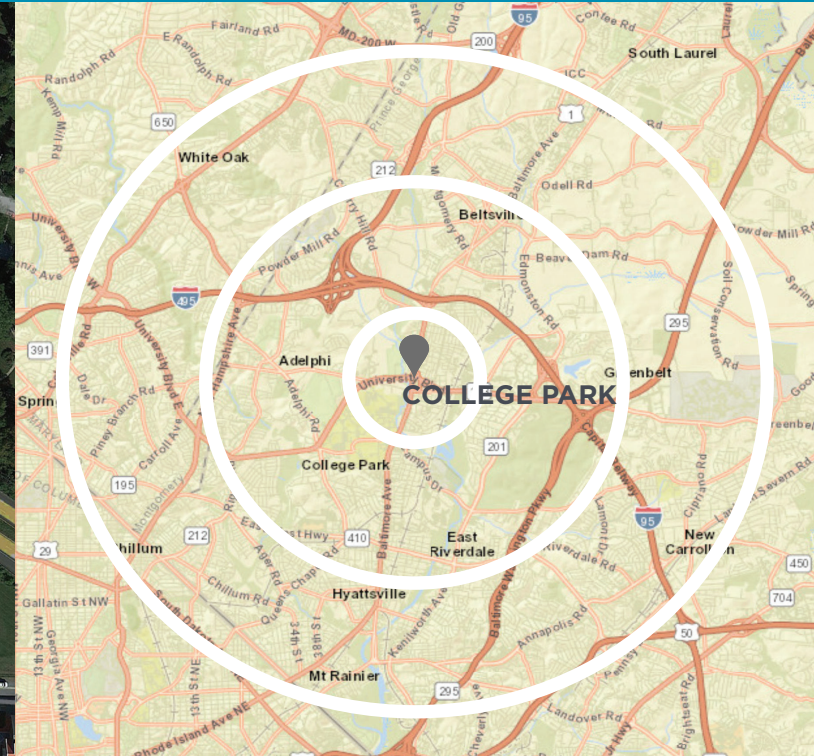
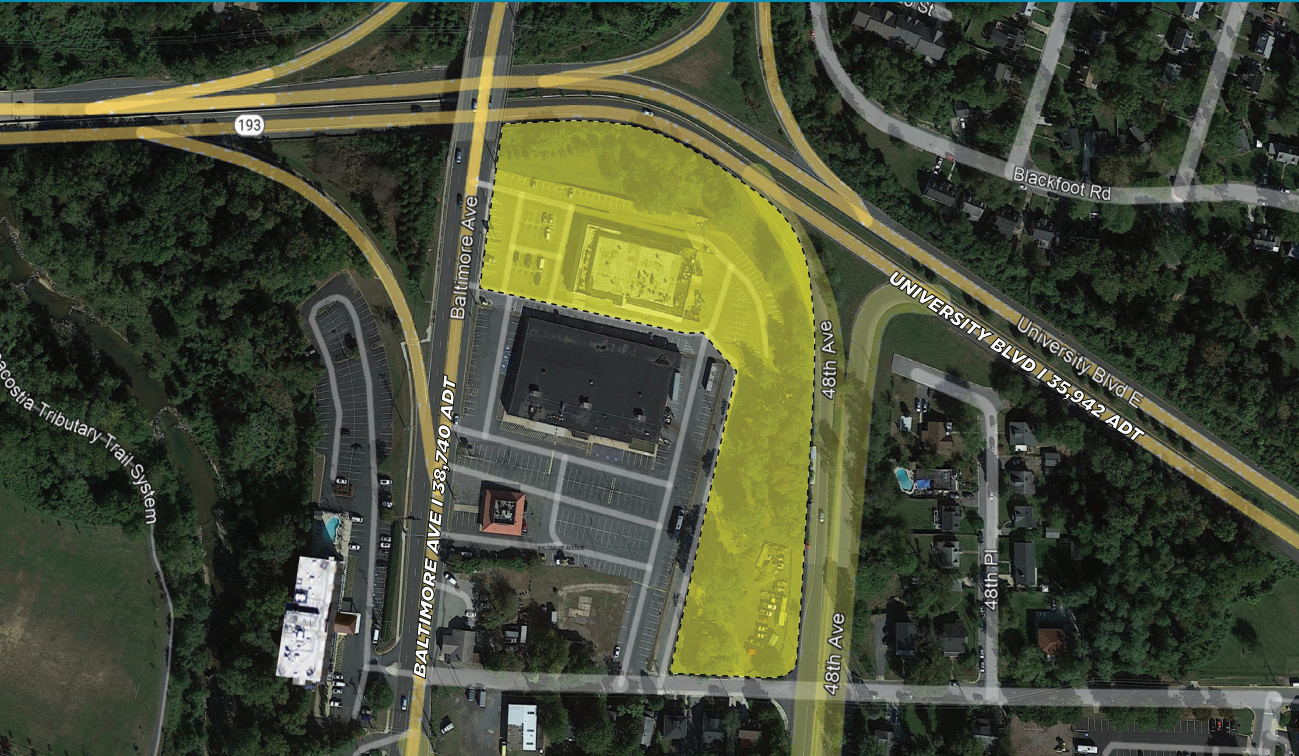




FOR SALE: \$12,5000,000

9031 BALTIMORE BLVD & 4720 BRANCHVILLE RD COLLEGE PARK, MARYLAND 20740



JOIN NEARBY TENANTS:



PROPERTY HIGHLIGHTS

- ▶ 4.6 acres available for purchase
- ▶ Located on a busy corridor within the Opportunity Zone
- ▶ Currently producing over \$580,000 gross rent income annually
- ▶ Zoning: NAC: Transit-Oriented / Activity Center Zoning with up to 90 units per acre
- ▶ University of Maryland is located one mile south (over 40K students)
- ▶ Over 38,000 cars passing the site daily

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	16,935	132,767	400,355
AVERAGE HH INC:	\$87,487	\$98,418	\$108,354
# OF EMPLOYEES:	12,644	71,327	161,799



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