

Lifestyle of Convenience

The Village at College Park is located in the growing and diverse College Park, Maryland, home to the University of Maryland with an enrollment of 37,000 students. This mixed-use project is ideally located just off Route 1, I-95 and I-495 and is easily accessible to the Baltimore Washington Corridor.

The Village boasts over 25,000 square feet of retail, 21,000 square feet of office, 12 townhomes and over 500 residential apartments at The Camden. Its location is enhanced by its next-door neighbor, a 371,000 square foot IKEA.

The Village at College Park has some of the market's best retailers and restaurants including: Buffalo Wild Wings, Dunkin Donuts, Verizon Wireless, Massage Envy, Chipotle, Potbelly, Sakru Japan, Truist and more.

AREA DEMOGRAPHICS:

	1 mile	3 mile	5 mile
Population	8,247	90,838	334,900
Average HH Income	\$67,748	\$65,850	\$66,993
Daytime Population	9,987	74,852	162,870
Households	3,156	29,382	108,212

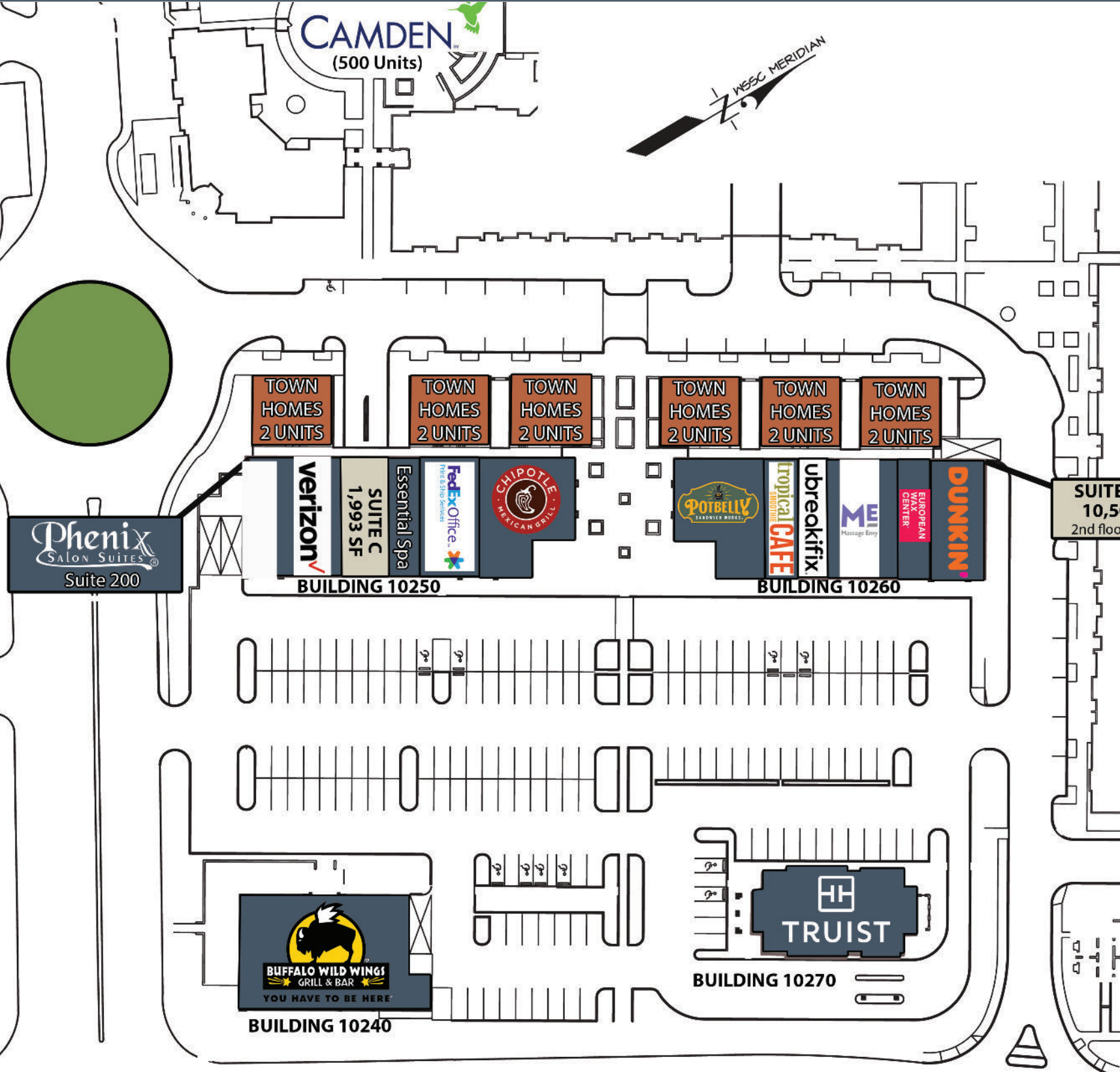
US CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2016 AND 2021 PROJECTIONS. ACTUAL DEMOGRAPHICS BASED ON 2016 FORECAST.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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PRELIMINARY MERCHANDISING PLAN
 (* for leasing purposes only)

SIGNED LEASE
 AVAILABLE

BUILDING 10250

SUITE	SIZE	TENANT
A	3,000 sf	Verizon Wireless
C	1,993 sf	AVAILABLE
D	1,399 sf	Essential Spa
E	1,913 sf	FedEx Kinkos
F	2,519 sf	Chipotle
200	9,939 sf	Phenix Salon

BUILDING 10260

SUITE	SIZE	TENANT
H	2,300 sf	Potbelly
I	1,283 sf	Tropical Smoothie
J	1,054 sf	UBREAKIFIX
K	2,588 sf	Massage Envy
M	1,203 sf	European Wax
N	1,713 sf	Dunkin Donuts
200A	10,500 sf	AVAILABLE

BUILDING 10240

PAD	6,500 sf	Buffalo Wild Wings
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BUILDING 10270

PAD	4,000 sf	BB&T
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BUILDING 10280

A	2,707sf	Milk & Honey
B	2,101sf	Sarku Japan

SUITE 200A
 10,500 SF
 2nd floor (Office)

Phenix
 SALON SUITES
 Suite 200

BUFFALO WILD WINGS
 GRILL & BAR
 YOU HAVE TO BE HERE

TRUIST

Sarku JAPAN
MILK & HONEY
 CAFE • COFFEE • CAKE