



MIXED-USE PROPERTY FOR SALE

5006 BERWYN RD COLLEGE PARK MD 20740

5006 BERWYN ROAD, COLLEGE PARK, MD 20740



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

5006 Berwyn Road presents a rare opportunity to acquire a flexible mixed-use property in the heart of College Park. The property currently features two residential units and approximately 1,950 SF of commercial/flex space, offering multiple occupancy configurations for owner-users. Residential units can be converted into additional office or retail space, providing added flexibility to meet a variety of business or investment objectives. While the property would benefit from cosmetic updates and modernization, it offers an excellent opportunity for a buyer to renovate and customize the space to suit their specific needs while creating long-term value.

PROPERTY HIGHLIGHTS

- Rare mixed-use opportunity with two residential units and ±1,950 SF of storage/flex space
- CN (Commercial Neighborhood) zoning supports a variety of neighborhood-serving commercial uses
- Ideal owner-user opportunity with the ability to occupy the commercial space while generating residential income or occupying a residential unit
- Flexible layout with the ability to convert residential units into additional retail or office space
- Prime College Park location near the University of Maryland with convenient access to US-1 and I-495

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,096	45,645	141,594
Total Population	16,607	144,962	424,086
Average HH Income	\$98,225	\$112,040	\$112,977

OFFERING SUMMARY

Asking Price:	Reach out to broker for pricing
Building Size:	4,408 SF
Lot Size:	0.14 AC
Zoning:	CN Zoning

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FLOOR PLAN



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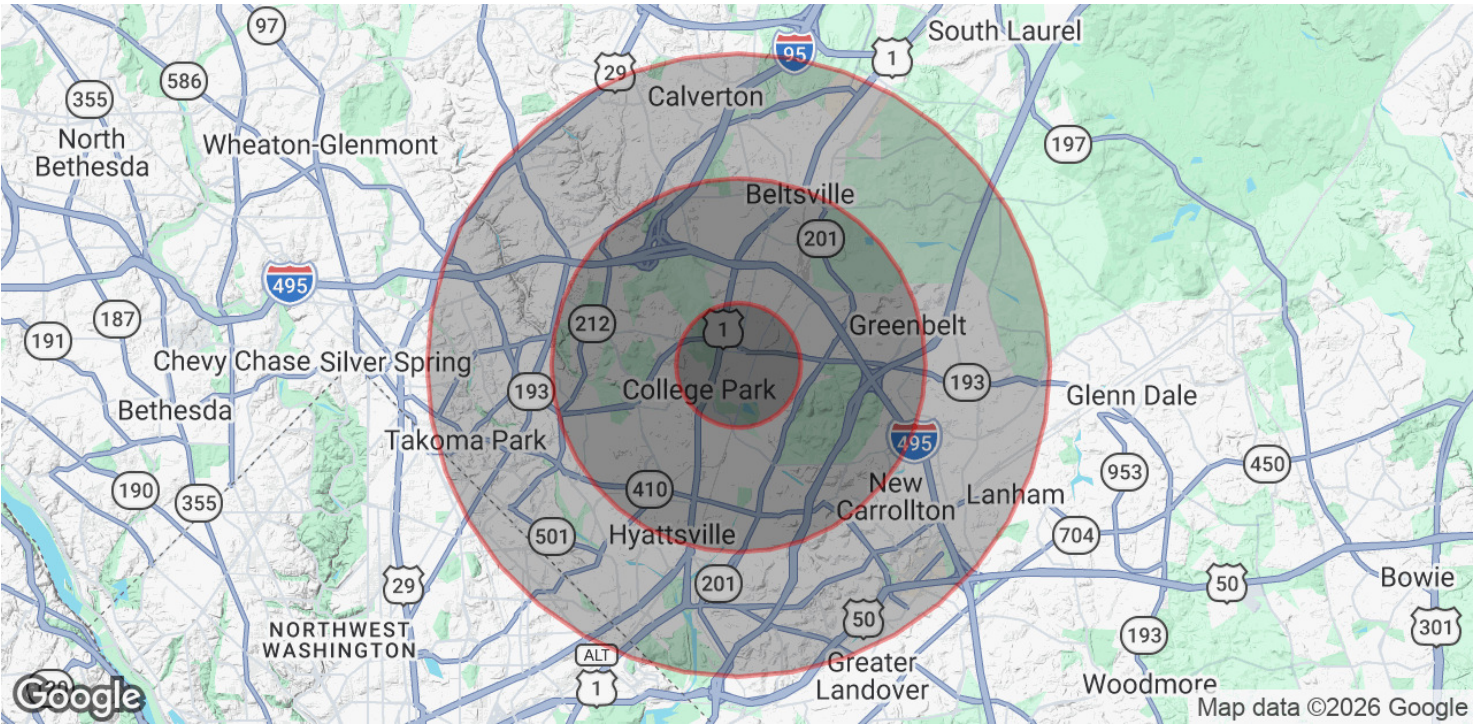
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ADDITIONAL PHOTOS



5006 BERWYN RD COLLEGE PARK MD 20740

DEMOGRAPHICS MAP & REPORT



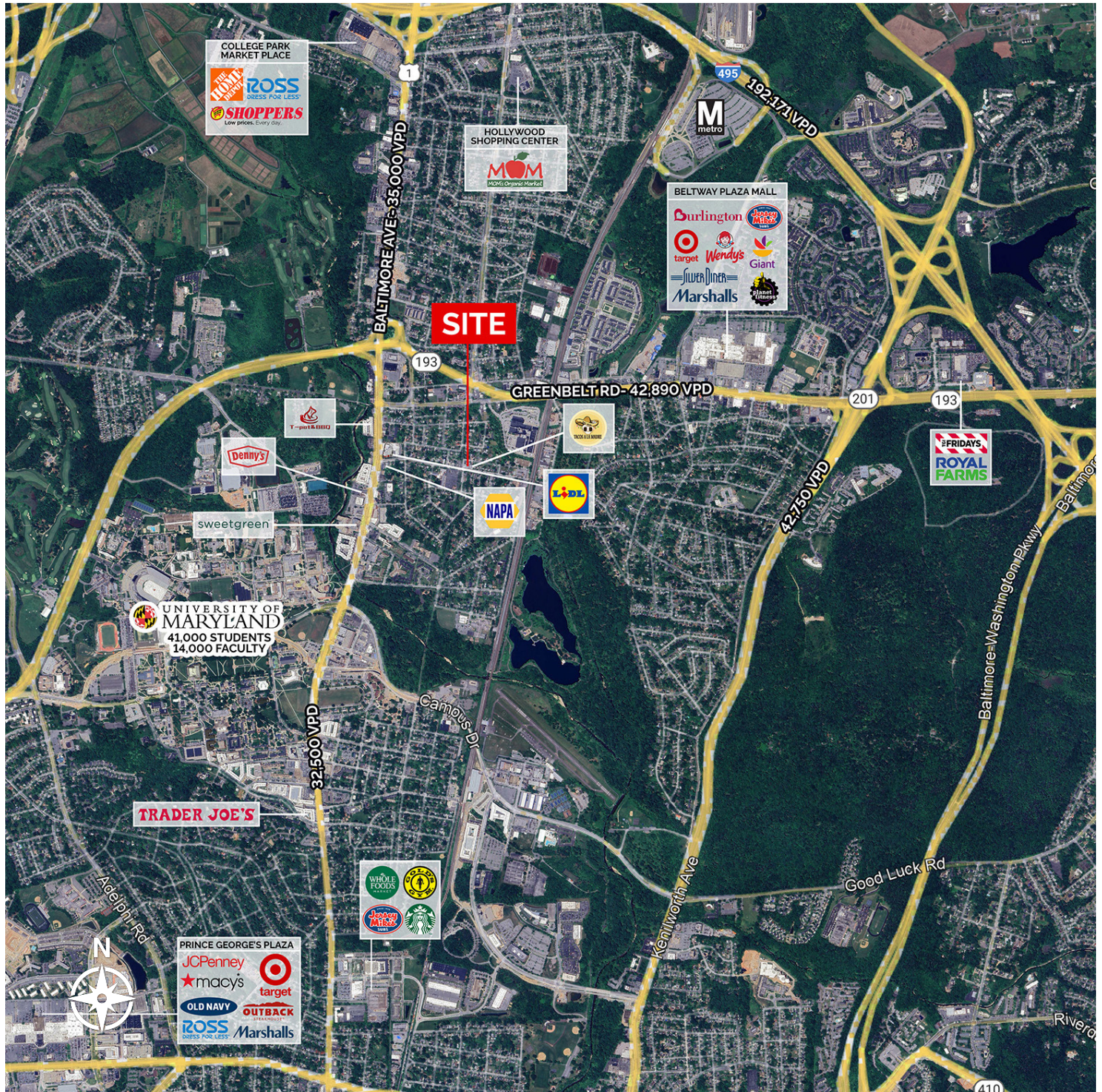
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,607	144,962	424,086
Average Age	28.2	33.3	35.7
Average Age (Male)	29.9	32.6	34.8
Average Age (Female)	27.6	34.1	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,096	45,645	141,594
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$98,225	\$112,040	\$112,977
Average House Value	\$444,290	\$413,922	\$466,183

2023 American Community Survey (ACS)

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MARKET AERIAL



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LOCATION MAP

