

# RAMBLER

8145 BALTIMORE AVENUE

UNIVERSITY OF MARYLAND | COLLEGE PARK, MD

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NEW RETAIL AND RESTAURANT SPACE AVAILABLE Q4 2027

## PROPERTY DETAILS

- ▶ Ground floor retail in mixed-use student housing
- ▶ New Student Housing delivers Fall 2027 with 1,003 Beds in 288 Units
- ▶ Great space with high ceilings and visibility along highly trafficked Route 1 corridor
- ▶ Strong market demand for food, beverage and retail concepts



### UNDERGRAD ENROLLMENT

30,608

### GRAD ENROLLMENT

10,205

### FACULTY & STAFF

14,922

### TRAFFIC

40,503 VPD ON

BALTIMORE AVENUE (RH)



# RAMBLER

## JOIN THESE AREA TENANTS



sweetgreen



Vigilante  
COFFEE COMPANY

Orangetheory  
FITNESS



CVS

## DEMOGRAPHICS

### EST. POPULATION

1 mi 23,780

2 mi 62,050

3 mi 168,860

### EST. MEDIAN HH INCOME

1 mi \$48,190

2 mi \$88,672

3 mi \$89,780

### EST. EMPLOYEES

1 mi 8,325

2 mi 24,192

3 mi 64,963

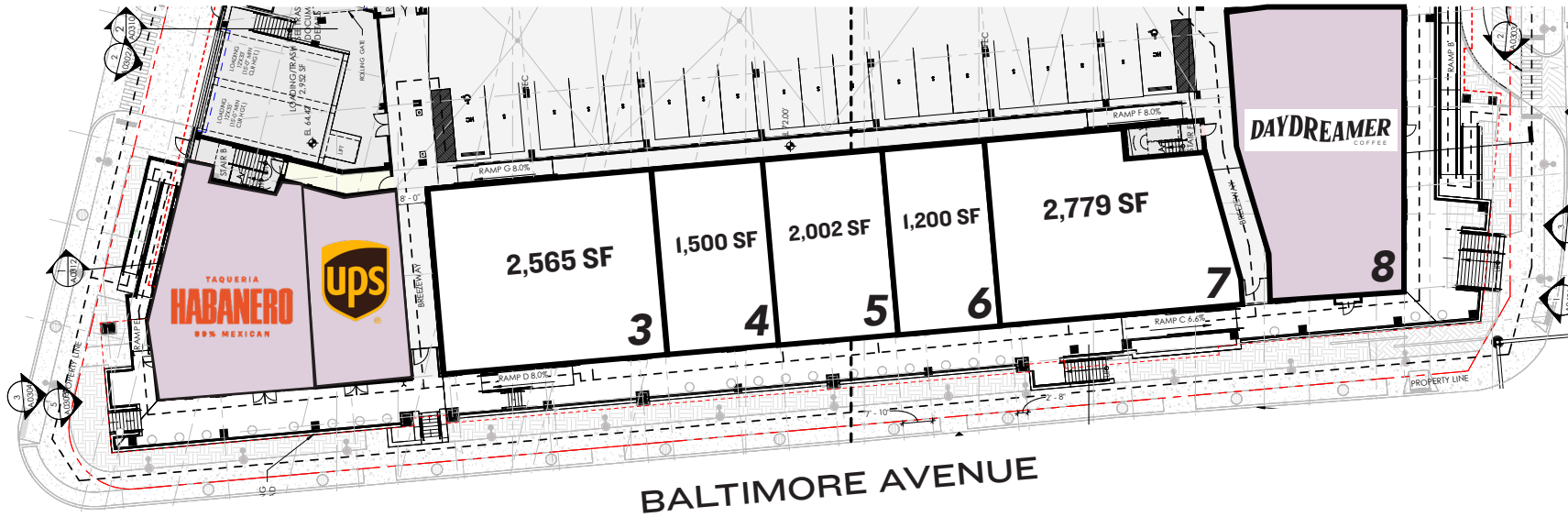
### EST. MEDIAN AGE

1 mi 23.3

2 mi 30.3

3 mi 32.4

# FLOOR PLAN



LEASED

Space	Tenant	Size	Vented?	Frontage
1	Taqueria Habanero	2,201 SF	Yes	40'7"
2	UPS Store	1,229 SF	No	25'6"
3	AVAILABLE	2,565 SF	Yes	51'9"
4	AVAILABLE	1,500 SF	No	29'7"
5	AVAILABLE	2,002 SF	Yes	40'10"
6	AVAILABLE	1,200 SF	No	25'9"
7	AVAILABLE	2,779 SF	Yes	62'7"
8	DayDreamer	2,074 SF	No	

CAN BE COMBINED  
UP TO 10,046 SF

AERIAL

 **UNIVERSITY OF MARYLAND**  
 41,813 STUDENTS  
 UMD STUDENT HOUSING - 3,718 RESIDENTS

**THE NINE**  
669 BEDS



**TEMPO**  
976 BEDS

**U|VIEW**  
1,091 BEDS

  
  
**Best Western**  
50 ROOMS  
**CAMBRIA**  
hotels & suites  
150 KEYS

**THE VARSITY**  
901 BEDS


  
  
  
**SITE**

**THE ALLOY**  
275 UNITS

**PARKSIDE**  
380 BEDS

**THE HOTEL AT THE UNIVERSITY OF MARYLAND**  
297 KEYS

  
  
**IRON ROOSTER**

**UNION @ KNOX**  
788 BEDS

**LANDMARK APARTMENTS**  
843 BEDS

**STERLING PLACE**  
788 BEDS


**COLLEGE PARK SHOPPING CENTER**


**THE ASTER**  
741 BEDS




**THE STANDARD**  
951 BEDS



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