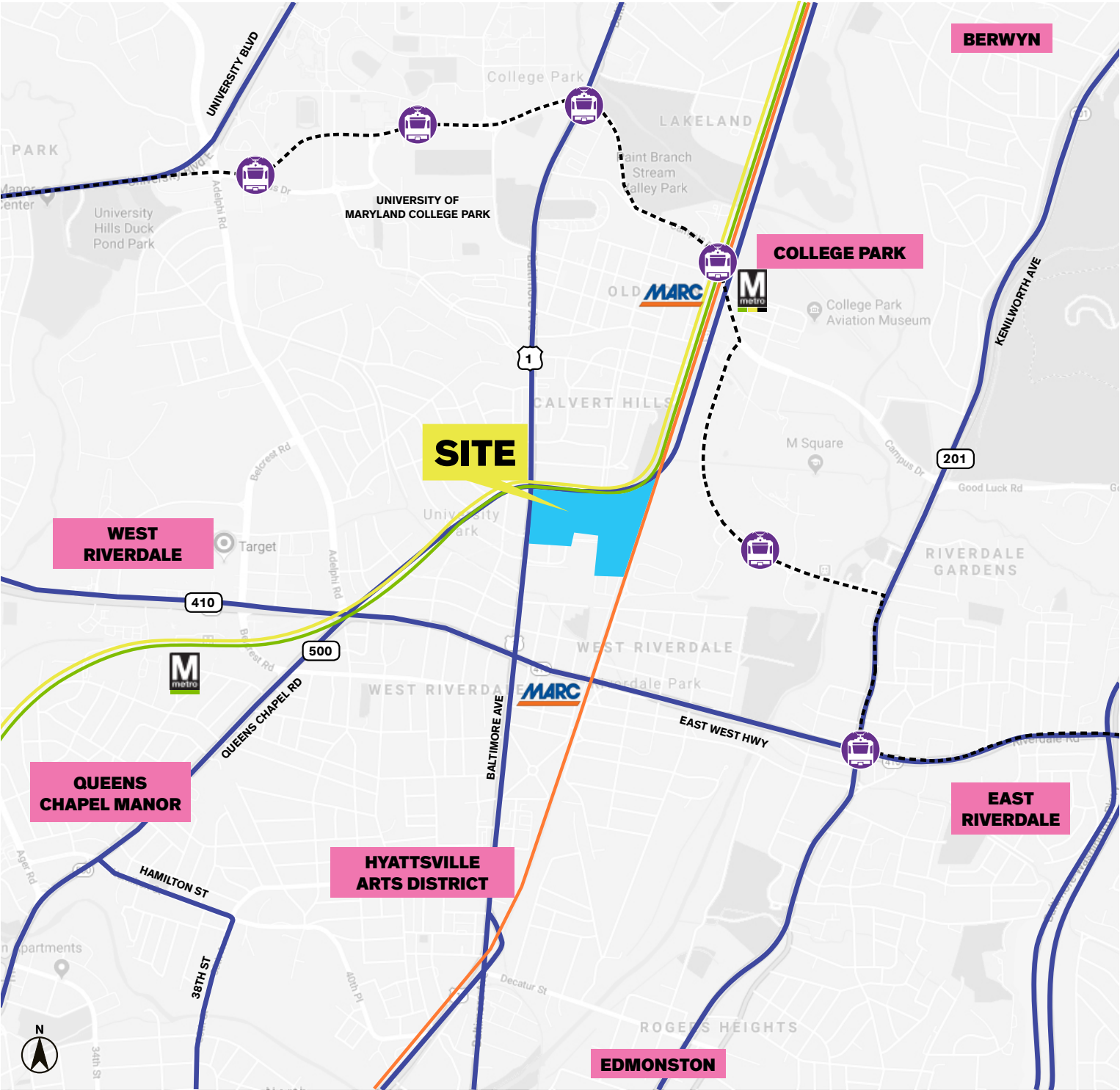
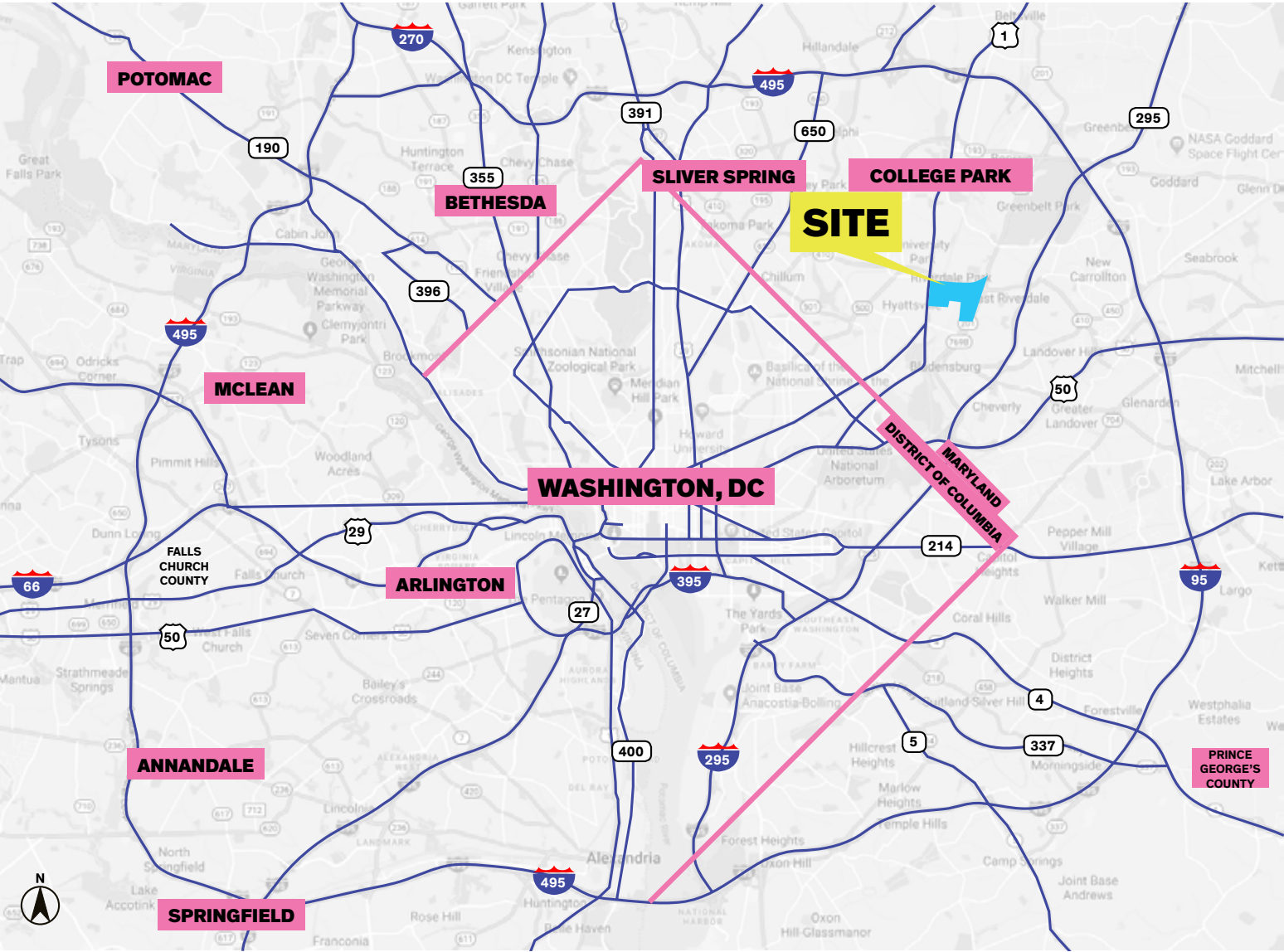
  
FREE PRIVATE SHUTTLE BUS  
BETWEEN THE STATION AND  
UNIVERSITY OF MARYLAND



# LOCATION

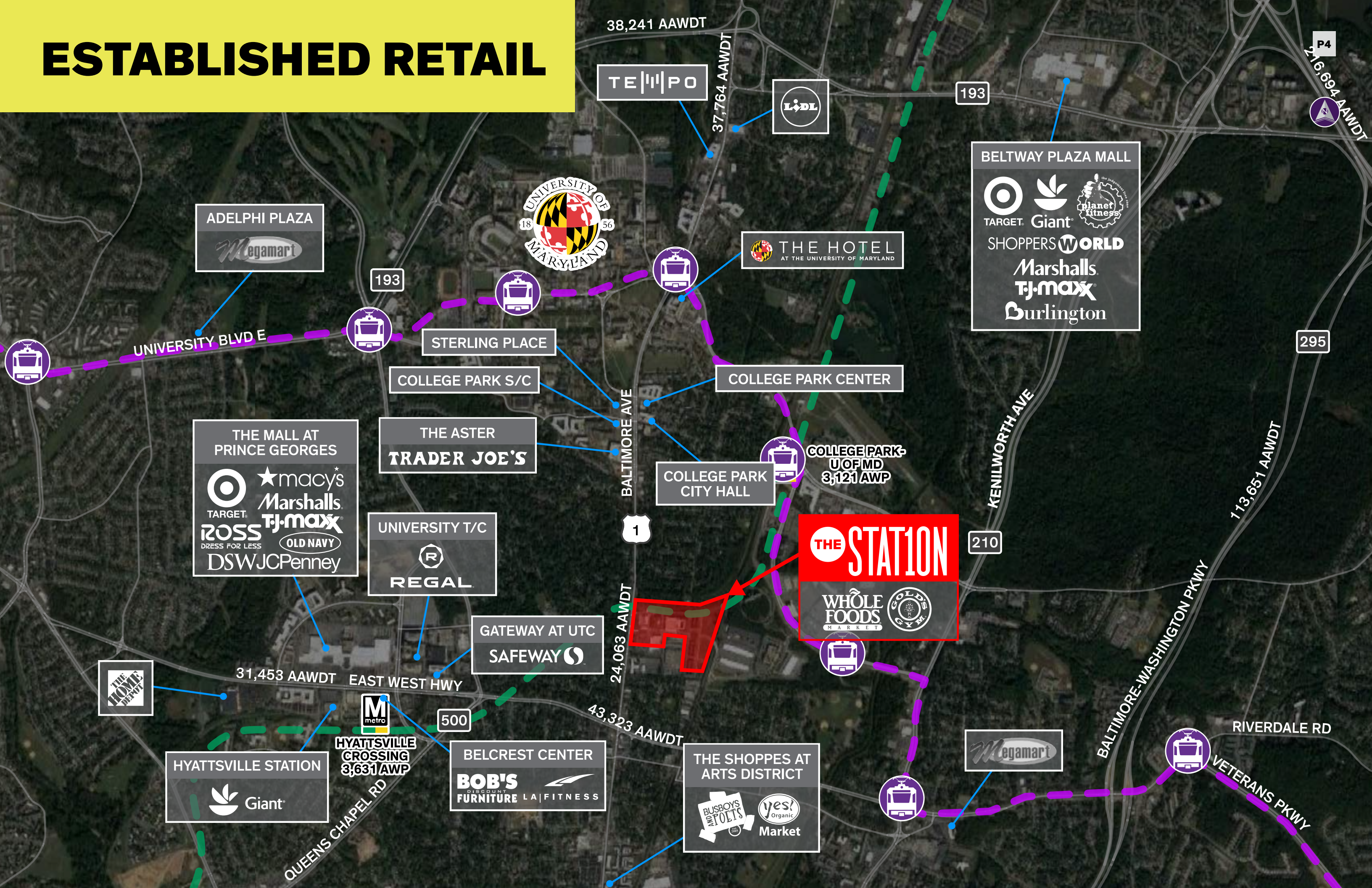
## THE STATION

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

**THE MALL AT PRINCE GEORGES**  
TARGET.  
ROSS DRESS FOR LESS  
DSW JCPenney  
★ macy's  
Marshall's  
TJ-maxx  
OLD NAVY

**UNIVERSITY T/C**  
1.4 MILLION SF OFFICE SPACE  
REGAL

**GATEWAY AT UTC**  
SAFEWAY

**BELCREST CENTER**  
BOB'S DISCOUNT FURNITURE LA FITNESS

**PRINCE GEORGE'S PLAZA METRO STATION**

**UNIVERSITY PARK ELEMENTARY SCHOOL**

**BALTIMORE AVE**

**24,063 AAWDT**

**1**

**US ARMY RESERVE**

**USPS DISTRIBUTION CENTER**

**PITTCO INDUSTRIES**

**RIVERDALE MARG STATION**

**THE SHOPPES AT ARTS DISTRICT**

**BUSBOYS & POETS**  
**yes! Organic Market**

**COLLEGE PARK/UMD METRO STATION**  
**COLLEGE PARK MARG STATION**

**ATWORTH**  
451 Apartments  
13,000 SF of Retail  
Delivery: Spring 2024

**AMERICAN CENTER FOR PHYSICS**

**NATIONAL PARK SERVICES**

**RIVERTech COURT**

**RAYTHEON**

**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

**RIVERDALE COMMUNITY RECREATION PARK**

**CSX CROSSING NOW OPEN**

**FUTURE OFFICES**

**Future Mixed-Use**

**UM PATAPSCO BUILDING**

**UM CENTER FOR THE ADVANCED STUDY OF LANGUAGE**

**FDA ANNEX**

**COPT/UMD Future Mixed-Use**

**NOAA**

**USDA**

**5825 URC**

**5801 URC**

**M SQUARE STATION**

**RIVER RD**

**43,323 AAWDT**

**RIVERDALE PARK STATION**

**COLLEGE PARK AIRPORT**

**P5**

**PAINT BRANCH PKWY**

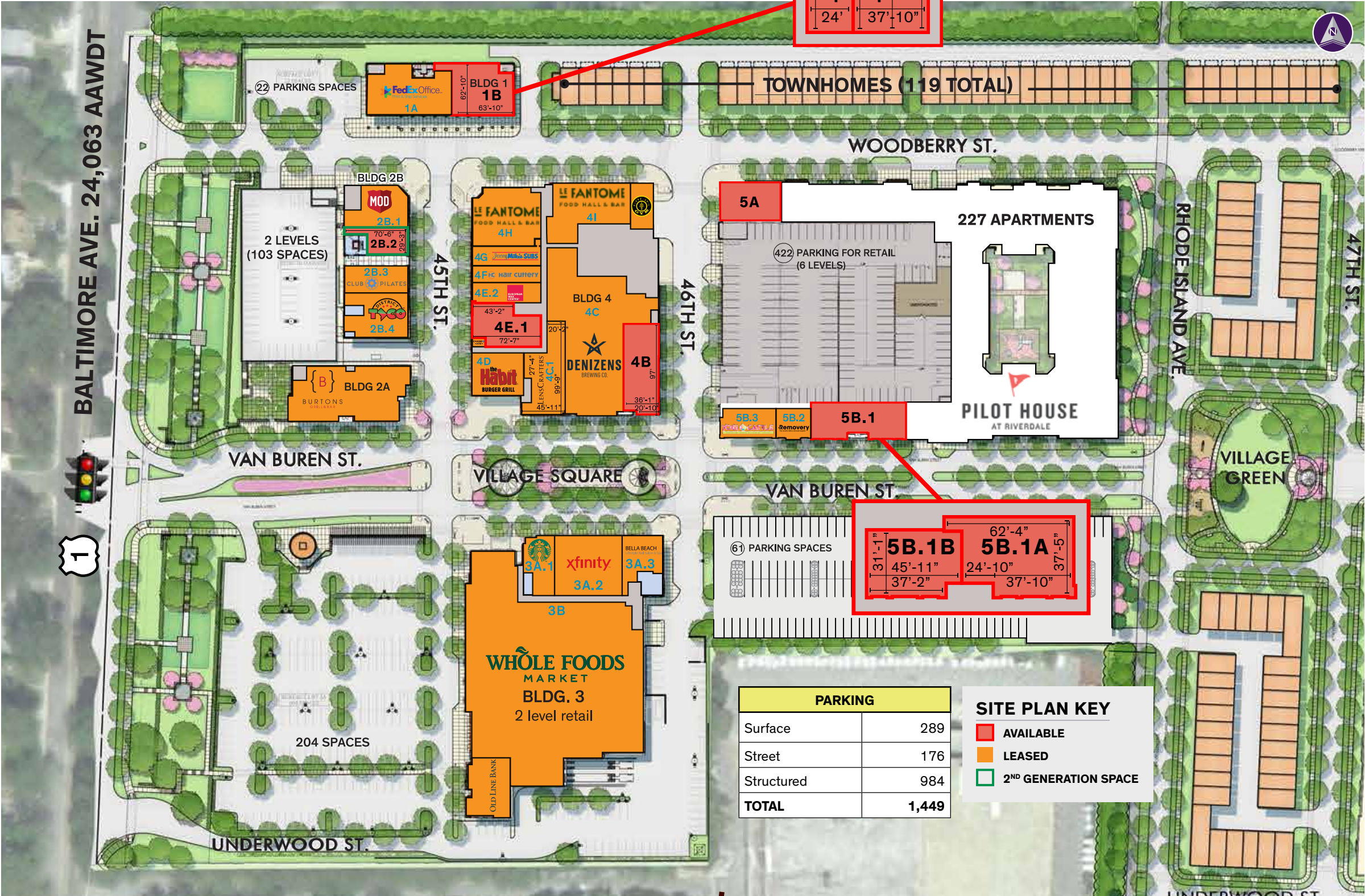
**QUEENS CHAPEL RD**

**EAST WEST HWY**

**410**



SITE PLAN - 1ST LEVEL

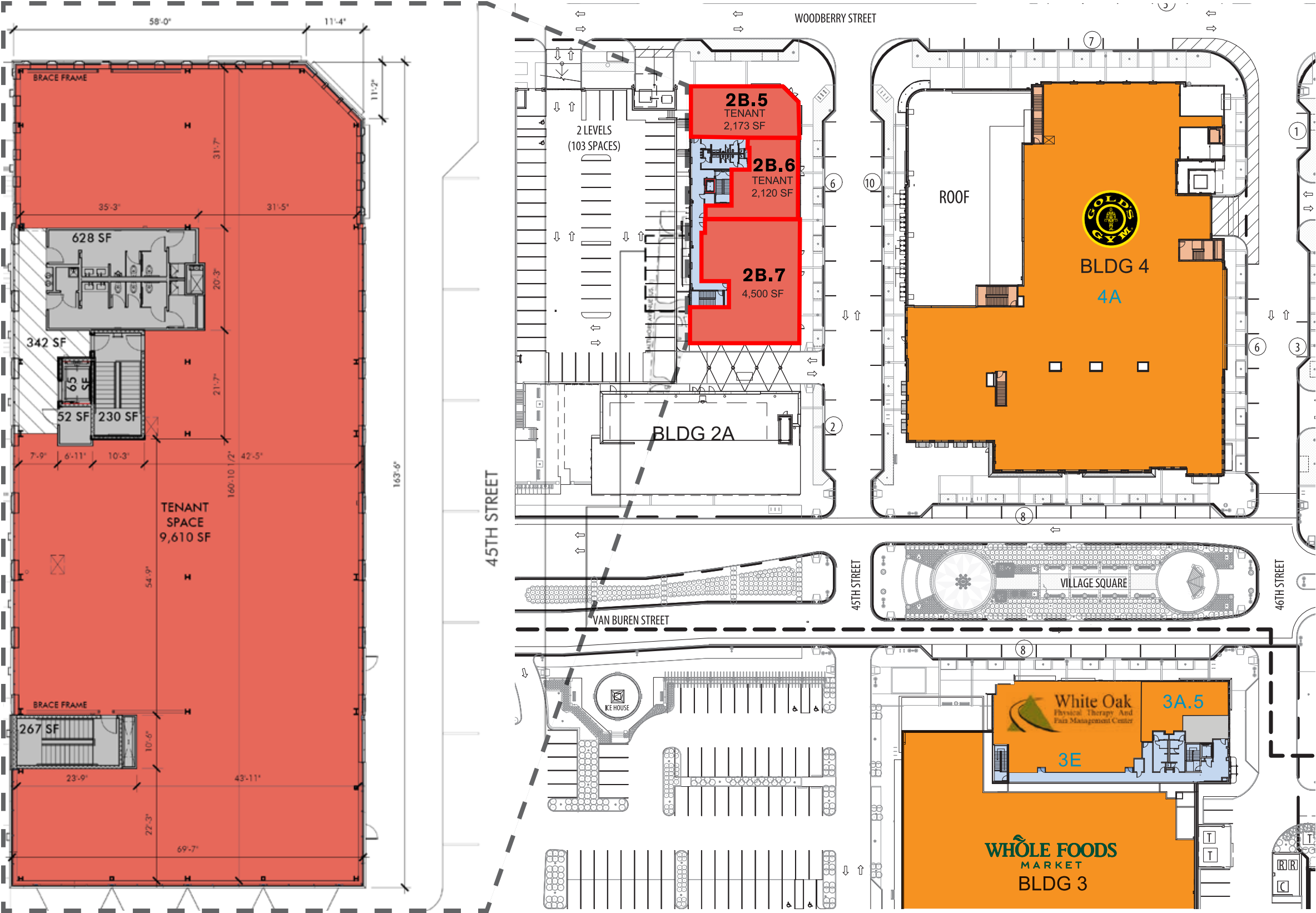


Space #	GROSS FLOOR AREA (SF)	
	Street Level Retail	Upper Level Retail
1A [ FedEx ]	4,598	
1B	3,477	
*1B.B	1,154	
*1B.C	2,150	
2A [ Burton's Grill ]	6,808	
2B.1 [ MOD Pizza ]	2,736	
2B.2	1,335	
2B.3 [ Club Pilates ]	2,060	
2B.4 [ District Taco ]	3,016	
2B.5		2,173
2B.6		2,120
2B.7		4,500
3A.1 [ Starbucks ]	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 (24,063 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

**EATER**  
WASHINGTON DC  
[CLICK HERE](#)

“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.”

**MÖK BAR** **HÖRU**  
TO – GO

**SONNY & SONS**  
HOT CHICKEN EST. 2018

**ALTA CALIDAD**

**BOMBAY KITCHEN**

**FishScale**  
fish burgers

**DAYO'S KITCHEN**

**GREEK AROMA**  
Mediterranean Grill

**LAOEN**  
DUMPLINGS

**MR. BAKE**



# FULL DEMOGRAPHIC PROFILE

2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography  
Lat/Lon: 38.96841/-76.93657

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	16,919	157,860	437,386
2010 Total Population	18,812	170,085	458,240
2023 Total Population	21,066	195,101	516,761
2023 Group Quarters	3,079	12,189	20,220
2028 Total Population	22,509	197,131	521,145
2023-2028 Annual Rate	1.33%	0.21%	0.17%
2023 Total Daytime Population	25,269	173,752	473,308
Workers	14,683	77,438	222,695
Residents	10,586	96,314	250,613

2023 POPULATION BY AGE			
Population Age 0 - 4	4.9%	6.2%	6.0%
Population Age 5 - 9	5.0%	6.3%	6.2%
Population Age 10 - 14	5.3%	6.1%	6.2%
Population Age 15 - 24	27.3%	19.6%	15.2%
Population Age 25 - 34	13.9%	16.5%	15.4%
Population Age 35 - 44	12.5%	14.4%	14.4%
Population Age 45 - 54	9.6%	10.5%	11.3%
Population Age 55 - 64	9.7%	9.2%	10.9%
Population Age 65 - 74	7.2%	7.0%	8.6%
Population Age 75 - 84	3.3%	3.2%	4.1%
Population Age 85 +	1.3%	1.1%	1.6%
Population Age 18 +	82.1%	78.2%	78.2%
Median Age	31.1	32.3	35.6

2023 POPULATION BY SEX			
Male Population	10,728	99,650	254,432
Female Population	10,338	95,451	262,329

2023 POPULATION BY RACE/ETHNICITY			
White Alone	39.5%	19.4%	18.2%
Black Alone	21.2%	30.4%	42.6%
American Indian Alone	1.6%	2.0%	1.5%
Asian Alone	8.5%	6.3%	5.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	18.5%	31.1%	22.7%
Two or More Races	10.6%	10.8%	9.8%
Hispanic Origin	29.9%	44.6%	33.4%
Diversity Index	85.2	87.7	84.5

	1 MILE	3 MILES	5 MILES
2023 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	17,871	158,831	421,424
Never Married	51.9%	51.9%	48.4%
Married	38.3%	37.4%	38.3%
Widowed	3.0%	3.7%	4.6%
Separated or Divorced	6.8%	7.0%	8.8%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,121	120,664	343,057
Less than 9th Grade	9.5%	14.6%	9.9%
9th - 12th Grade, No Diploma	6.4%	8.3%	6.9%
High School Graduate	13.5%	22.3%	21.1%
GED/Alternative Credential	1.6%	2.3%	2.8%
Some College, No Degree	12.2%	13.8%	14.7%
Associate Degree	5.2%	6.2%	6.3%
Bachelor's Degree	21.3%	18.0%	20.0%
Graduate/Professional Degree	30.4%	14.5%	18.4%

HOUSEHOLDS SUMMARY			
2000 Households	5,932	52,780	157,836
2000 Average Household Size	2.42	2.80	2.67
2010 Households	6,035	51,922	158,484
2010 Average Household Size	2.56	3.02	2.77
2023 Households	7,625	61,194	178,317
2023 Average Household Size	2.36	2.99	2.78
2028 Households	8,304	62,437	181,704
2028 Average Household Size	2.34	2.96	2.76
2023-2028 Annual Rate	1.72%	0.40%	0.38%
2010 Families	3,239	32,193	96,081
2010 Average Family Size	3.24	3.54	3.39
2023 Families	3,887	36,144	104,097
2023 Average Family Size	3.14	3.64	3.53
2028 Families	4,260	36,818	105,812
2028 Average Family Size	3.09	3.61	3.50
2023-2028 Annual Rate	1.85%	0.37%	0.33%

HOUSING UNIT SUMMARY			
2023 Housing Units	8,607	66,138	191,981
Owner Occupied Housing Units	45.0%	44.1%	47.1%
Renter Occupied Housing Units	43.6%	48.4%	45.8%
Vacant Housing Units	11.4%	7.5%	7.1%

	1 MILE	3 MILES	5 MILES
2023 HOUSEHOLDS BY INCOME			
<\$15,000	12.3%	11.6%	11.1%
\$15,000 - \$24,999	6.2%	6.3%	6.1%
\$25,000 - \$34,999	6.2%	5.7%	6.0%
\$35,000 - \$49,999	8.1%	10.6%	10.2%
\$50,000 - \$74,999	11.5%	16.7%	16.3%
\$75,000 - \$99,999	12.3%	13.1%	12.7%
\$100,000 - \$149,999	15.2%	17.2%	16.8%
\$150,000 - \$199,999	12.2%	10.0%	9.6%
\$200,000+	16.0%	8.9%	11.2%
Average Household Income	\$125,514	\$101,133	\$108,603
Median Household Income	\$84,949	\$73,137	\$75,478
Per Capita Income	\$42,759	\$31,773	\$37,683

2023 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	3,871	29,133	90,328
<\$50,000	0.3%	2.0%	2.7%
\$50,000 - \$99,999	0.2%	0.3%	1.4%
\$100,000 - \$149,999	0.1%	1.0%	1.4%
\$150,000 - \$199,999	0.1%	1.0%	2.0%
\$200,000 - \$249,999	1.0%	3.0%	2.8%
\$250,000 - \$299,999	1.5%	5.5%	4.4%
\$300,000 - \$399,999	16.7%	33.2%	22.2%
\$400,000 - \$499,999	28.1%	26.8%	24.6%
\$500,000 - \$749,999	47.0%	24.4%	28.6%
\$750,000 - \$999,999	2.5%	1.8%	7.1%
\$1,000,000 +	2.0%	0.6%	1.7%
Average Home Value	\$540,904	\$447,163	\$500,126

2023 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	10,700	101,009	271,793
Agriculture/Mining	0.1%	0.2%	0.2%
Construction	11.5%	17.3%	11.9%
Manufacturing	3.7%	2.1%	2.1%
Wholesale Trade	1.4%	1.2%	1.2%
Retail Trade	7.5%	8.2%	7.4%
Transportation/Utilities	6.2%	5.8%	6.1%
Information	1.4%	1.9%	2.2%
Finance/Insurance/Real Estate	4.1%	3.6%	4.3%
Services	52.3%	52.1%	53.6%
Public Administration	11.6%	7.7%	10.9%

	1 MILE	3 MILES	5 MILES
2023 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	67.6%	49.5%	58.3%
Management/Business/Financial	19.3%	12.1%	16.4%
Professional	33.6%	22.5%	27.3%
Sales	5.0%	6.0%	5.7%
Administrative Support	9.8%	8.9%	8.8%
Services	14.5%	22.5%	20.1%
Blue Collar	17.9%	27.9%	21.6%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	8.2%	14.1%	9.3%
Installation/Maintenance/Repair	1.8%	2.5%	2.2%
Production	2.4%	3.1%	2.5%
Transportation/Material Moving	5.5%	8.2%	7.5%

2023 CONSUMER SPENDING			
Apparel & Services: Total \$	\$20,571,826	\$134,533,965	\$423,962,966
Average Spent	\$2,697.94	\$2,198.48	\$2,377.58
Education: Total \$	\$18,946,776	\$110,189,212	\$353,452,777
Average Spent	\$2,484.82	\$1,800.65	\$1,982.16
Entertainment/Recreation: Total \$	\$32,621,533	\$210,829,424	\$656,822,099
Average Spent	\$4,278.23	\$3,445.26	\$3,683.45
Food at Home: Total \$	\$61,101,879	\$404,724,817	\$1,271,623,784
Average Spent	\$8,013.36	\$6,613.80	\$7,131.25
Food Away from Home: Total \$	\$34,401,677	\$226,179,693	\$695,687,465
Average Spent	\$4,511.70	\$3,696.11	\$3,901.41
Health Care: Total \$	\$59,946,033	\$392,041,733	\$1,228,959,562
Average Spent	\$7,861.77	\$6,406.54	\$6,891.99
HH Furnishings & Equipment: Total \$	\$26,275,155	\$169,988,713	\$530,925,444
Average Spent	\$3,445.92	\$2,777.87	\$2,977.42
Personal Care Products & Services: Total \$	\$8,729,328	\$57,116,164	\$176,947,232
Average Spent	\$1,144.83	\$933.36	\$992.32
Shelter: Total \$	\$232,062,641	\$1,515,759,207	\$4,718,613,821
Average Spent	\$30,434.44	\$24,769.74	\$26,461.94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,658,563	\$162,478,734	\$506,719,695
Average Spent	\$3,365.06	\$2,655.14	\$2,841.68
Travel: Total \$	\$19,771,709	\$127,489,556	\$394,359,945
Average Spent	\$2,593.01	\$2,083.37	\$2,211.57
Vehicle Maintenance & Repairs: Total \$	\$11,458,799	\$75,749,795	\$228,744,137
Average Spent	\$1,502.79	\$1,237.86	\$1,282.79



# RETAIL AVAILABILITY:

120,000 SQUARE FEET  
OF TOTAL RETAIL

FOR RETAIL LEASING  
INFORMATION, PLEASE CONTACT:

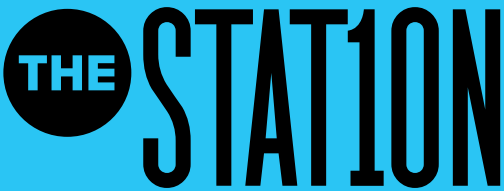
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CALVIN CAFRITZ ENTERPRISES