



AVAILABLE FOR LEASE

Large-Format Flex / Retail Leasing Opportunity 38,259 SF

9520 Baltimore Ave, College Park, Maryland



Leasing Summary

Large-format commercial space with showroom, warehouse, office, and parking

38,259 SF

TOTAL SPACE

30,255 SF

GROUND FLOOR

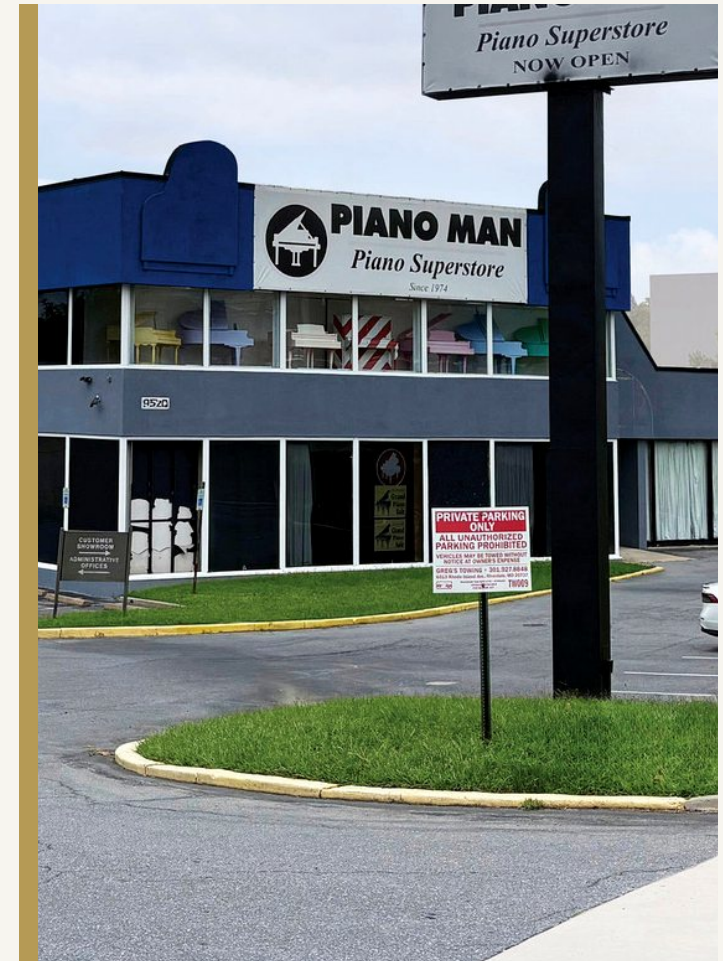
8,004 SF

SECOND FLOOR

- Asking rent: \$20/SF NNN
- Taxes: approximately \$66,198 per year, or \$5,516 per month
- 56 dedicated parking spaces
- Roof and HVAC reported replaced / installed in 2022
- Located on Baltimore Avenue / Route 1 with 42,800 AADT
- Showroom, warehouse, office, and support areas

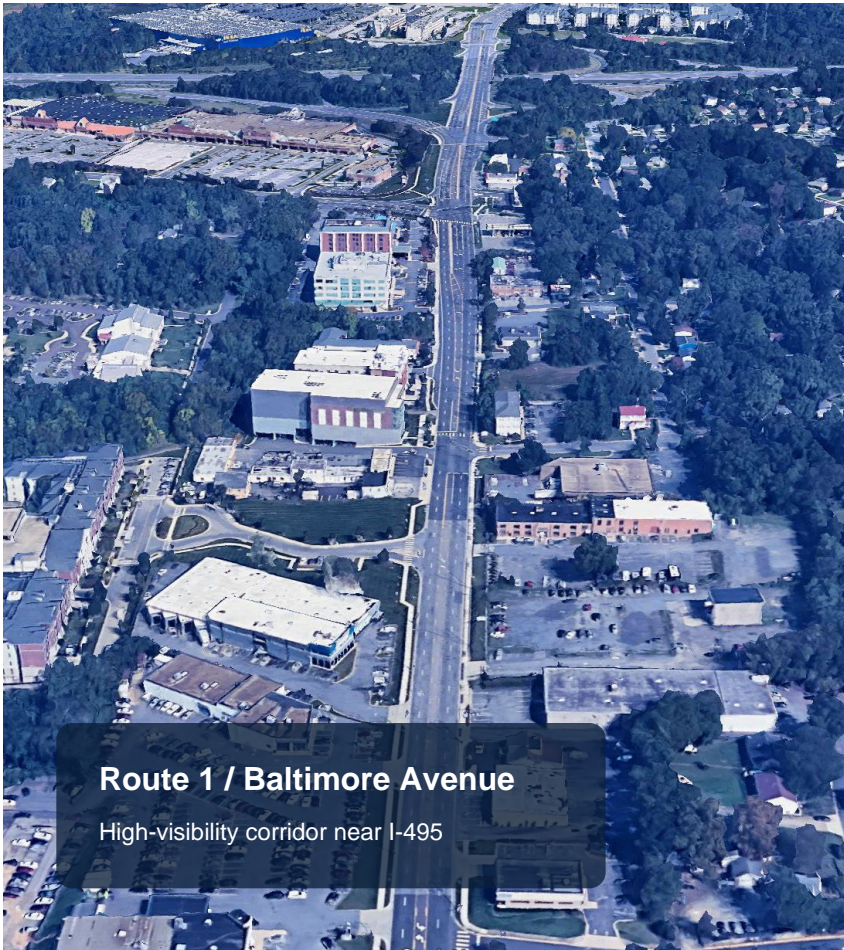
Opportunity Positioning

9520 Baltimore Avenue offers a rare large-format leasing opportunity along College Park's Route 1 corridor. The building combines high-visibility frontage, dedicated parking, flexible interior infrastructure, and immediate access to the University of Maryland, I-495, and surrounding regional demand drivers.



Why 9520 Baltimore Avenue

Visibility, access, scale, and flexible commercial infrastructure



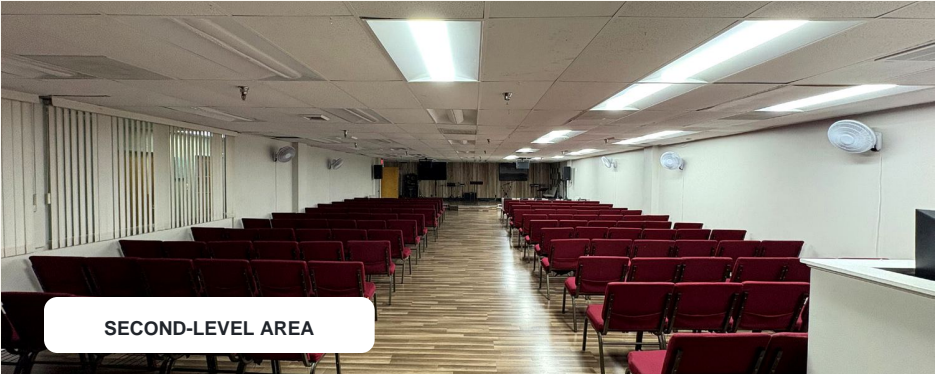
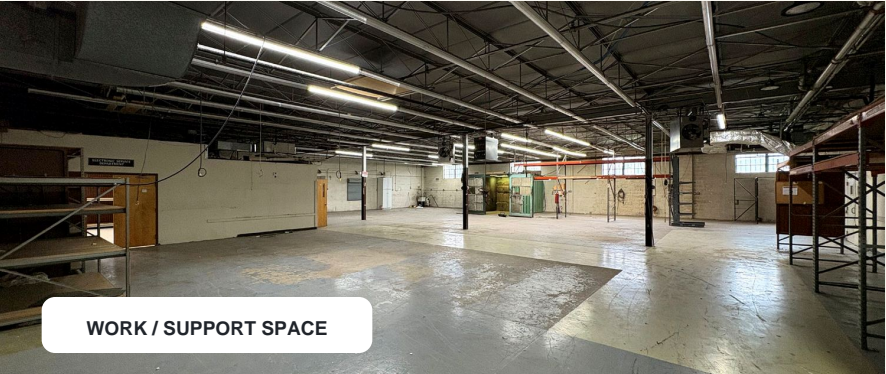
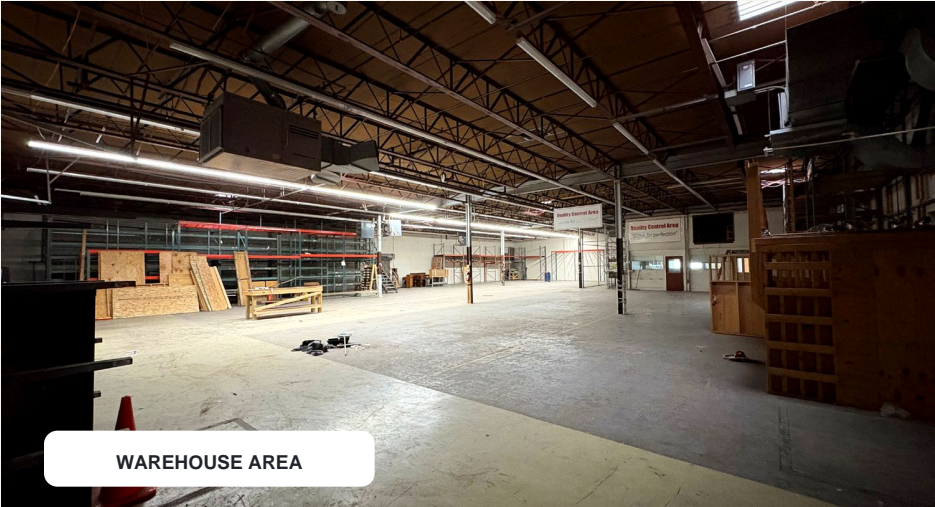
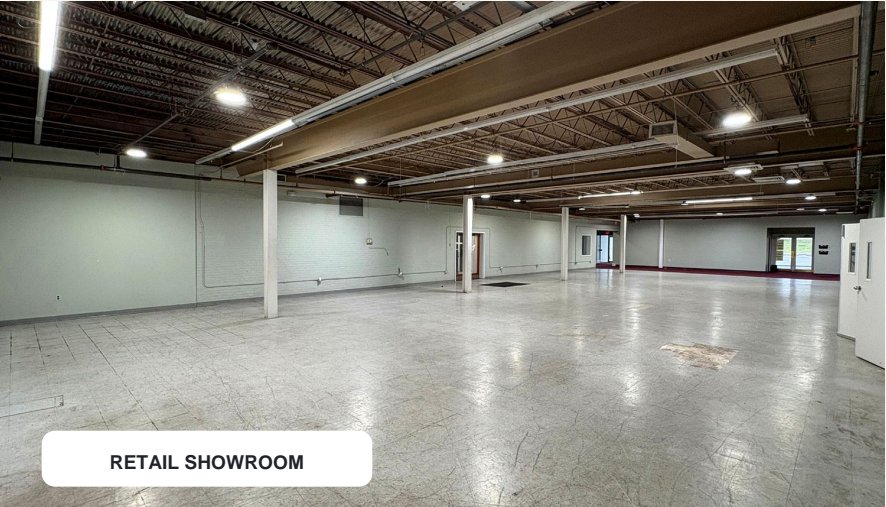
Route 1 / Baltimore Avenue

High-visibility corridor near I-495

- Large-format building with showroom, warehouse, office, and service-area flexibility
- Prominent Baltimore Avenue / Route 1 exposure with reported 42,800 AADT
- Dedicated parking supports destination retail, service, education, fitness, and showroom users
- Ground-floor loading, warehouse, and support areas create operational flexibility
- Second-floor office / service area can support administration, training, wellness, education, or community uses
- Strong access to College Park, University of Maryland, I-495, Route 193, and Route 201

Existing Building Condition

Current interior areas support multiple leasing concepts



College Park / Route 1 Location

Visible Baltimore Avenue position with regional access



Access Drivers

- Baltimore Avenue / Route 1 frontage
- I-495: approximately 0.5 miles
- Route 193: approximately 0.6 miles
- Route 201: approximately 2.5 miles
- University of Maryland nearby

The property is positioned along a highly visible College Park corridor surrounded by retail, hotel, residential, university, and regional highway demand drivers.

Trade Area Overview

Dense College Park / Prince George's County location



Radius	Population	Employees	Median HH Income
1 Mile	13,192	7,763	\$91,088
3 Miles	116,240	61,174	\$86,921
5 Miles	398,941	216,785	\$89,999

Leasing Takeaways

- Nearly 399,000 residents within 5 miles
- More than 216,000 employees within 5 miles
- Near University of Maryland and regional retail demand
- Large-format configuration supports a broad range of retail, service, showroom, education, and fitness users