

# FOR LEASE

9094 BALTIMORE AVE, COLLEGE PARK, MD 20740



Retail/Office Space in  
College Park for Lease

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## HIGHLIGHTS

- High exposure signage opportunity 1 mile from University of Maryland
- Situated along College Park's thriving Route 1 corridor
- Adjacent to the University of Maryland and major federal institutions including NASA Goddard, US Army Research Laboratory, and the FDA
- Direct access to I-495/Capital Beltway, Route 1, and Route 193
- Proximity to College Park–University of Maryland Metro (Green Line) and MARC commuter rail

## OFFERING



# FOR LEASE

## RETAIL/OFFICE SPACE

Lease Rate

Contact Broker for Pricing

### SPACES

### SPACE SIZE

Suite 101

+/- 3,300 SF

Suite 102

+/- 1,000 SF

Can be combined

Up to +/- 4,300 SF



# SUITE 101 INTERIOR PHOTOS



# SUITE 102 INTERIOR PHOTOS



**EXTERIOR PHOTO**



**ROUTE 1 - 42,800 AADT**

**LONG & FOSTER REALTORS**  
LONG & FOSTER REALTORS  
9094

CHINA BUNNY  
CHINA BUNNY  
9094

HYATT  
COMMERCIAL  
REAL ESTATE BROKERS

# RETAILER MAP



9094 Baltimore Ave

# DEMOGRAPHICS



## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	18,063	141,154	421,998
Households	5,796	43,619	141,131
Average Household Size	3.1	3.2	3.0
Average Age	29.1	32.8	35.9
Average Household Income	\$93,361	\$109,343	\$114,788



421,998  
Population



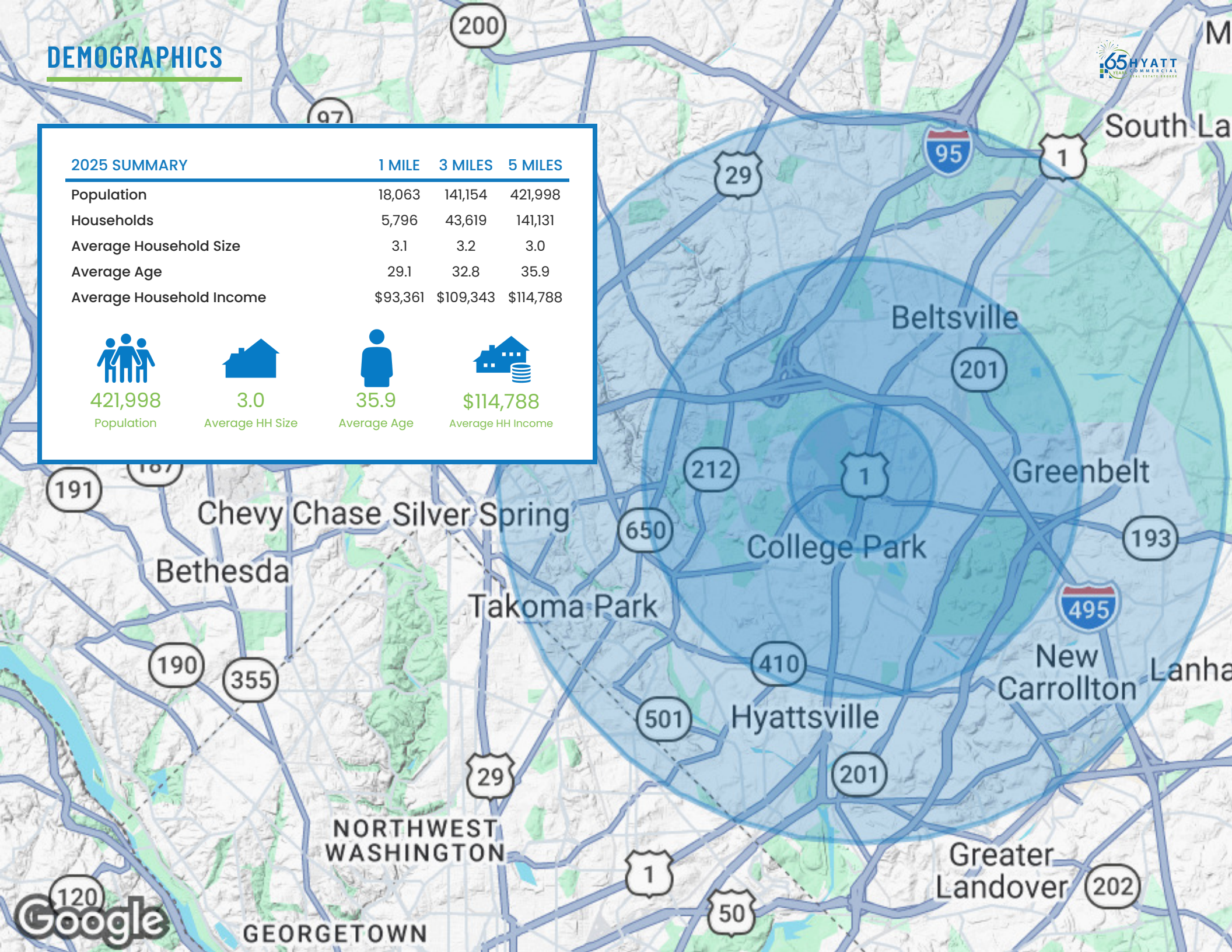
3.0  
Average HH Size



35.9  
Average Age



\$114,788  
Average HH Income



GEORGETOWN



## CONTACT

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