

# NEW CARROLLTON METRO STATION

## NEW CARROLLTON, MD

2.7M SF TRANSIT ORIENTED DEVELOPMENT  
RETAIL | COMMERCIAL | RESIDENTIAL  
RESTAURANT & DAYCARE SPACE AVAILABLE



URBANATLANTIC RAPPAPORT

**WMATA**  
Maryland Office  
Building

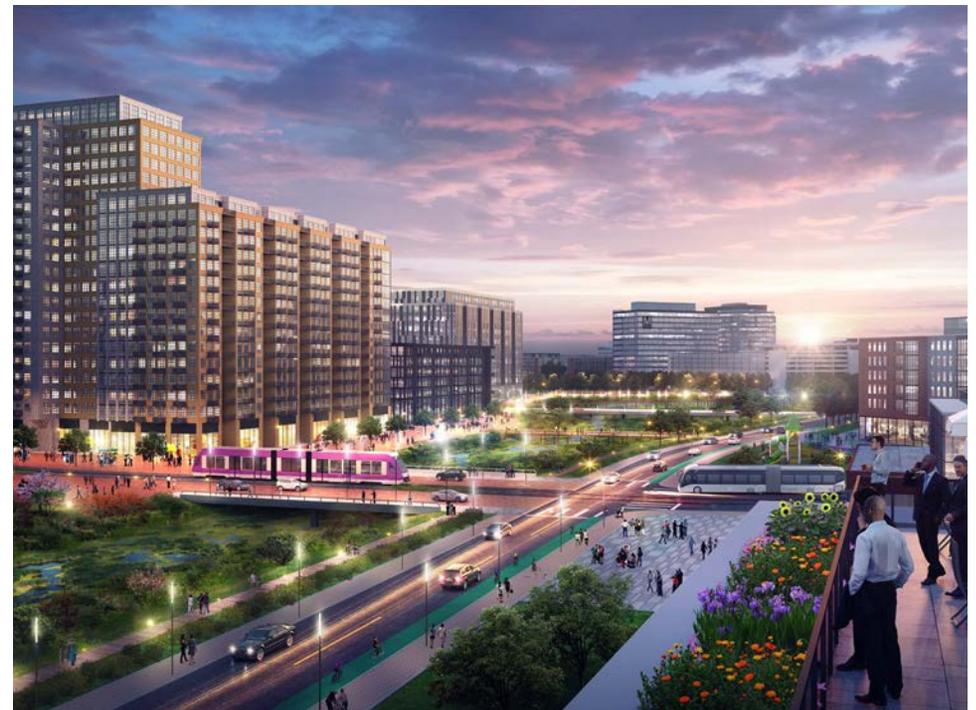
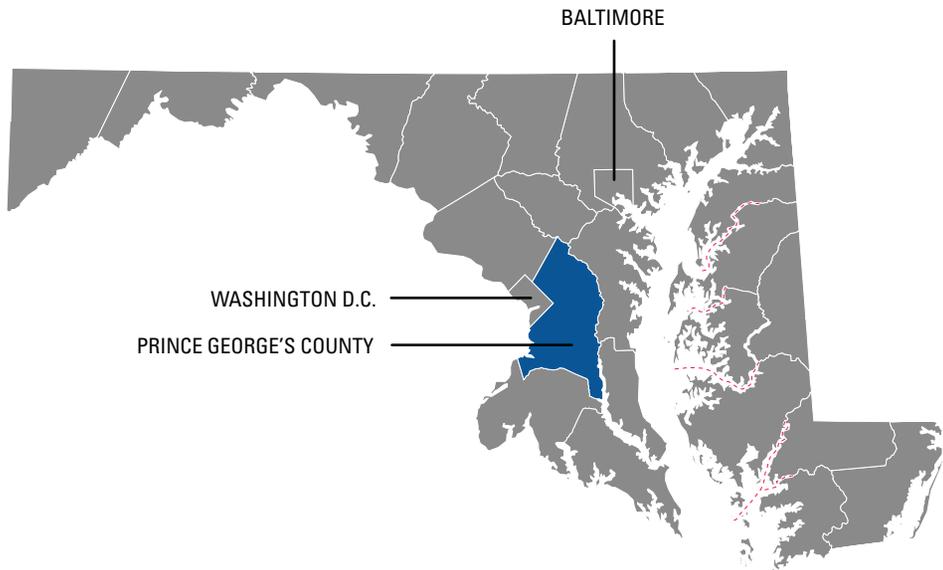
**KAISER  
PERMANENTE**  
Regional  
Administration  
Office



## NEW CARROLLTON METRO STATION

### NEW PROJECT TO PRINCE GEORGE'S COUNTY, MD

- The \$1 Billion New Carrollton Metro Station project will feature a complete redevelopment of 39 acres surrounding the station which will bring residential, office, retail and business.
- New Carrollton Metro Station is one of three Prince George's County priority improvement districts and is the second top three regional transit center.
- In 2017, Prince George's County had an estimated population of 920,667 and is the third most populous jurisdiction in the Washington Metropolitan area following Fairfax and Montgomery County.
- Major private and public employers include SGT, Inovalon, Verizon, MGM National Harbor, 2U, IRS, Kaiser, and University of Maryland who are walking distance from the site.
- Prince George's County currently has 15 metro stations and 8 regional Transit Centers.

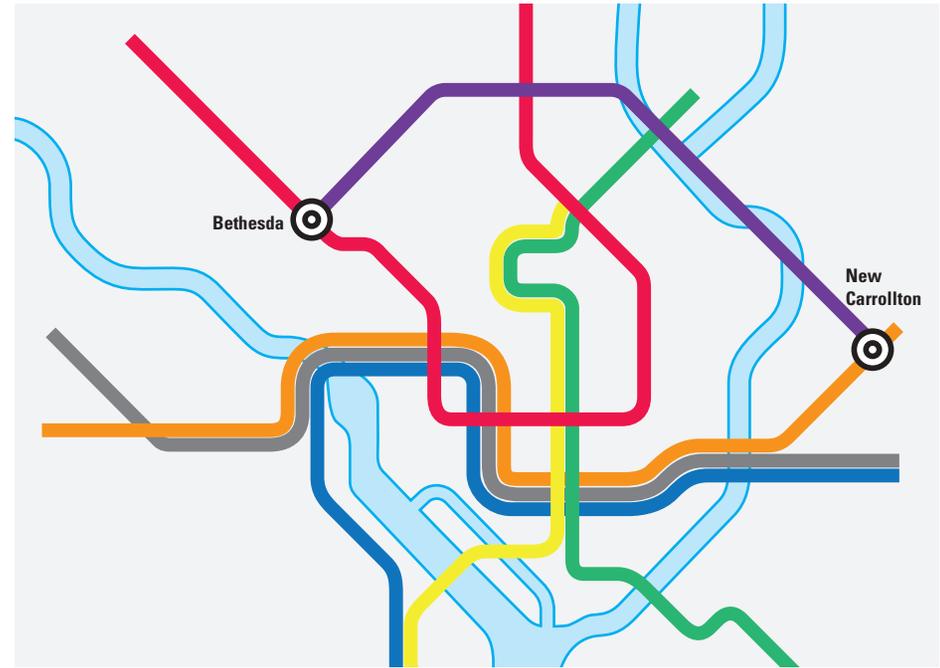


# NEW CARROLLTON METRO STATION

## NEW CARROLLTON, MD

Located just steps from the New Carrollton Metro Station, the first phase of this 2.7M mixed-use development project is completed, featuring the completed Kaiser Permanente's new corporate building and a 1,570 SF automated retail service concept that meets professionals hungry for fresh alternatives. In addition, Urban Atlantic has delivered the 282-unit upscale multifamily building with 3,500 SF of retail space available, the WMATA HQ, followed by a second multi-family building providing 300 residential units is currently underway.

With new amenity-filled offices, modern living spaces, and future retail phases of up to 135,000 SF, the New Carrollton Metro Station will bloom into a thriving destination. New Carrollton Metro Station serves as a commuter hub and is a joint Washington Metro, MARC and Amtrak Station. The station will also serve as the Eastern terminus and start of the \$2 billion-dollar Purple Line project where the 16-mile long light rail will run between Bethesda and New Carrollton. The site also has direct access to MD Route-50 and Interstate-495. Furthermore, this location is a major bus transit terminal that will continue to assist the surrounding developments and population for a more convenient and affordable travel option. Get on board at New Carrollton Town Center and capture those arriving, living, training, or working at one of the best commuter locations in the region.



## DEMOGRAPHICS 2019

|   | 1 MILE                                    | 3 MILES  | 5 MILES  |
|---|---|----------|----------|
|  <b>POPULATION</b>          | 12,279                                    | 134,185  | 334,701  |
|  <b>DAYTIME POPULATION</b> | 9,141                                     | 21,496   | 157,621  |
|  <b>HOUSEHOLD INCOME</b>   | \$75,446                                  | \$88,812 | \$89,985 |
|  <b>TRAFFIC COUNTS</b>     | 99,000 on MD Route 50<br>224,000 on I-495 |          |          |

## AREA RETAILERS





**“Metro’s selection today of Urban Atlantic’s New Carrollton development for the site of its Maryland headquarters energizes the dramatic transformation of New Carrollton.”**

*– Angela Alsobrooks, County Executive  
for Prince George’s County*

# NEW CARROLLTON METRO STATION NEW CARROLLTON, MD

**CARROLLTON SHOPPING CENTER**











**FOODWAY INTERNATIONAL FOOD**

**LANHAM CROSSING SHOPPING CENTER**











**DEFENSE SHOPPING CENTER**




**SUBWAY**


  
 PLANNING IN PROGRESS


  
 CVS pharmacy




**Giant**

**TACO BELL**

**5,500 EMPLOYEES**  




**4,500 EMPLOYEES**


  
**NORTHROP GRUMMAN**  
 HEADQUARTERS  

  
 TAXPAYER ASSISTANCE CENTER  

  
 FRESH DELI  
 KAFE KOSMOS  
 METRO PLAZA DELI  
 NATIONAL PRESS CLUB DC  
 METRO EAST DELI CORP  
 GREAT FOODS LLC

**Bank of America**

**MONUMENTAL markets**  






**NEW CARROLLTON METRO STATION**  
RESTAURANT & DAYCARE OPPORTUNITY

**M metro** NEW CARROLLTON METRO  
7,200+ DAILY RIDERS

**JOHN HANSON HIGHWAY 99,000 VPD**

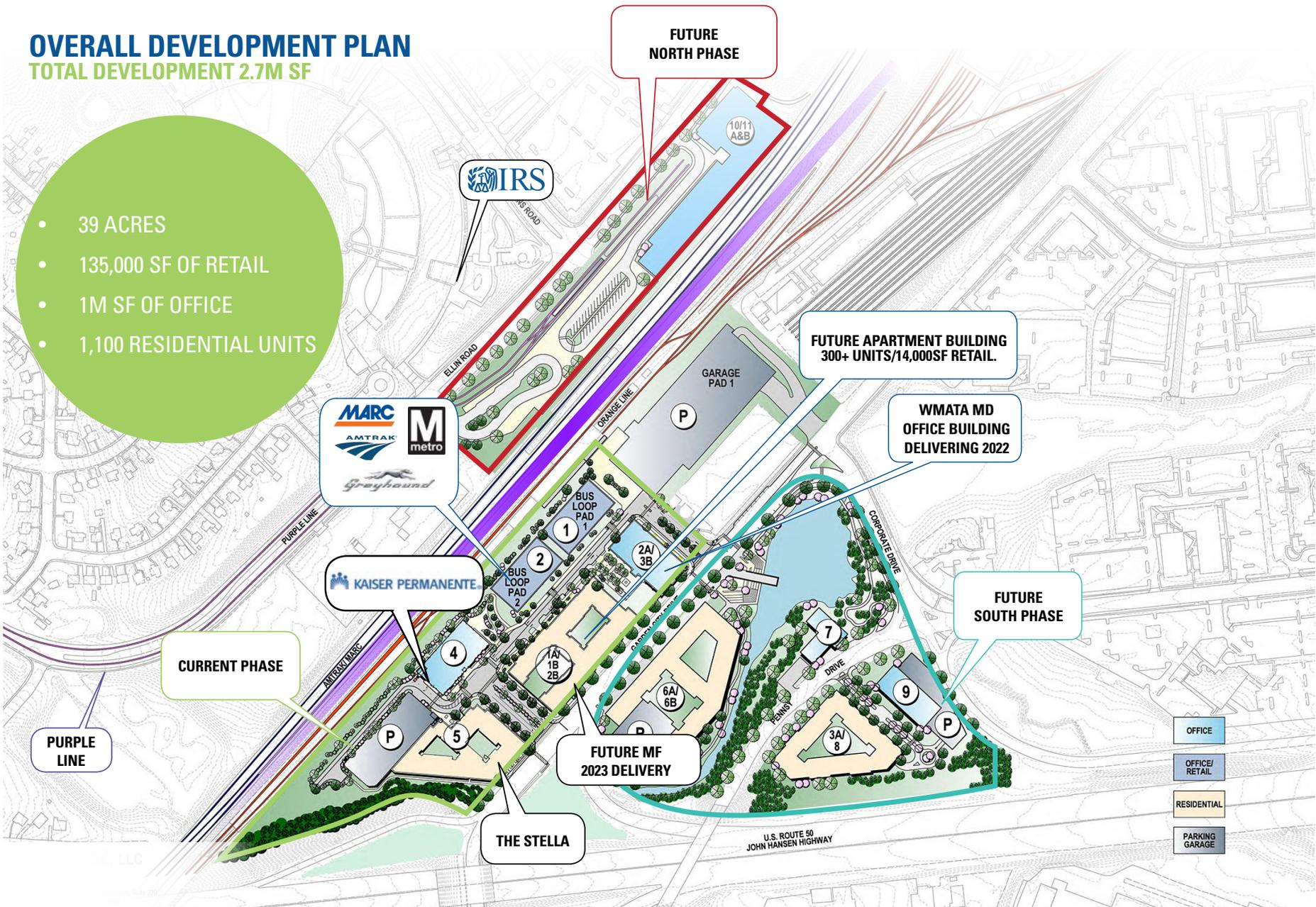
**INTERSTATE 495 224,000 VPD**



# OVERALL DEVELOPMENT PLAN

TOTAL DEVELOPMENT 2.7M SF

- 39 ACRES
- 135,000 SF OF RETAIL
- 1M SF OF OFFICE
- 1,100 RESIDENTIAL UNITS



|                |
|----------------|
| OFFICE         |
| OFFICE/RETAIL  |
| RESIDENTIAL    |
| PARKING GARAGE |

# CURRENT PHASE - NEW CARROLLTON METRO STATION

NEW CARROLLTON, MD

**COMPLETED**  
**KAISER PERMANENTE**  
200,000 SF OFFICE BUILDING  
1,570 SF RESTAURANT SPACE

**fooda** **MONUMENTAL**  
markets

POTENTIAL OFFICE SITE

NEW 1,900 SPACE GARAGE WITH BUS BAY ON GROUND FLOOR

METRO RAIL PLATFORM

NEW OFFICE BUILDING

NEW OFFICE BUILDING

**WMATA**  
MD OFFICE BUILDING

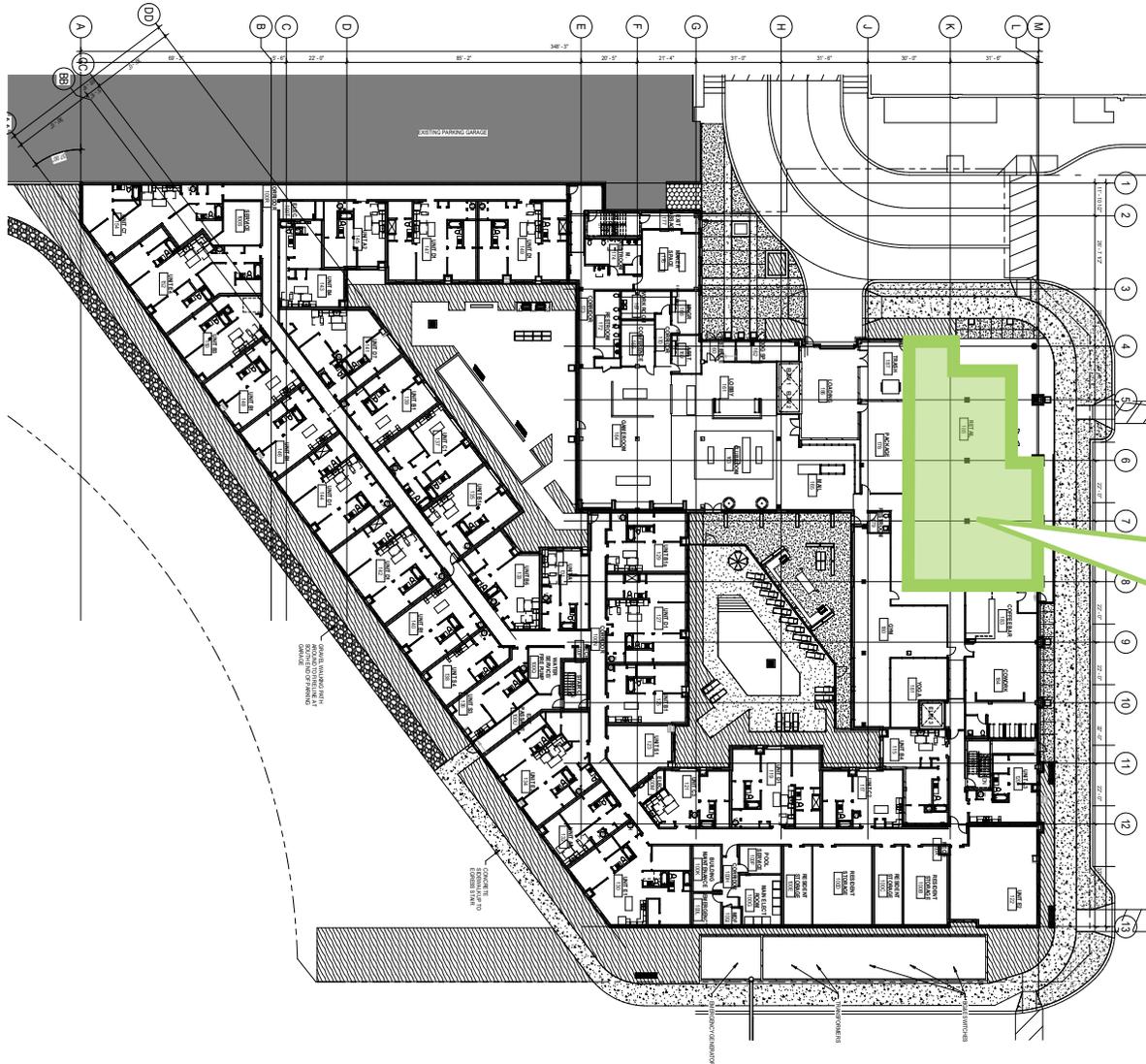
**THE STELLA**  
A COMPLETED 282 UNIT MULTI-FAMILY BUILDING WITH 3,500 SF RESTAURANT SPACE

**MARGAUX**  
291 UNIT MULTI-FAMILY BUILDING WITH 14,000 SF OF DAYCARE



# STELLA (A MULTI-FAMILY BUILDING)

3,500 SF RESTAURANT SPACE AVAILABLE



**RESTAURANT SPACE**  
3,500 SF AVAILABLE

# RAPPAPORT

**NEW CARROLLTON METRO STATION | 3950 GARDEN CITY DRIVE | NEW CARROLLTON, MD**

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