

THE RITZ GARDEN

PLACE

URBANSCAPE

URBANSCAPE

RESTAURANT

COFFEE

URBANSCAPE

4350 KNOX ROAD, COLLEGE PARK, MARYLAND, 20740



STERLING PLACE

Sterling Place, situated in downtown College Park on the edge of the University of Maryland campus, provides the unique opportunity to draw customers from the nearby student population of 41,000 while boasting exceptional regional accessibility from nearby route 1, Metro's green line, and the future Purple Line light rail connection.

Located on Knox Road, Sterling Place will serve as the main pedestrian corridor between UMD's campus and downtown, while drawing from the Union on Knox project's 341 residential units (788 Beds), and College Park's robust development pipeline which includes 3,768 planned & under construction residential units.

PROPERTY HIGHLIGHTS:

- Space: 1,388 SF – 4,492 SF
- 72 retail parking spaces
- 25,882 Vehicles Per Day on Route 1





RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

1 Mile

\$103,984

22.2

6,411

25,181

3 Mile

\$106,193

31

62,363

199,986

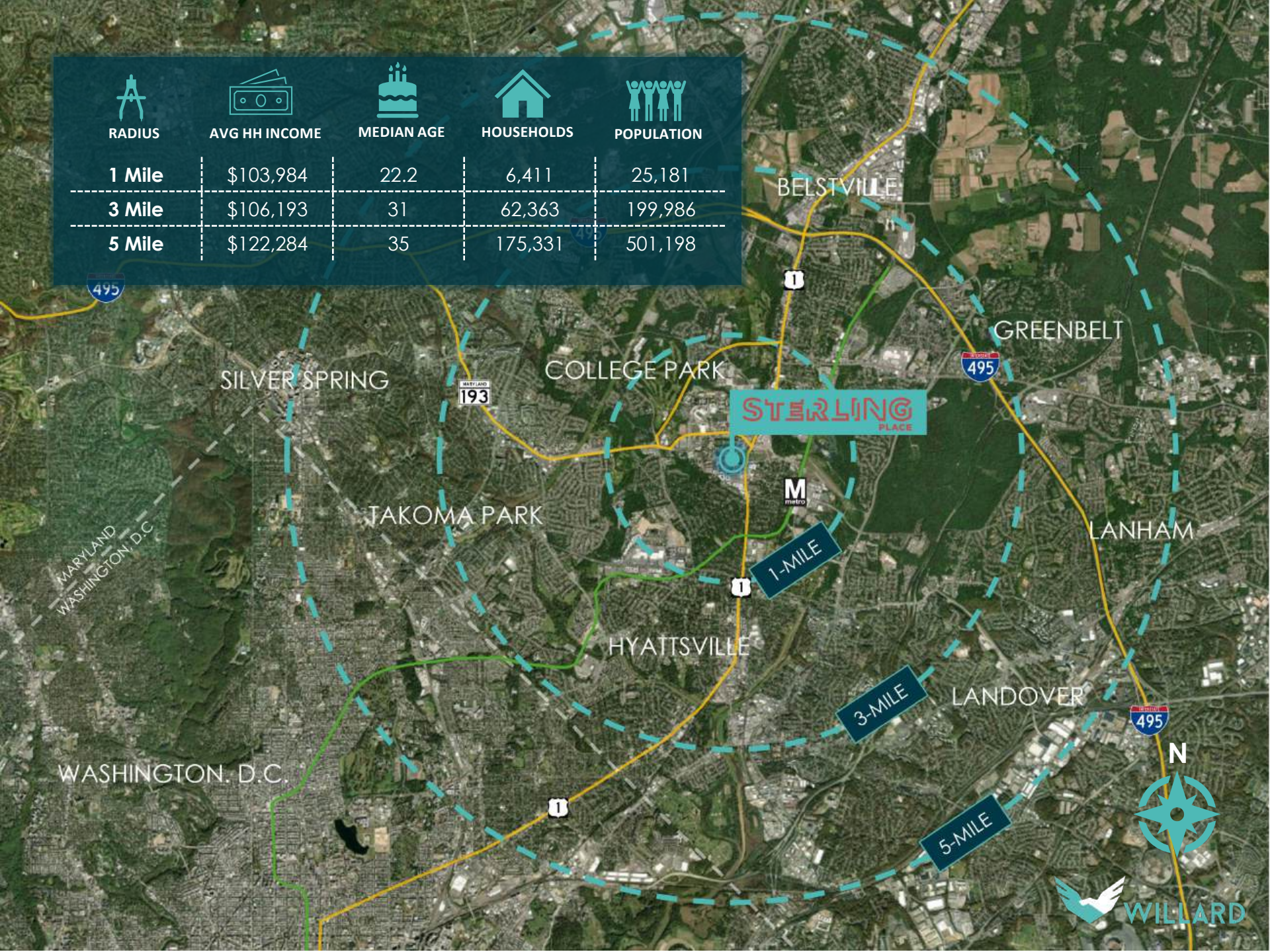
5 Mile

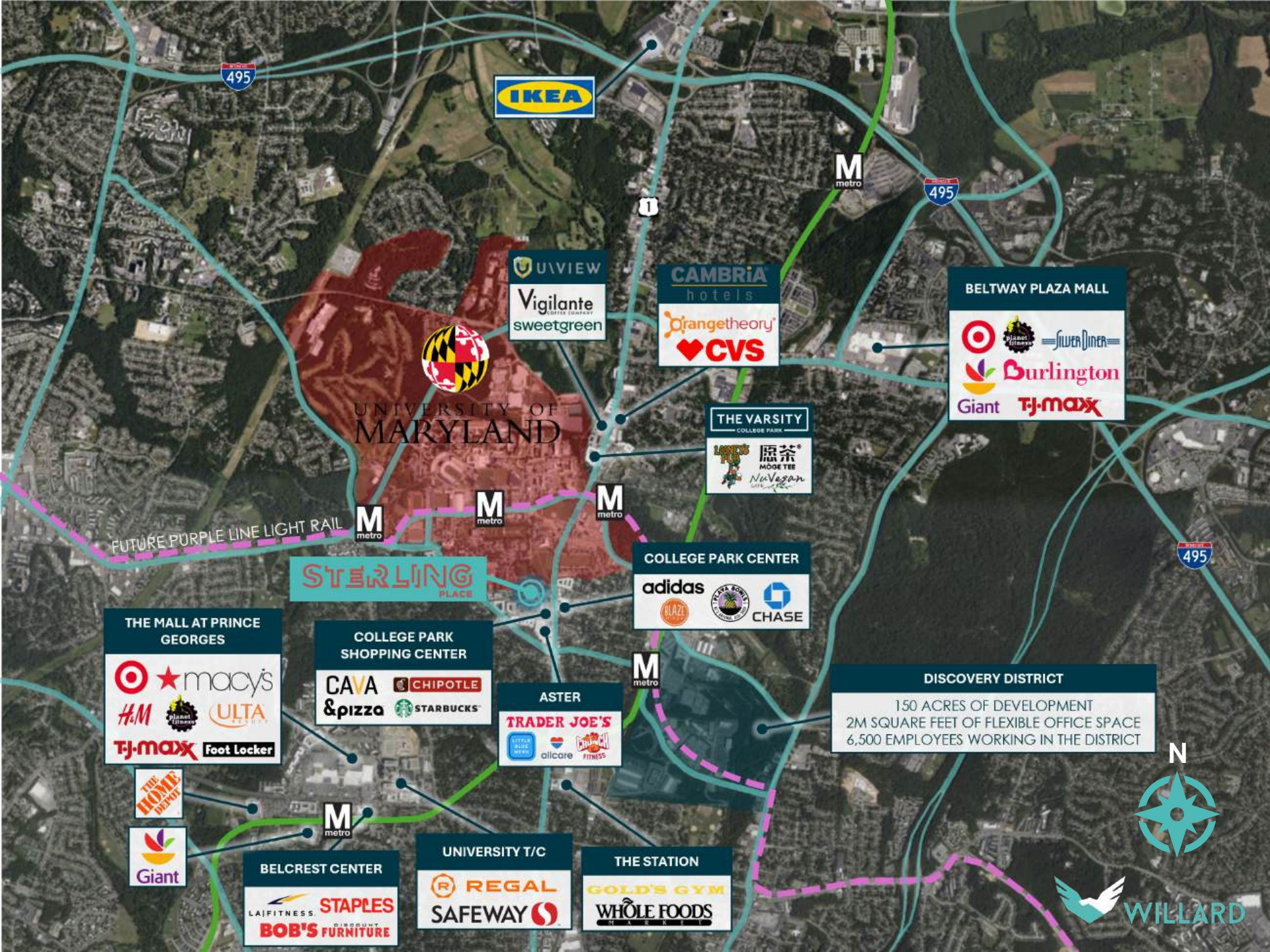
\$122,284

35

175,331

501,198





495



M metro

495

1



UNIVERSITY OF MARYLAND



FUTURE PURPLE LINE LIGHT RAIL

M metro

M metro

M metro



M metro

DISCOVERY DISTRICT
150 ACRES OF DEVELOPMENT
2M SQUARE FEET OF FLEXIBLE OFFICE SPACE
6,500 EMPLOYEES WORKING IN THE DISTRICT



M metro





UNIVERSITY OF MARYLAND

41,000 STUDENTS

UMD Student Housing
3,718 Residents

STERLING
PLACE

LANDMARK
APARTMENTS
276 UNITS

HUB
COLLEGE PARK
APARTMENTS
161 UNITS

UNION ON
KNOX
APARTMENTS
341 UNITS

TERRAPIN ROW
APARTMENTS
418 UNITS

SEOULSPICE



FUTURE LANDMARK
STUDENT HOUSING
PROJECT
1,500 BEDS

TERRAPIN ROW
APARTMENTS

THE STANDARD AT
COLLEGE PARK
APARTMENTS
282 UNITS

PNC
TRADER JOE'S
THE ASTER
APARTMENTS
393 UNITS



KNOX RD

BALTIMORE AVE - 25,882 VPD



adidas

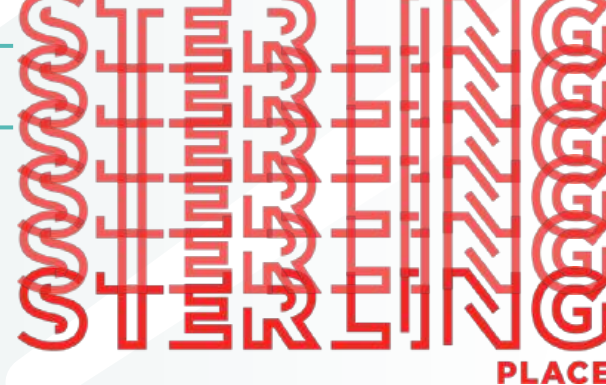


CORNERSTONE
BENTLEY'S



WILLARD

LEHIGH ROAD



PLACE

STERLING PL

2,973 SF
3-4

PHO THOM

WEST
LOADING

4,493 SF
1

KNOX ROAD

DUCK
DONUTS



1,388 SF
7A



BOHO
NAILS

CHOPT

SHAKE  SHACK

PARKING
GARAGE

EAST
LOADING

SUITE	TENANT	SIZE
1	AVAILABLE	4,493 SF
2	PHO TOM	2,101 SF
3-4	AT LEASE	2,973 SF
5	DUCK DONUTS	994 SF
6	INSOMNIA COOKIES	715 SF
7A	AVAILABLE	1,388 SF
7B	BERRIES & BOWLS	1,121 SF
8	BOHO NAILS	2,132 SF
9	CHOPT	2,313
10	SHAKE SHACK	2,789



STERLING

PLACE

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