

# STERLING

PLACE

URBANSCAPE

URBANSCAPE

COFFEE

RESTAURANT

4350 KNOX ROAD, COLLEGE PARK, MARYLAND, 20740



WILLARD

GREYSTAR



# 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: 1,121 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

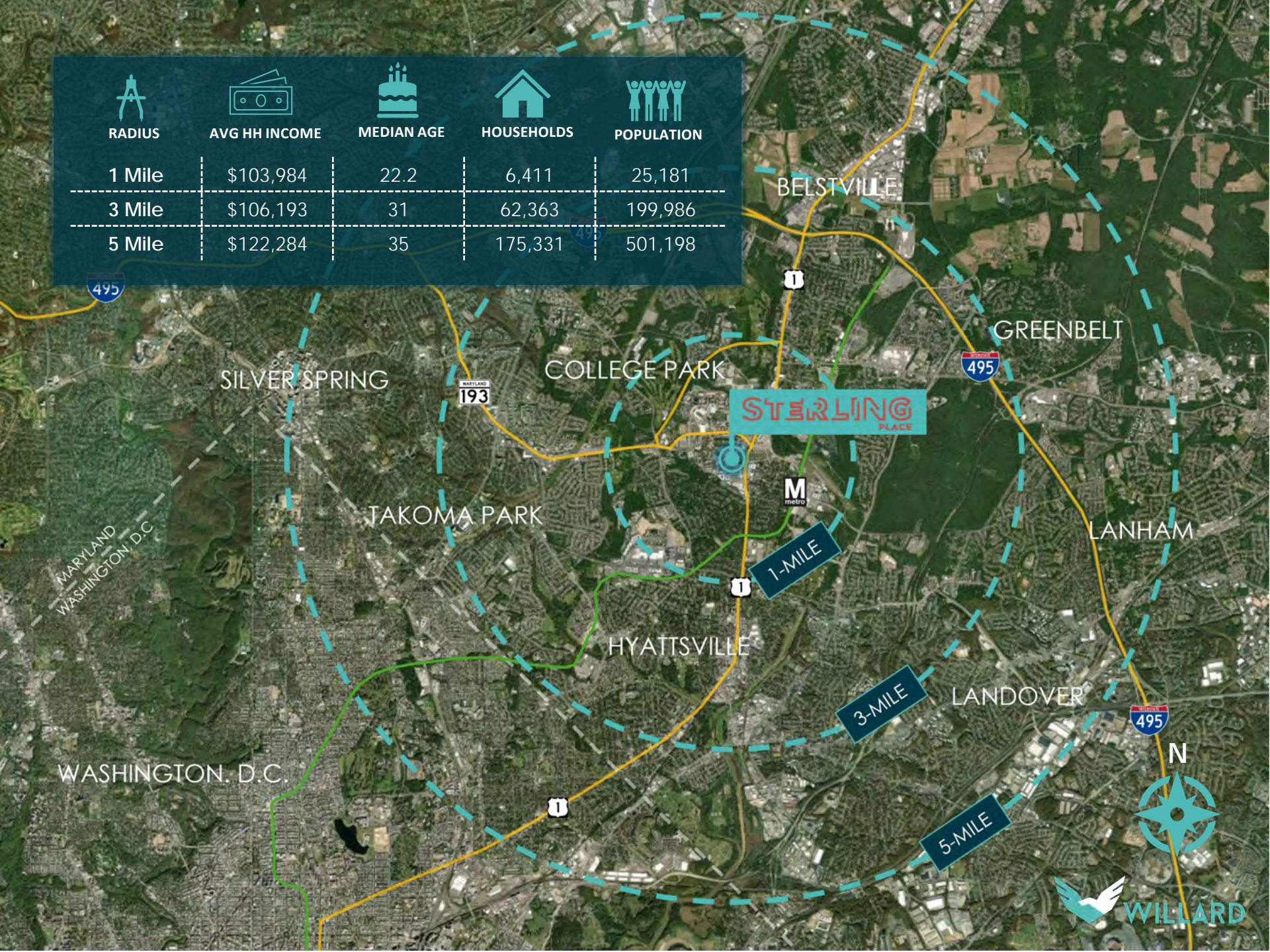
5 Mile

\$122,284

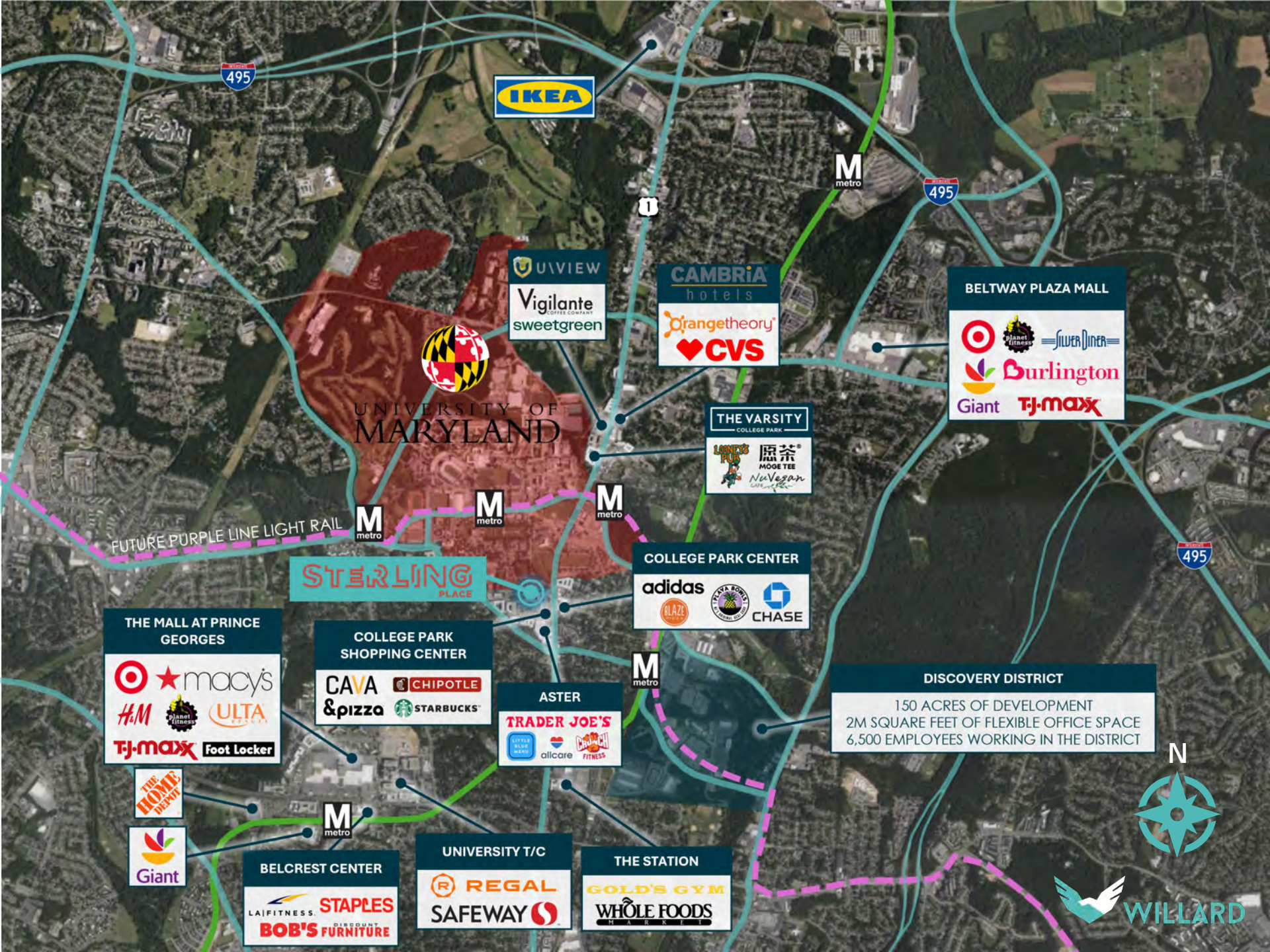
35

175,331

501,198







495



M metro

495



UNIVERSITY OF MARYLAND



FUTURE PURPLE LINE LIGHT RAIL

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

SEOUL SPICE



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



CAVA

FIVE GUYS



BALTIMORE AVE - 25,882 VPD



CHASE

adidas



SMOOTHIE KING

CORNERSTONE

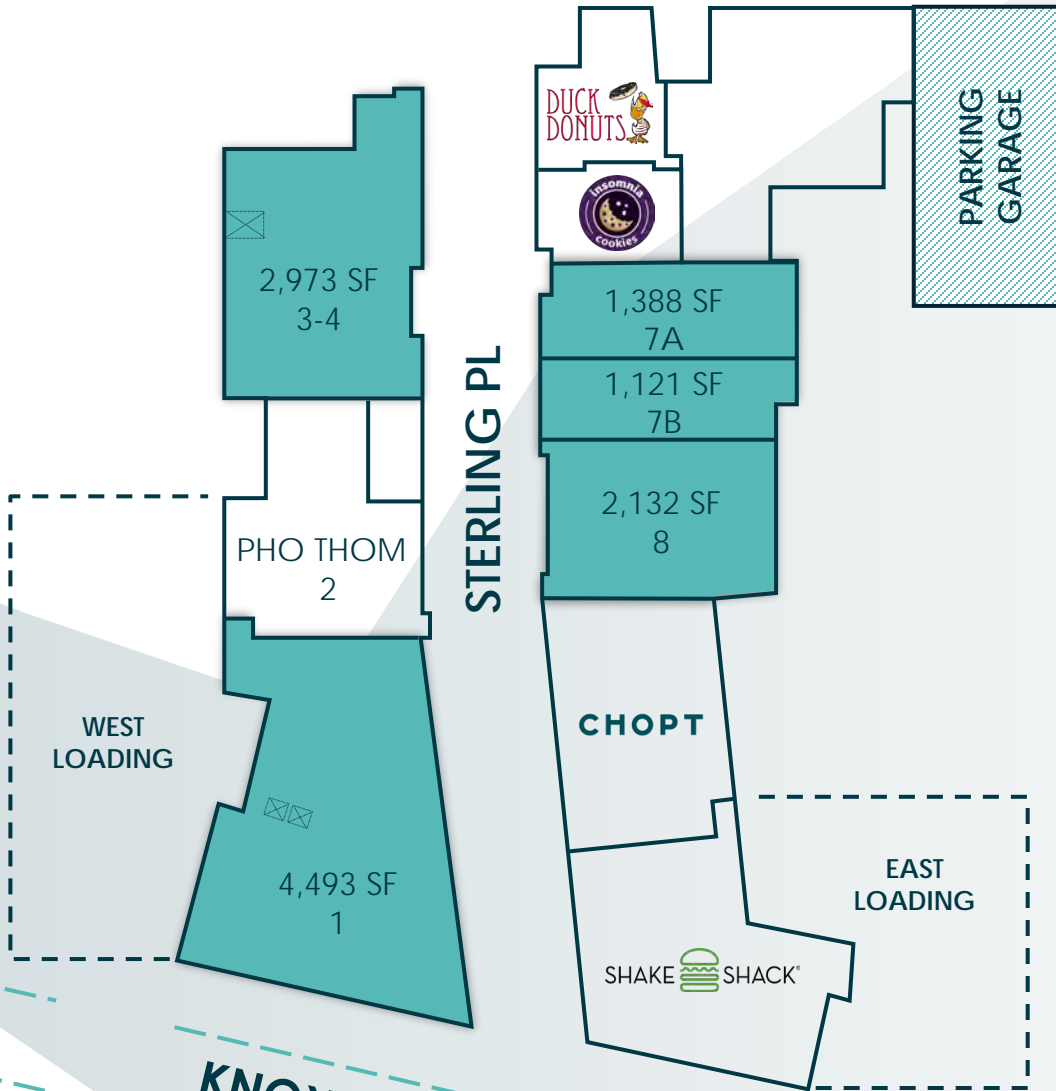
BENTLEY'S



WILLARD



LEHIGH ROAD



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



# STERLING PLACE

GET IN TOUCH TODAY:

CHRIS WILKINSON

301.657.7330  
cwilkinson@willardretail.com  
willardretail.com

KEN JOHNSON

202.309.0935  
kjohnson@willardretail.com  
willardretail.com

TONY THUR

443.534.3204  
tthur@willardretail.com  
willardretail.com

4350 KNOX ROAD, COLLEGE PARK, MARYLAND, 20740

