



ATWORTH

Gilbane

ATWORTH

RAPPAPORT
CULTIVATING PLACES

- New mixed-use development featuring 451 apartment units and approximately 5,000 SF of retail.
- 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 Mile	3 Miles	5 Miles
POPULATION	2029 Estimates	7,498	183,095	466,844
	2024 Actuals	7,249	181,514	462,535
2024 Average Annual HH Income		\$173,982	\$110,040	\$114,467
2024 Daytime Population		12,336	52,378	143,698

Traffic Count

62,600 Vehicles on Campus Drive

THE AREA



UNIVERSITY OF MARYLAND

UNIVERSITY BLVD E

BALTIMORE AVE

ADELPHI RD

CAMPUS DR 62,638 VPD

KENILWORTH AVE

EAST-WEST HWY

RIVER RD

Cafe Atrio

BELTWAY PLAZA MALL



ATWORTH

AVIATION LANDING

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

College Park Shopping Center



MALL AT PRINCE GEORGE'S



COCINEROS

DUNKIN'

BOB'S
DISCOUNT
FURNITURE
MYBOBS.COM



Walgreens



SHAGGA

2fifty

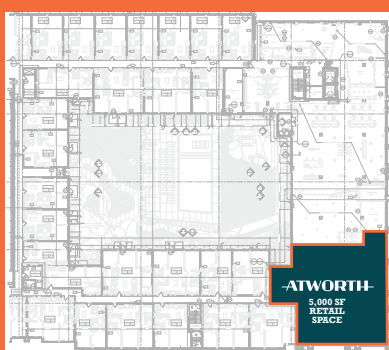
DISCOVERY DISTRICT (UMD)

7,000+ employees and students. That includes all of the employees at NOAA, Earth System, UMD, Animal & Plant and Cybrar.

TRADER JOE'S



THE COLLEGE PARK-UNIVERSITY OF MARYLAND STATION



ATWORTH

BALTIMORE AVE

RIVER RD

CAMPUS DR 62,600 VPD

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

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

**DISCOVERY
DISTRICT (UMD)**
7,000 + EMPLOYEES
AND STUDENTS

NOAA CENTER
825 EMPLOYEES

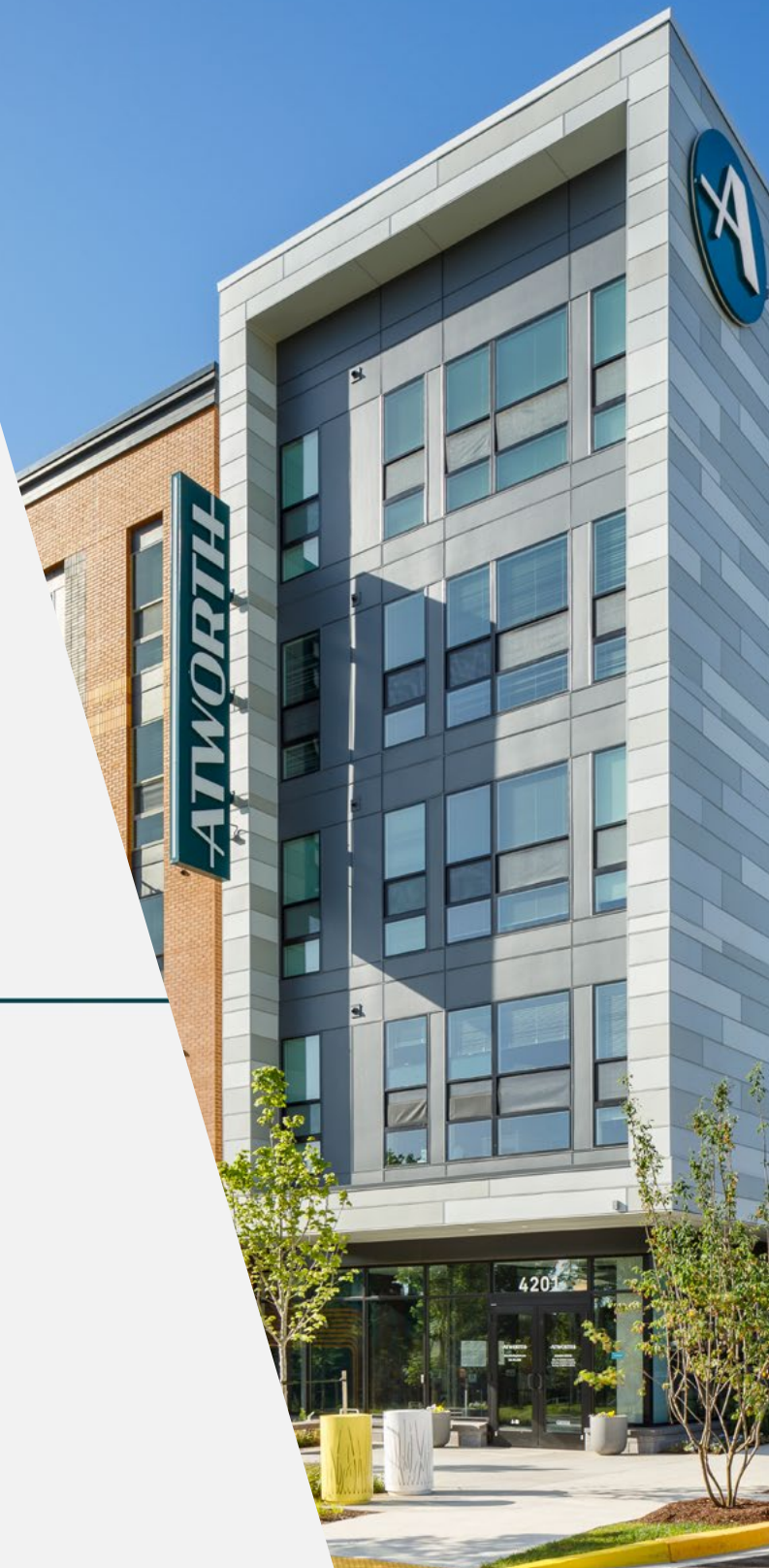
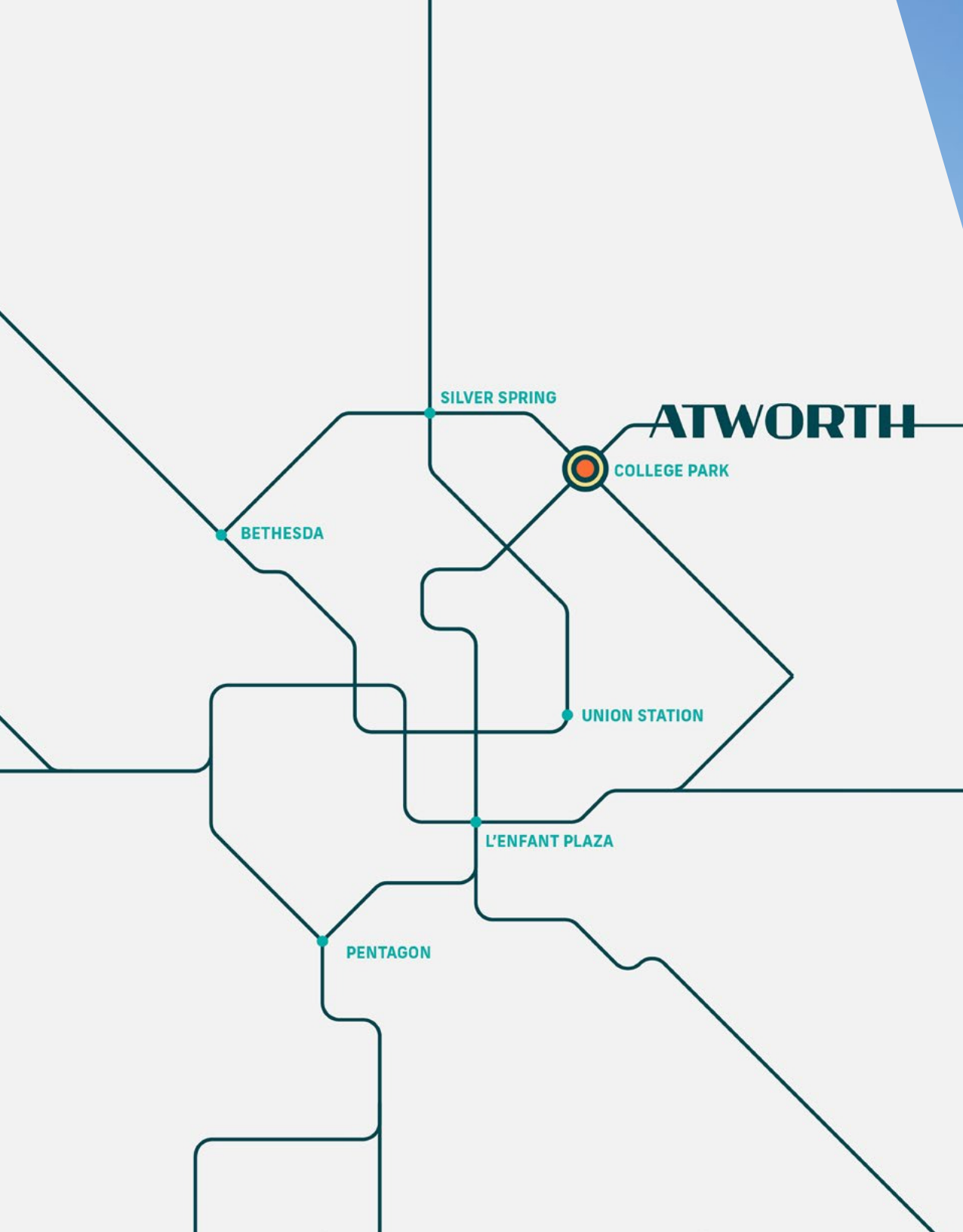
**FDA UNIVERSITY
STATION**
550 EMPLOYEES

CYBRARY, INC
350 EMPLOYEES

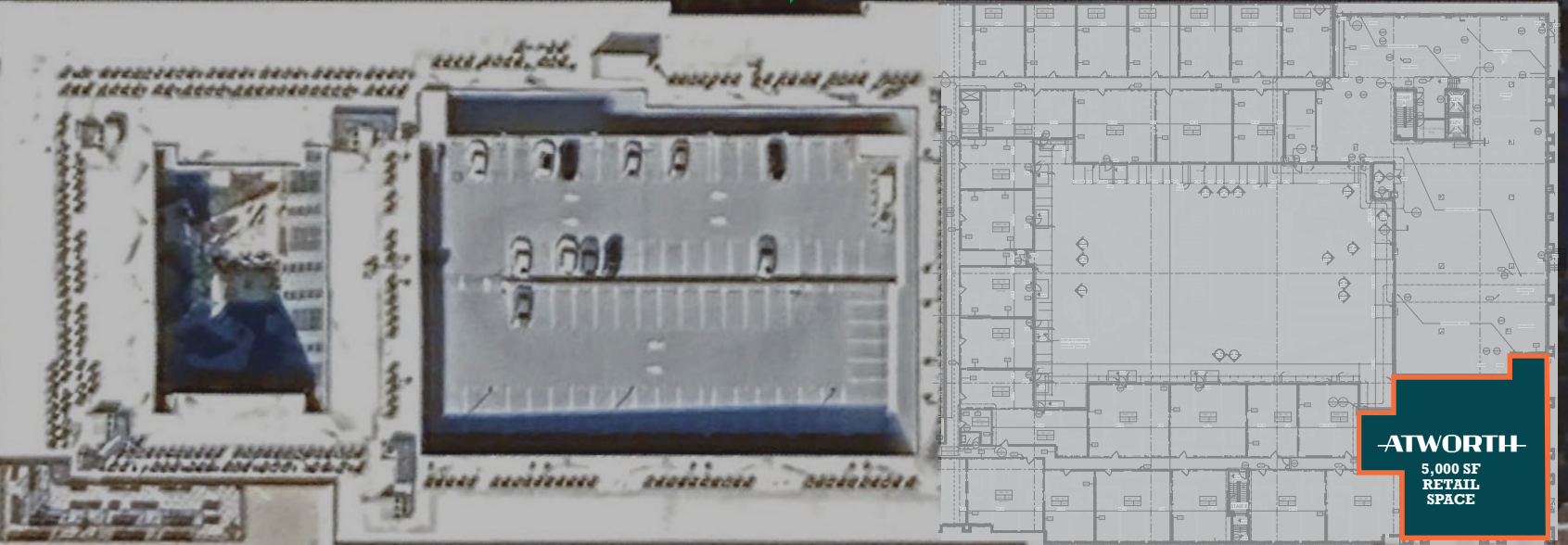
**DISCOVERY
DISTRICT (UMD)**

**EARTH SYSTEM
SCIENCE**
300 EMPLOYEES

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



SITE PLAN



-ATWORTH-
5,000 SF
RETAIL
SPACE

RIVER RD

**DEDICATED
PARKING**







Bill Dickinson | BDickinson@rappaportco.com | 703-310-6983

Thomas G. Bolen III | TBolen@rappaportco.com | 703-296-3638

rappaportco.com