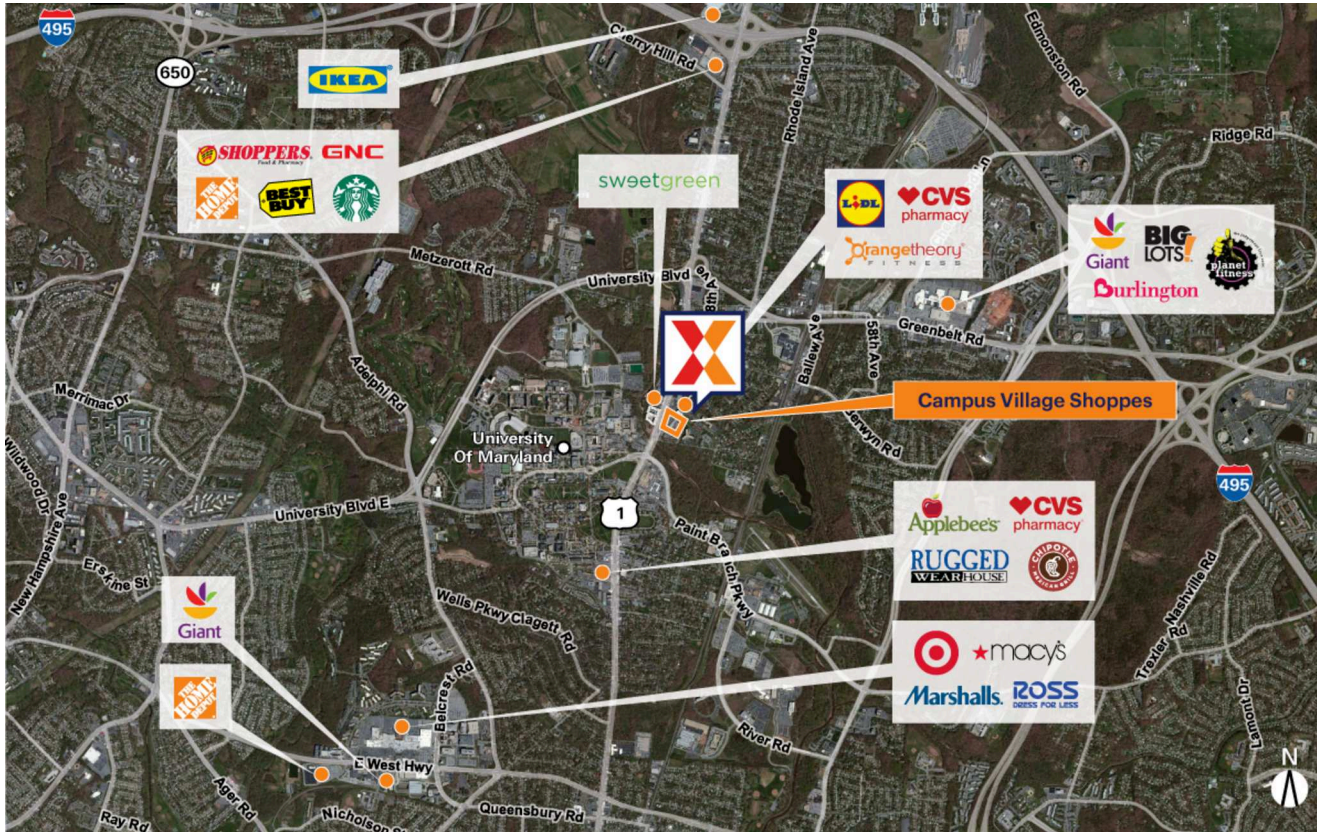




Washington-Arlington-Alexandria, DC-VA-MD-WV  
**CAMPUS VILLAGE SHOPPES**

38.991117, -76.932826  
 8147 Baltimore Avenue | College Park, MD 20740



**CENTER SIZE: 25,529 SF**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	21,563	159,972	427,122
🏠	3,666	47,993	147,272
💰	\$80,851	\$83,866	\$90,556

Surrounded by a dense population of 160,000+ with an average household income of \$83,000+ within 3 miles

Prime location on Rte 1 with visibility from 36,000 vehicles daily

Close proximity to the University of Maryland with 50,000+ students and faculty

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AVAILABLE SPACE

7	1,150 SF
12	1,160 SF
17	1,410 SF

CURRENT RETAILERS

1/2	Pho D'Lite	2,200 SF
3	Main Event Barbershop	850 SF
4	Poh-Yo Rotisserie Chicken	1,150 SF
5/6	College Park Liquors	2,000 SF
8/9	Taqueria Habanero	1,889 SF
10	Laser Essentials	1,160 SF
11	Vape Exchange	1,160 SF
13	Nail Salon	1,160 SF
14/15	Food Factory II	2,375 SF
16	JiDong	1,310 SF
18	Pupuseria La Familiar	1,600 SF
19	Pandora's Cube	1,630 SF
20	Hanami Japanese Restaurant	1,665 SF
21	T-Mobile	1,660 SF

4012 - 09.18.24