

TE | P O

MIXED USE DEVELOPMENT
DELIVERY AUGUST 2022

**1,300 SF RETAIL SPACE
AVAILABLE**

CAFE

Gilbane

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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H&R Retail and Gilbane Development Company are proud to present Tempo, a new student housing development located in College Park, MD.

Location:

- Seeking amenity retailers and cafes that desire to plant their flag on Baltimore Avenue just north of the University of Maryland's main entrance
- Over 1,300 square feet of retail space adjacent to residential lobby, can be integrated to residential lobby if desired
- Conveniently located on Baltimore Avenue, class is just steps away, your favorite local hangouts are within minutes, and the Paint Branch Trail is in your backyard
- **DELIVERY:** August 2022
- **BEDS:** 978

The Market: Excellent demographics within a 5 mile radius



DENSE POPULATION
414,519 people



STRONG INCOMES
\$98,968 average hh income



STRONG DAYTIME POPULATION
178,172 employees



8,059 currently operating (99% occupied)
+1,724 opening Fall 2022
+2,983 planned for Fall 23 and 24
TOTAL: 12,766 current/pipeline



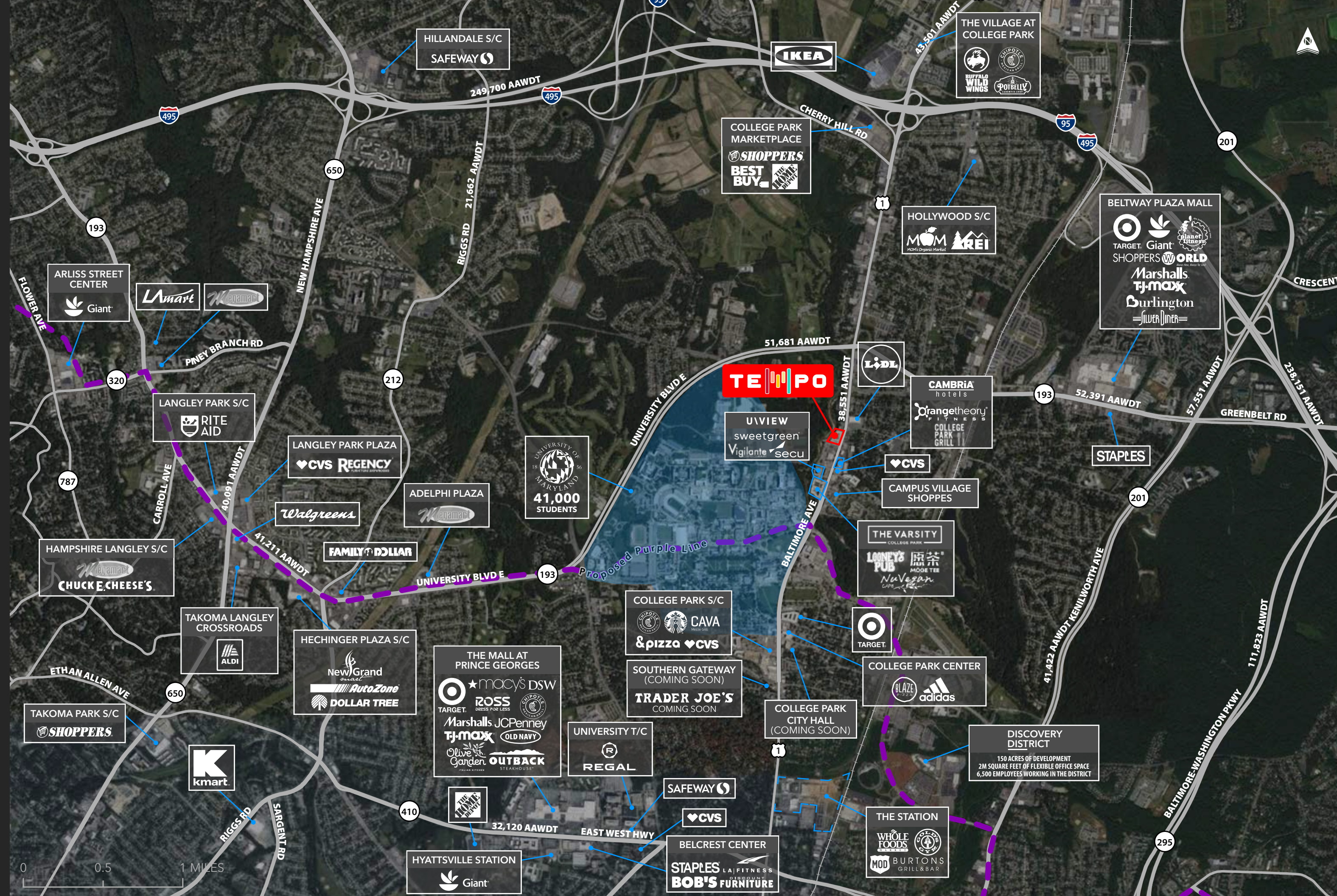
UNIVERSITY OF MARYLAND
41,000 students



UNIVERSITY OF MARYLAND FACULTY
14,000 employees



MARKET AERIAL



HILLANDALE S/C
SAFEWAY

IKEA

THE VILLAGE AT
COLLEGE PARK
BUFFALO WILD WINGS
POTBELLY

COLLEGE PARK
MARKETPLACE
SHOPPERS
BEST BUY

HOLLYWOOD S/C
MOM
KREI

BELTWAY PLAZA MALL
TARGET Giant
SHOPPERS WORLD
Marshalls
TJ-maxx
Burlington
SILVER DINNER

ARLISS STREET
CENTER
Giant
Lmart
Wegamart

LANGLEY PARK S/C
RITE AID

LANGLEY PARK PLAZA
CVS REGENCY

UNIVERSITY OF
MARYLAND
41,000
STUDENTS

TE|||PO

LIDL

CAMBRIA
hotels
Orangetheory
FITNESS
COLLEGE
PARK
GRILL

STAPLES

CARROLL AVE

Walgreens

ADELPHI PLAZA
Wegamart

UVIEW
sweetgreen
Vigilante secu

CVS

CAMPUS VILLAGE
SHOPPES

HAMPSHIRE LANGLEY S/C
Wegamart
CHUCK E. CHEESE'S

FAMILY DOLLAR

Proposed Purple Line

THE VARSITY
COLLEGE PARK
LOONEY'S PUB
MOGE TEE
NuVegan

TAKOMA LANGLEY
CROSSROADS
ALDI

HECHINGER PLAZA S/C
New Grand
AutoZone
DOLLAR TREE

COLLEGE PARK S/C
CAVA
& pizza CVS

TARGET

COLLEGE PARK
CENTER
BLAZE
adidas

ETHAN ALLEN AVE

THE MALL AT
PRINCE GEORGES
TARGET
ROSS
macy's DSW
Marshalls JCPenney
TJ-maxx
OLD NAVY
Olive Garden
OUTBACK

SOUTHERN GATEWAY
(COMING SOON)
TRADER JOE'S
COMING SOON

COLLEGE PARK
CITY HALL
(COMING SOON)

DISCOVERY
DISTRICT
150 ACRES OF DEVELOPMENT
2M SQUARE FEET OF FLEXIBLE OFFICE SPACE
6,500 EMPLOYEES WORKING IN THE DISTRICT

TAKOMA PARK S/C
SHOPPERS

kmart

UNIVERSITY T/C
REGAL

SAFEWAY

THE STATION
WHOLE FOODS
MOD
BURTONS
GRILL & BAR

RIGGS RD

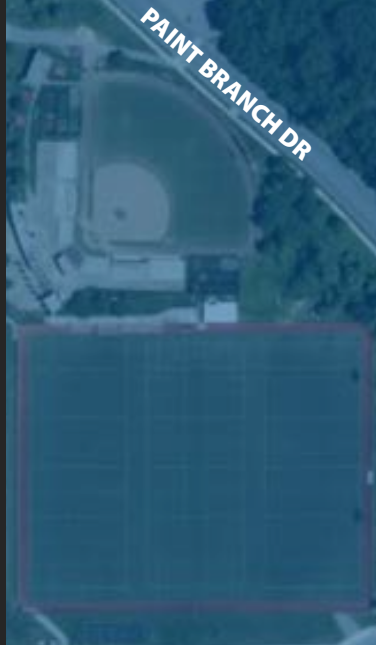
HYATTSVILLE STATION
Giant

BELCREST CENTER
STAPLES
BOB'S FURNITURE

0 0.5 1 MILES

CLOSED IN AERIAL

UNIVERSITY OF MARYLAND
18 56
41,000 STUDENTS



PAINT BRANCH DR

THE VARSITY
COLLEGE PARK
LOONEY'S PUB
MOGE TEE
NuVegan

UVIEW
sweetgreen
Vigilante secu

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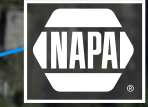
CAMPUS VILLAGE SHOPPES



BALTIMORE AVE



CAMBRIA hotels
Orangetheory FITNESS
COLLEGE PARK GRILL



ALLOY

BERWYN HOUSE RD

38,551 AAWDT

48TH AVE



48TH AVE

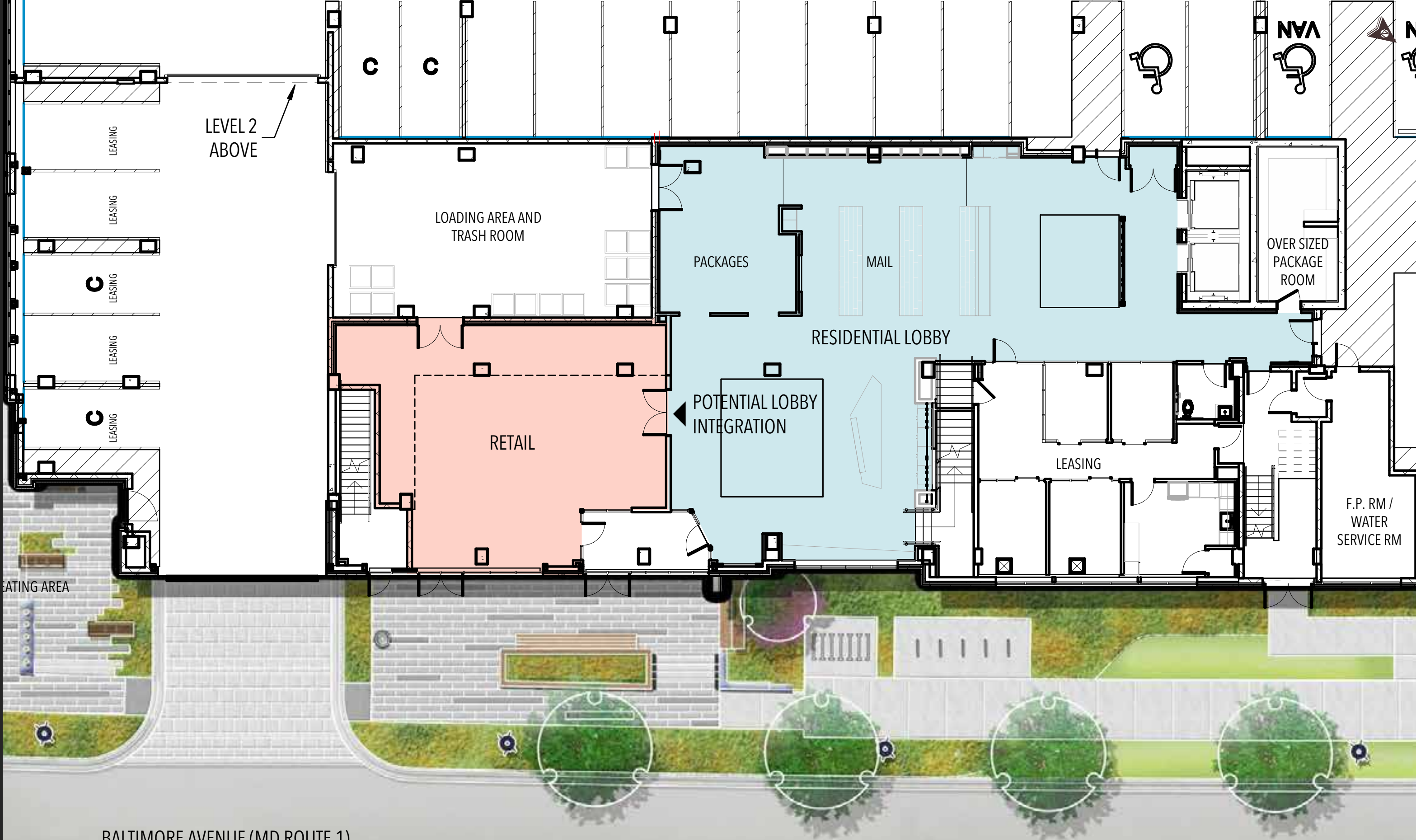
RUATAN ST

BERWYN RD

TECUMSEH ST



SITE PLAN



BALTIMORE AVENUE (MD ROUTE 1)

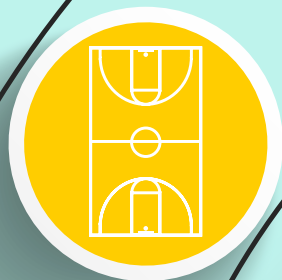




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BASKETBALL
STADIUM CAPACITY

17,950



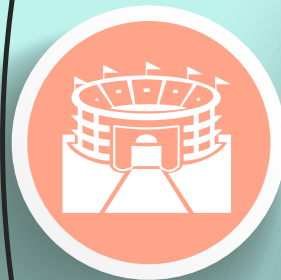
OVERNIGHT VISITORS
PER YEAR

100,000



FOOTBALL
STADIUM CAPACITY

51,802



STUDENT
ENROLLMENT

41,000



OVERALL VISITORS
PER YEAR

300,000



FACULTY

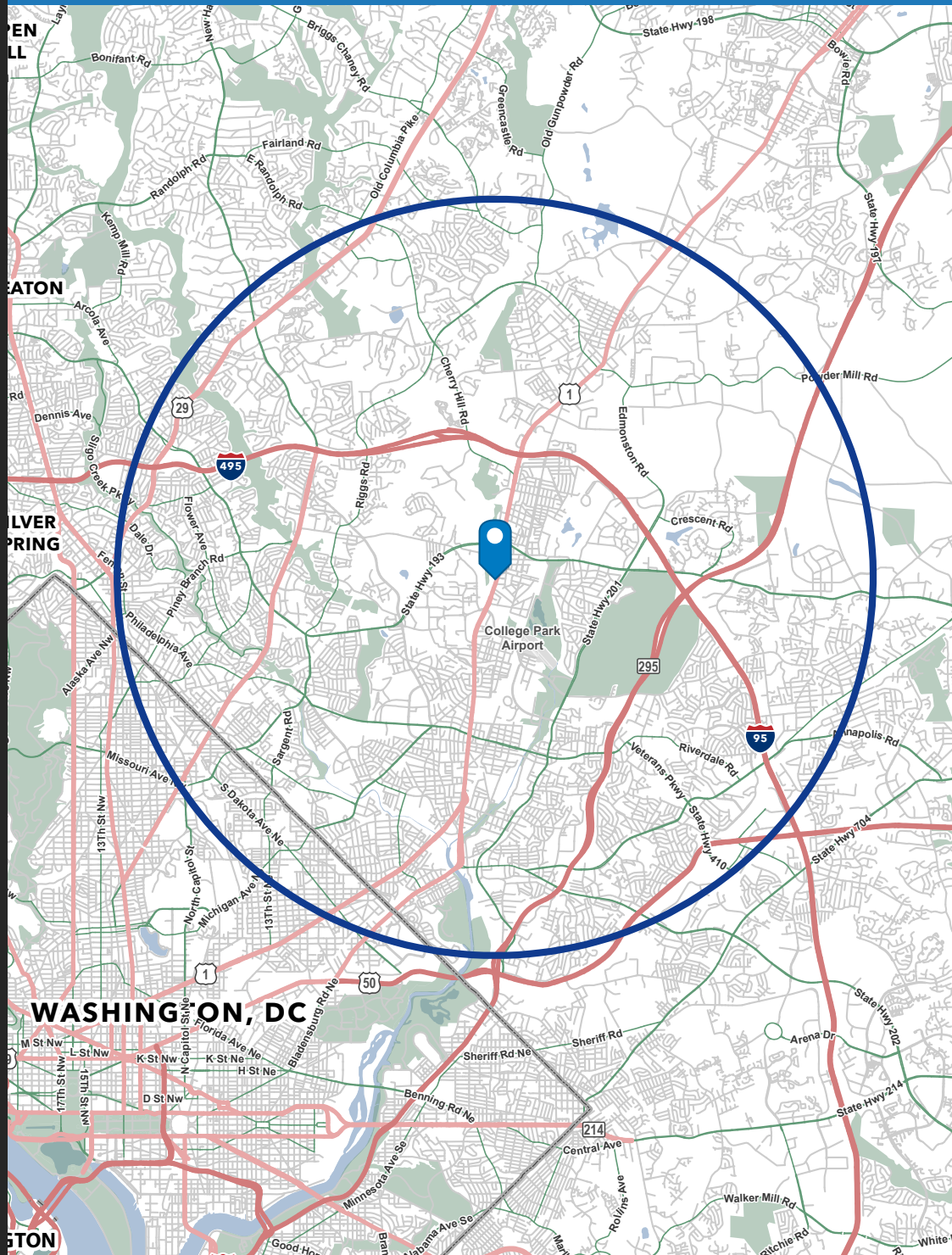
14,648





COLLEGE PARK, MD
DEMOGRAPHIC
PROFILE (2021)

Tempo
5 mile ring



KEY FACTS

414,519

Population

35.0

Median Age

139,367

Households

EDUCATION



19%

High School Diploma



19%

Bachelor's Degree



18%

Graduate/Professional Degree

INCOME



\$76,501

Median Household Income

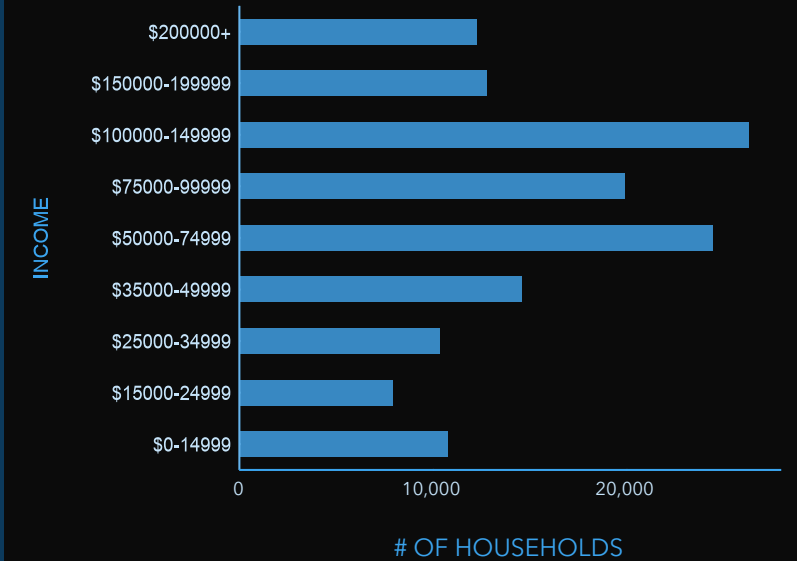


\$33,361

Per Capita Income

\$98,968

AVERAGE HH INCOME (\$)



BUSINESS



12,954

Total Businesses



377,221

Daytime Population



801

Food Srv & Drinking Places

TAPESTRY SEGMENTS



2B

Pleasantville

16,181 (11.6%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.



11C

Metro Fusion

14,159 (10.2%) of households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



8A

City Lights

12,099 (8.7%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans.



RETAIL LEASING

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