

# SOON TERRACE RESURF L N G PLACE

URBANSCAPE

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RESTAURANT



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.

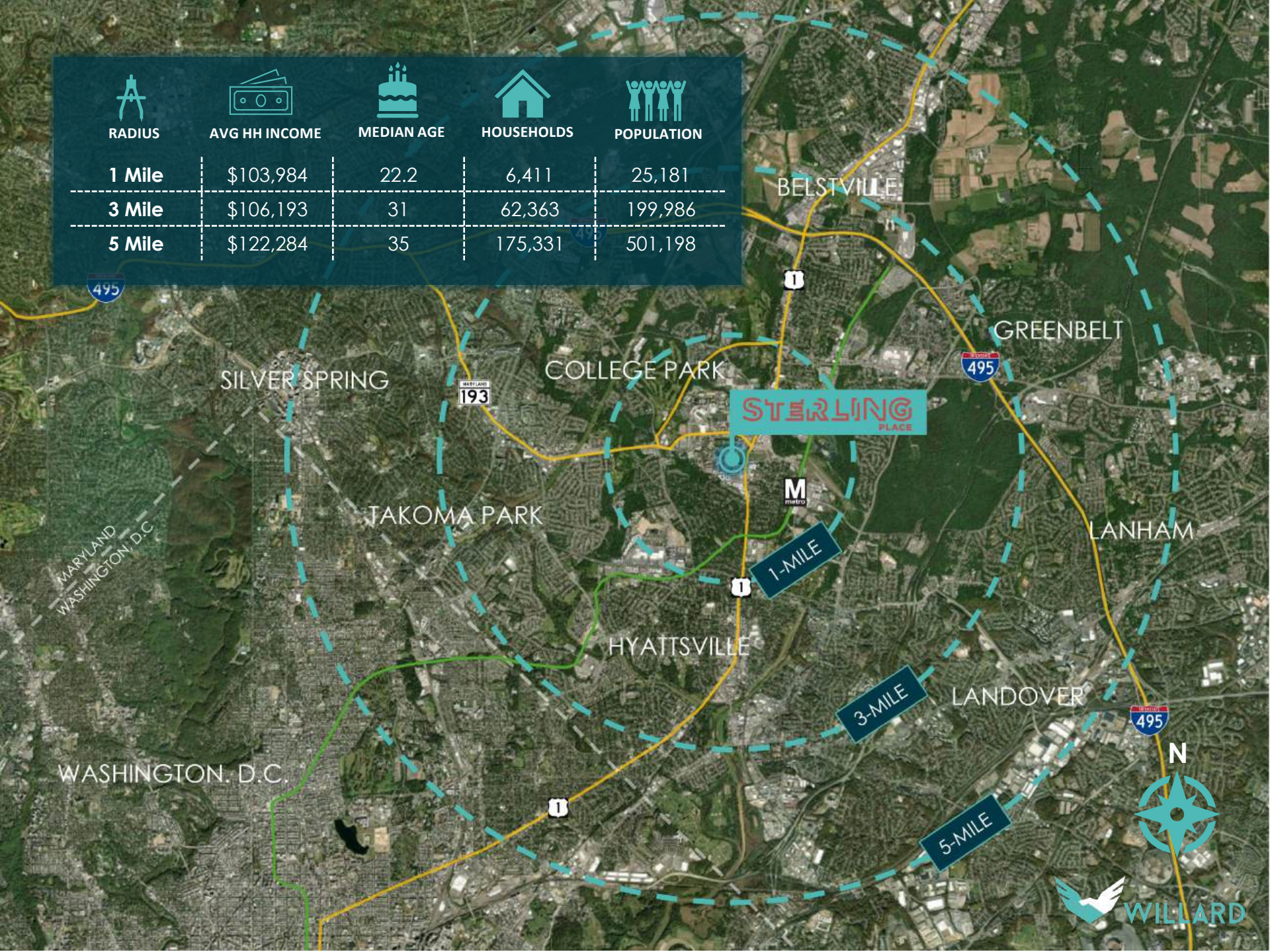
Located on Knox Road, Sterling Place will serve as the main pedestrian corridor between UMD's campus and downtown, while drawing from the Union on Knox project's 341 residential units (788 Beds), and College Park's robust development pipeline which includes 3,768 planned & under construction residential 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
<b>1 Mile</b>	\$103,984	22.2	6,411	25,181
<b>3 Mile</b>	\$106,193	31	62,363	199,986
<b>5 Mile</b>	\$122,284	35	175,331	501,198



**STERLING PLACE**

M metro

1-MILE

3-MILE

5-MILE



MARYLAND  
WASHINGTON, D.C.

WASHINGTON, D.C.

SILVER SPRING

TAKOMA PARK

COLLEGE PARK

HYATTSVILLE

BELSTVILLE

GREENBELT

LANHAM

LANDOVER

193

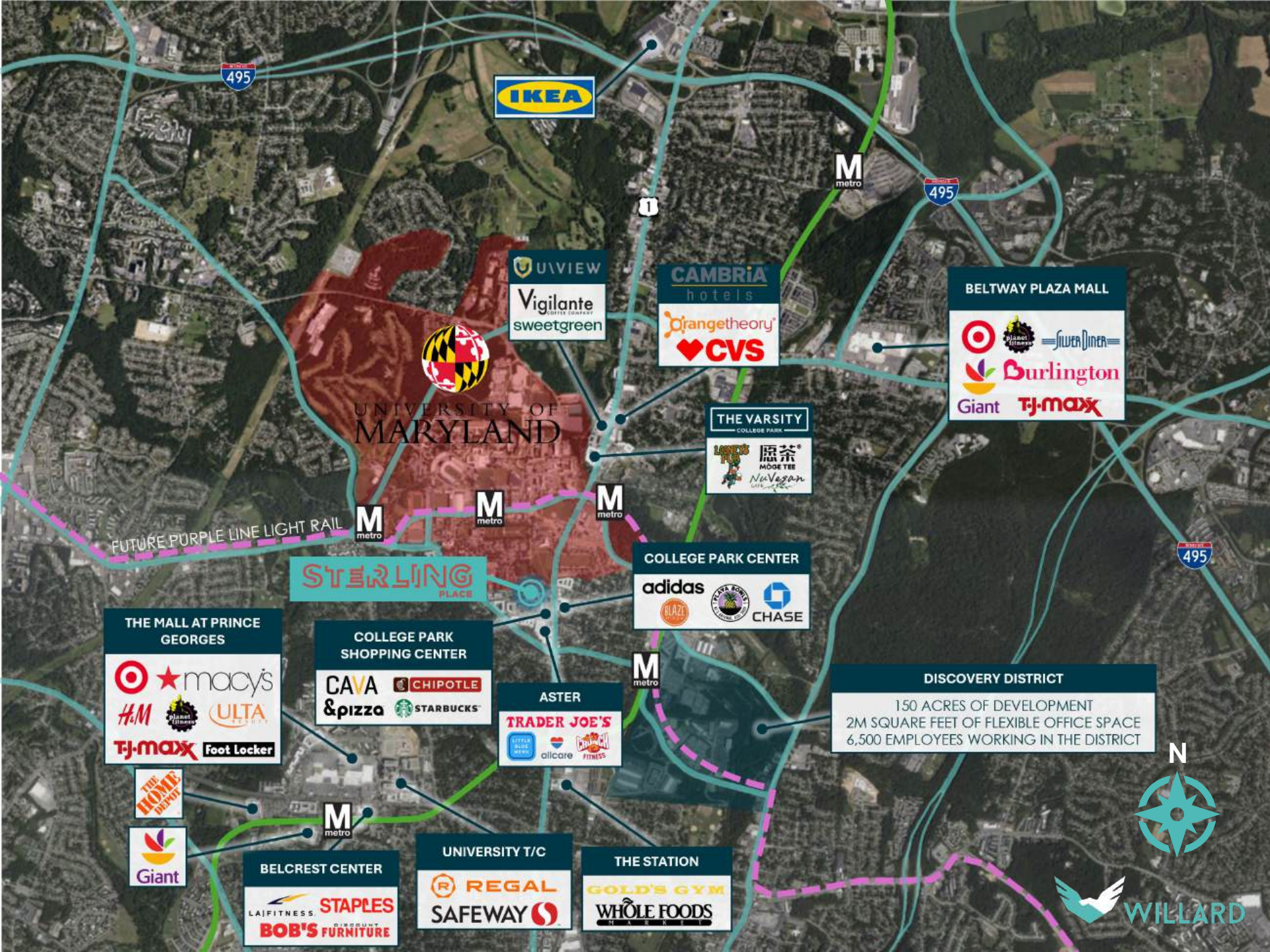
495

495

1

1

495



495



M metro

495

UVIEW  
Vigilante  
sweetgreen

CAMBRIA  
hotels  
Orangetheory  
CVS

BELTWAY PLAZA MALL  
Target  
Planet Fitness  
Silver Diner  
Burlington  
Giant  
TJ-maxx

UNIVERSITY OF MARYLAND

THE VARSITY  
COLLEGE PARK  
MODO TEE  
NoVegan

FUTURE PURPLE LINE LIGHT RAIL

M metro

M metro

M metro

STERLING PLACE

COLLEGE PARK CENTER  
adidas  
BLAZE  
CHASE

495

THE MALL AT PRINCE GEORGES  
Target  
macy's  
H&M  
Planet Fitness  
ULTA  
TJ-maxx  
Foot Locker

COLLEGE PARK SHOPPING CENTER  
CAVA & pizza  
CHIPOTLE  
STARBUCKS

ASTER  
TRADER JOE'S  
aicare  
Planet Fitness

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



M metro



BELCREST CENTER  
LAIFITNESS  
STAPLES  
BOB'S FURNITURE

UNIVERSITY T/C  
REGAL  
SAFEWAY

THE STATION  
GOLD'S GYM  
WHOLE FOODS





# 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

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

BALTIMORE AVE - 25,882 VPD

SEOUL SPICE



CAVA

FIVE GUYS



noodles



adidas



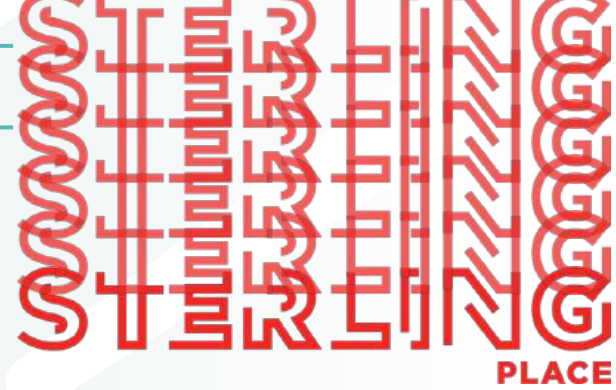
CORNERSTONE

BENTLEY'S



WILLARD

LEHIGH ROAD



PARKING GARAGE

BLACK LION CAFE

STERLING PL

DUCK DONUTS  
INSOMNIA COOKIES

1,388 SF  
7A

BERRIES & BOWLS

BOHO NAILS

CHOPT

SHAKE SHACK

PHO THOM

WEST LOADING  
4,493 SF  
1

EAST LOADING

KNOX ROAD

SUITE	TENANT	SIZE
1	AT LEASE	4,493 SF
2	PHO TOM	2,101 SF
3-4	BLACK LION CAFE	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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 WILLARD  
GREYSTAR™