

Gilbane

ATWORTH



RAPPAPORT
CULTIVATING PLACES

- Construction is currently ongoing to build 451 apartment units and approximately 5,000 SF of retail with availability Q4 of 2023.
- The subject site is in close proximity to the University of Maryland, College Park, with over 40,000 students.
- The development sits on a former WMATA surface lot, immediately adjacent to the College Park green, yellow, and future purple line stations.
- The College Park-University of Maryland Station also serves Marc's Camden line (the 39mi line that runs between Union Station, Washington D.C. and Camden Station, Baltimore Maryland).



ATWORTH

This transit-oriented development is located on a 6.4-acre site adjacent to the College Park Metro stop and the future Purple Line. The site is less than one mile from the University of Maryland and within walking distance of Whole Foods, hiking and biking trails, and other desirable amenities. The 5,000 SF of ground floor retail space is ideal for regional and local food uses, as well as entertainment uses, given the proximity to the university.

		1 Miles	3 Miles	5 Miles
POPULATION	2023 Estimates	21,620	185,761	441,548
	2028 Actuals	22,151	193,684	450,738
	2023 Average Annual HH Income	\$102,985	\$91,451	\$98,233
	2023 Daytime Population	16,579	146,165	351,204

Traffic Count

32,638 on Campus Drive

THE AREA

UNIVERSITY OF MARYLAND

BELTWAY PLAZA MALL

Target TJ-maxx
Jersey Mike's Subs five BELOW
SILVER DINNER
Burlington

AVIATION LANDING
1.3 million SF of resi, retail, and commercial space.

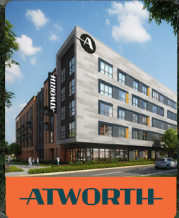
MALL AT PRINCE GEORGE'S

Charbroiled Chicken & Grill five BELOW
TJ-maxx macy's
Golden Krust planet fitness

Whole Foods MOD DENIZENS
Starbucks Gold Star TACO
Jersey Mike's Subs LE FANTOME

DISCOVERY DISTRICT (UMD)
7,000+ employees and students. That includes all of the employees at NOAA, Earth System, UMD, Animal & Plant and Cybar.

Giant COCINEROS DUNKIN' Starbucks
Walgreens BOB'S DISCOUNT FURNITURE
SHAGGA



2fifty

TRADER JOE'S
metro MARC

Nando's
CAVA
Cold Stone Creamery CVS pharmacy
Inhouse Cookies

Bowlero
Denny's
LIDL

Cafe Atrio

**THE COLLEGE PARK-UNIVERSITY
OF MARYLAND STATION**



ATWORTH



**FDA UNIVERSITY
STATION**
550 EMPLOYEES

**APPLIED RESEARCH
LABORATORY FOR
INTELLIGENCE AND
SECURITY**
200 STUDENTS AND
FACULTY MEMBERS

CYBRARY, INC
350 EMPLOYEES

**ANIMAL AND PLANT
HEALTH INSPECTION**
3,050 EMPLOYEES

**CENTER FOR FOOD
SAFETY AND APPLIED
NUTRITION**
850 EMPLOYEES

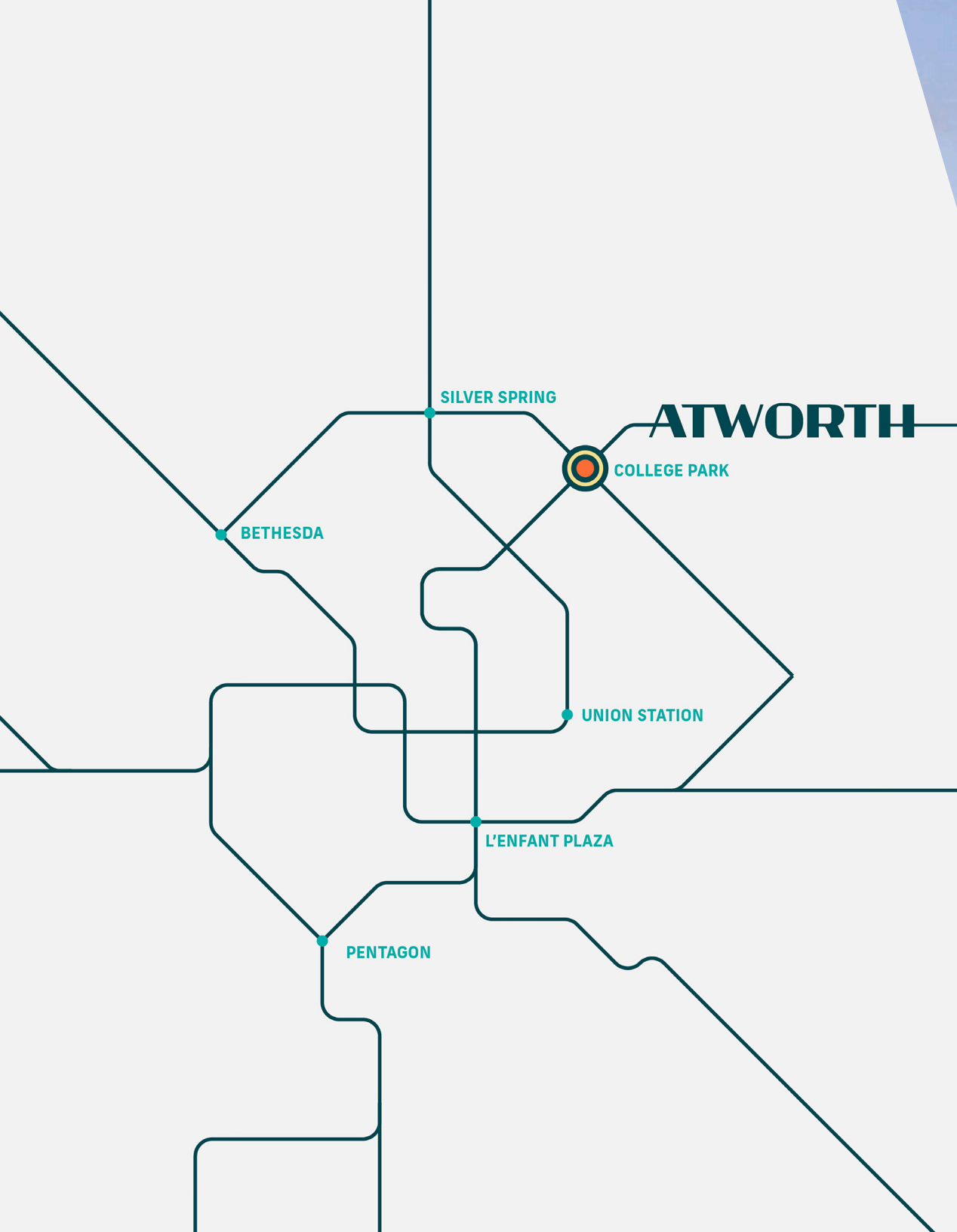
NOAA CENTER
825 EMPLOYEES

**DISCOVERY
DISTRICT (UMD)**
6,500 EMPLOYEES
AND STUDENTS

**EARTH SYSTEM
SCIENCE**
300 EMPLOYEES

**DISCOVERY
DISTRICT (UMD)**

**UMD DIVISION
OF IT**
3,000 MEMBERS (MIX
OF EMPLOYEES/FACULTY
AND STUDENTS)



SITE PLAN



ATWORTH
5,000 SF
RETAIL
SPACE

+
DEDICATED
PARKING





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