

# HOLLYWOOD SHOPPING CENTER

9805 Rhode Island Avenue, College Park, MD 20740  
Prince George's County



## RETAIL FOR LEASE

### JOIN THESE RETAILERS:



- 49,193 SF shopping center well located on the heavily trafficked Rhode Island Avenue in College Park, MD.
- Available Space: 1,000, 1,000, 1,508, 1,750, up to 8,000 SF, and Pad.
- Excellent visibility and abundant parking.
- Located within 2 miles of the University of Maryland, College Park (34,000 students).

SIZE	RATE	CONDITION	TIMING
1,000 SF	\$33.00 PSF NNN	"AS-IS" (FORMER SHIPPING/PACKAGING STORE)	IMMEDIATE
1,000 SF	\$33.00 PSF NNN	"AS-IS" (FORMER STATEFARM SPACE)	IMMEDIATE
1,508 SF	\$32.00 PSF NNN	"AS-IS" (FORMER MARTIAL ARTS STUDIO)	IMMEDIATE
1,750 SF	\$31.00 PSF NNN	"AS-IS" (FORMER MEDICAL CLINIC)	IMMEDIATE
UP TO 8,000 SF	\$35.00 PSF NNN	VANILLA SHELL	FALL 2021
PAD	"MARKET"	"AS-IS"	IMMEDIATE
*Est. NNN: \$7.16 PSF			

OWNED & MANAGED BY: CARROLLTON ENTERPRISES

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## SEEKING HEALTHY LIFESTYLE AND BOUTIQUE FITNESS TENANTS!

Join Mom's Organic Market and new Proteus Bikes!

Searching for tenants such as:

- Spin
- Barre
- Pilates
- Boxing
- Medical users
- Restaurants



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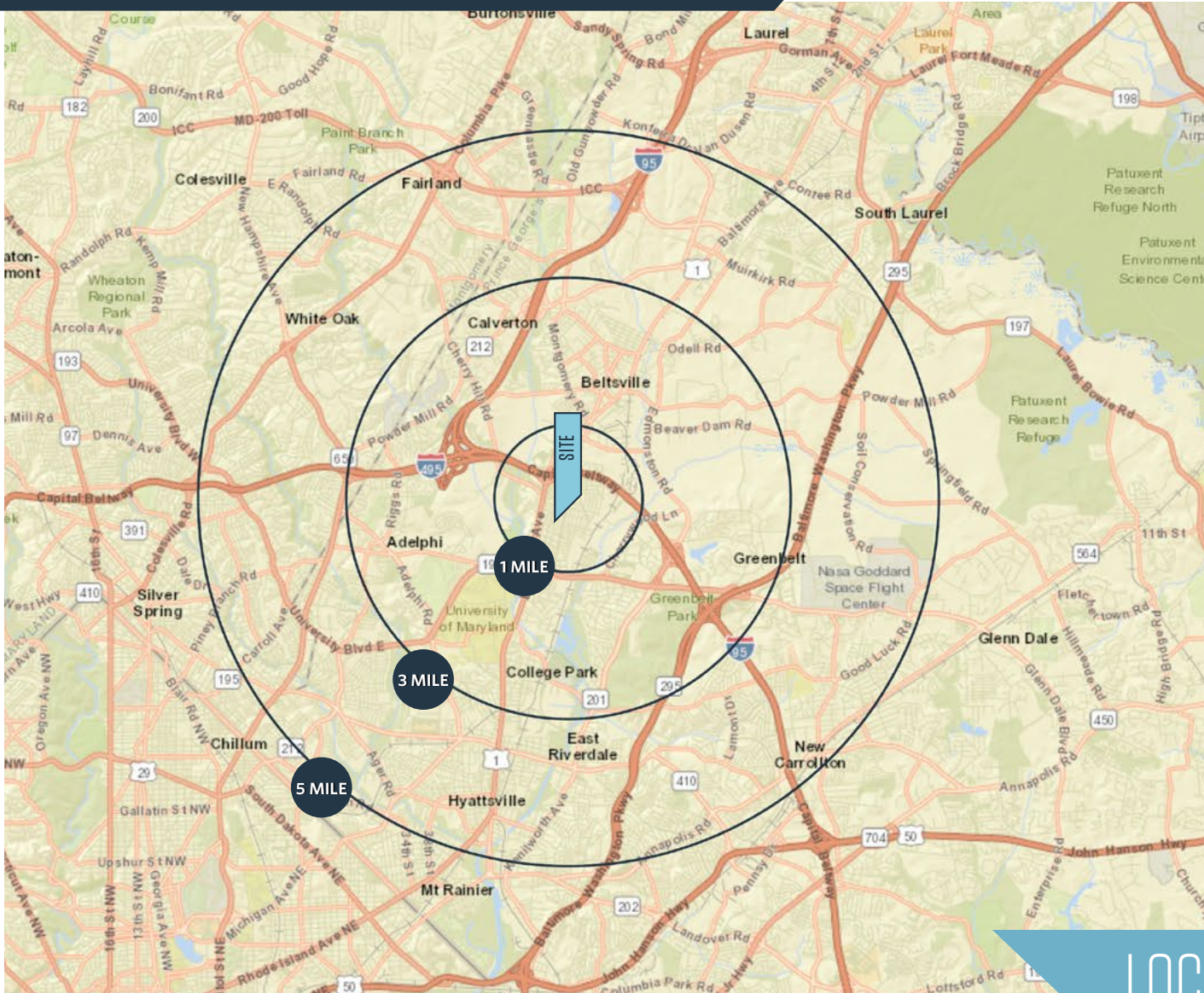
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## DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	12,984	92,923	352,306
Daytime Population	7,566	63,360	157,392
Households	4,720	29,355	113,607
Average HH Income	\$85,339	\$93,578	\$93,590

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Rhode Island Avenue	16,230 ADT
Capital Beltway	211,106 ADT

## LOCATION & DEMOGRAPHICS

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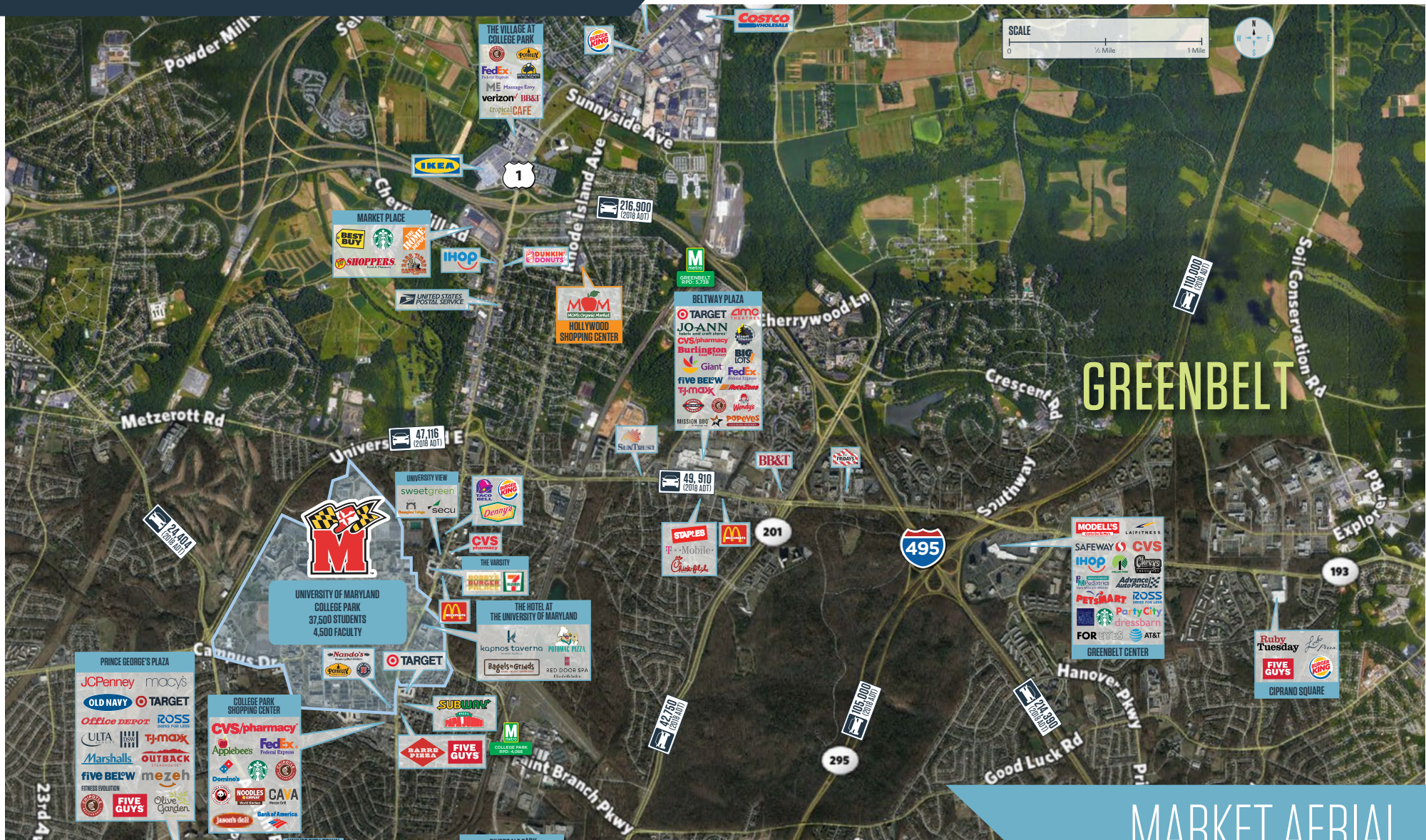
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TENANT	SQ. FT.
PROTEUS	8,100 SF
DRY CLEANERS	1,000 SF
EDDIE'S CAFE	1,000 SF
<b>AVAILABLE</b>	<b>1,000 SF</b>
<b>AVAILABLE</b>	<b>1,000 SF</b>
COLOR NAILS	1,000 SF
NUTRITION 301	1,000 SF
HOLLYWOOD HAIRCUTTERS	500 SF
<b>AVAILABLE</b>	<b>1,508 SF</b>
<b>AVAILABLE</b>	<b>1,750 SF</b>
PIZZA	1,750 SF
CE FIELD OFFICE	2,000 SF
<b>MOM</b>	<b>27,500 SF</b>

LEASED  
 AVAILABLE

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SITE PLAN

16,230  
[2018 ADT]

RHODE ISLAND AVENUE

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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**klnb**