



New Carrollton Metro Station

New Carrollton, MD

4,000 - 14,000 SF available

RAPPAPORT
CULTIVATING PLACES®

New Carrollton

Maryland

Located just steps from the New Carrollton Metro Station, the first phase of this 2.7M mixed-use development project is slated for an on-time arrival in the first quarter of 2019. Restaurants will thrive in the initial phase that features Kaiser Permanente’s new corporate building and a 1,570 SF opportunity to meet professionals hungry for fresh alternatives.

The second phase allows retailers to get in on the ground level of a 281-unit upscale multifamily building with 4,000 SF of retail space available. With new amenity filled offices, modern living spaces, and future retail phases of up to 140,000+ SF, the New Carrollton Metro Station will bloom into a thriving



2025 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|--------------------|---|----------|----------|
| Population | 12,279 | 134,185 | 334,701 |
| Daytime Population | 9,141 | 21,496 | 157,621 |
| Household Income | \$75,446 | \$88,812 | \$89,985 |
| Traffic Counts | 99,000 on MD Route 50 224,000 on 495 | | |

Area Retailers

NEW CARROLLTON METRO STATION
NEW CARROLLTON , MD



New Carrollton Metro Station

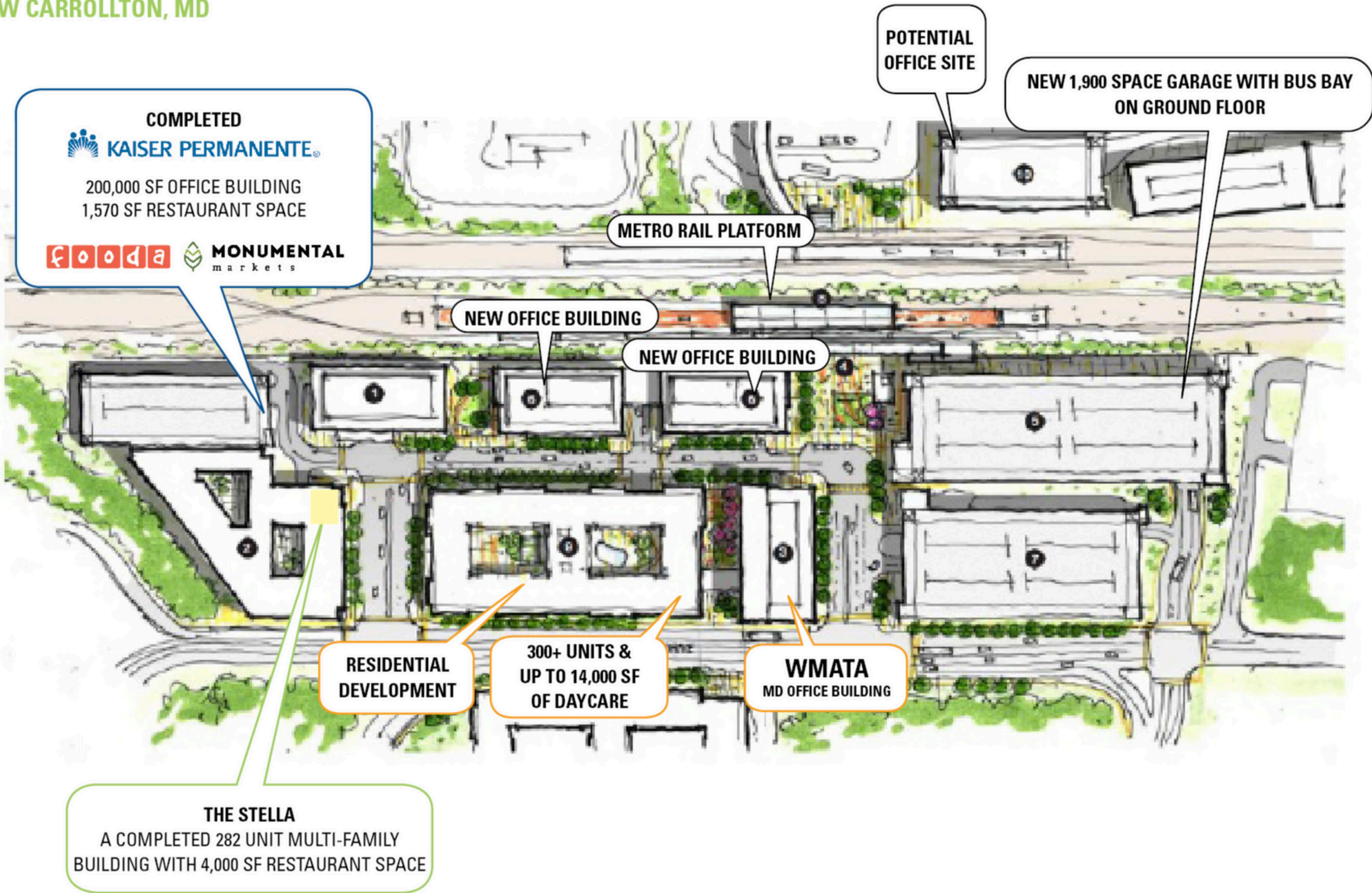
Site Plan

4,000 - 14,000 SF available

| Space # | Sq. Ft. | Tenant |
|---------|---------|-----------|
| 1 | 4,000 | Available |
| 2 | 14,000 | Available |

● Space Available

CURRENT PHASE - NEW CARROLLTON METRO STATION NEW CARROLLTON, MD



The Property



New Carrollton Metro Station

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