

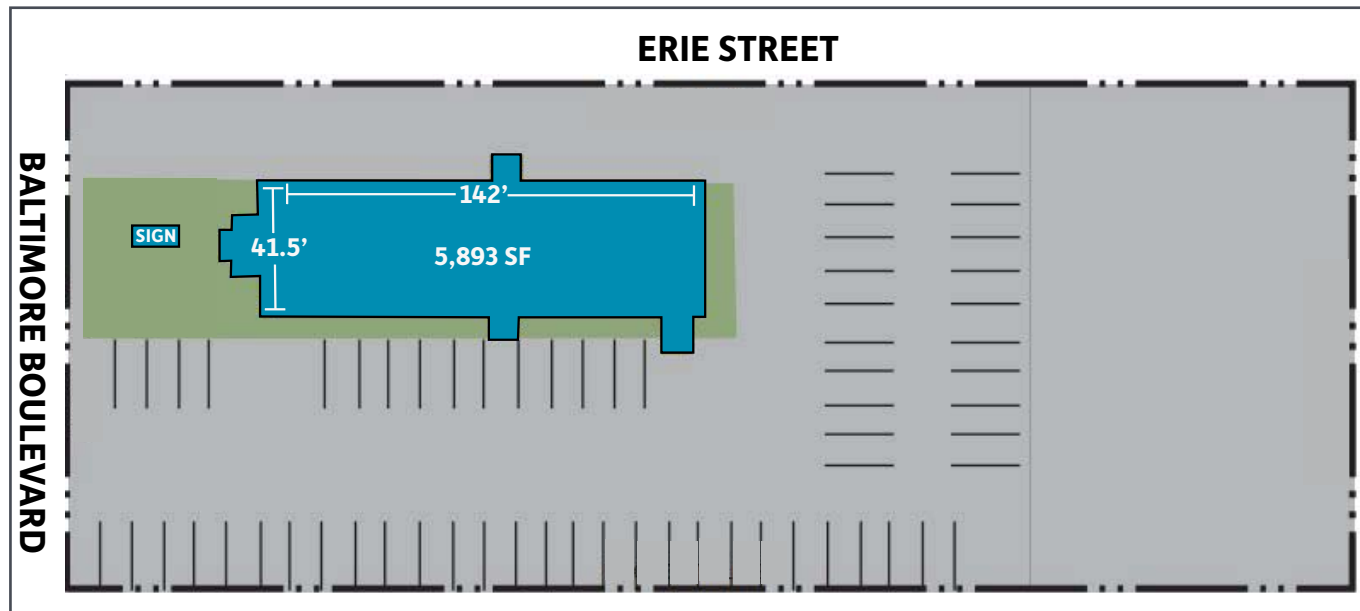
Property Highlights

- 5,893 SF free standing retail pad available
- Redevelopment opportunity on busy corridor
- Strong weekday & weekend population
- More than 33,000 cars driving by the site daily
- University of Maryland located one mile south



Demographics

	1 Mile	3 Mile	5 Mile
Population:	10,453	382,708	382,894
Avg HH Income:	\$74,230	\$75,926	\$79,466
# of Employees:	6,039	72,781	172,987





The map displays the University of Maryland campus and its immediate surroundings. Key features include:

- Roads:** Major roads shown include Powder Mill Rd, Metzerott Rd, Greenbelt Rd, and 295 (Annapolis Rd). Other roads include Riggs Rd, Adelphi Rd, Paint Branch Rd, and 193.
- Commercial Centers:**
 - Hollywood Shopping Center:** Located near the top center, featuring logos for Shoppers, M&T Bank, Starbucks, and Hard Times Cafe & Cigar.
 - Hollywood Plaza:** Located to the right of the Hollywood Shopping Center, featuring logos for KREI and MOM.
 - Beltway Plaza Mall:** Located to the right of the Hollywood Plaza, featuring logos for Target, Burlington, Giant, and Marshalls.
- Retail and Dining:** Numerous other businesses are marked, including KFC, McDonald's, 7-Eleven, and various fast-food chains.
- University of Maryland:** The main campus is located at the bottom left, with a large yellow box labeled "SITE" pointing to a specific location near the intersection of Metzerott Rd and 193.
- Other Landmarks:** The map also shows various other landmarks, including a large parking lot, a golf course, and several smaller commercial buildings.