



April 21, 2026

Economic Development Report



2025

Capital of Quantum



Federal

1,116 Full Time Federal Employees living in College Park (U.S Census)

College Park Federal Buildings

NOAA Center for Weather and Climate Prediction

→ Agency: National Oceanic and Atmospheric Administration (NOAA)

Harvey W. Wiley Federal Building

→ Agency: U.S. Food and Drug Administration.

→ Primary tenant: Center for Food Safety and Applied Nutrition (CFSAN)

USDA Riverdale Campus (River Road Federal Complex) THIS BUILDING IS NOW CLOSED and VACANT - IT IS A GSA PROPERTY

→ Primary agency: Animal and Plant Health Inspection Service (APHIS)

National Archives at College Park (Archives II)

→ Agency: National Archives and Records Administration (NARA)

Talent Capital

A new AI job search tool created by COG and College Park Economic Development for opportunities in the DC, MD, and VA region. The AI tool conducts personalized search results powered by partners across various sectors including workforce agencies, colleges and universities, employers, nonprofits, economic development agencies, and more.

<https://talentcapital.ai/>



Announcements

- College Park Community Development Corporation (CDC)
- \$600M in Retail Sales (Auto Sales, Grocery, and Sports/ Entertainment)
- Economic Development Department received the single highest sustainability score for the Sustainable Maryland Certification 2025
 - *Innovative Demonstration Projects – Local Economies – 50 points*
- \$200 Million Rambler Project (LV Collective, Austin, TX)
 - 486 men and women employed thus far – completion June 2027
- Taste of College Park (July 2025)
 - 15 businesses
 - In partnership with Iron Rooster for advertisement
- Received an allocation of state funds from Senate Bill 283 of \$1.125 million for improvements (Stone Straw and Guilford Road Lot)



Notable Transactions

BERWYN

- Redevelopment opportunity
- \$1.2 Million
- Nomie Hamid (Virtual X Kitchen/ Krazi Kebab) Acquisition from Jenkins Estate
- 3 properties

HUTSPOT

- Former Milkboy Arthouse
- Project Restore 2.0 recipient
- \$3.2 Million Acquisition Price
- 14,000 sqft
- Dessert / bubble tea / cafe and performance space

APPLETREE CHILD

CARE

- \$1 Million (Nov 2025)
- Purchase of property in North College Park by Owner Shahid Hafeez

STONE STRAW

INDUSTRIAL

- Architectural Utilities Inc (AUI) Power
- \$7.5 Million (7 acres)
 - 9207 51st
 - 72,000 sqft
 - 50 employees
- Chevy Chase Contractors
 - \$6 million
 - 9105 51st
- 4 acres of tree canopy

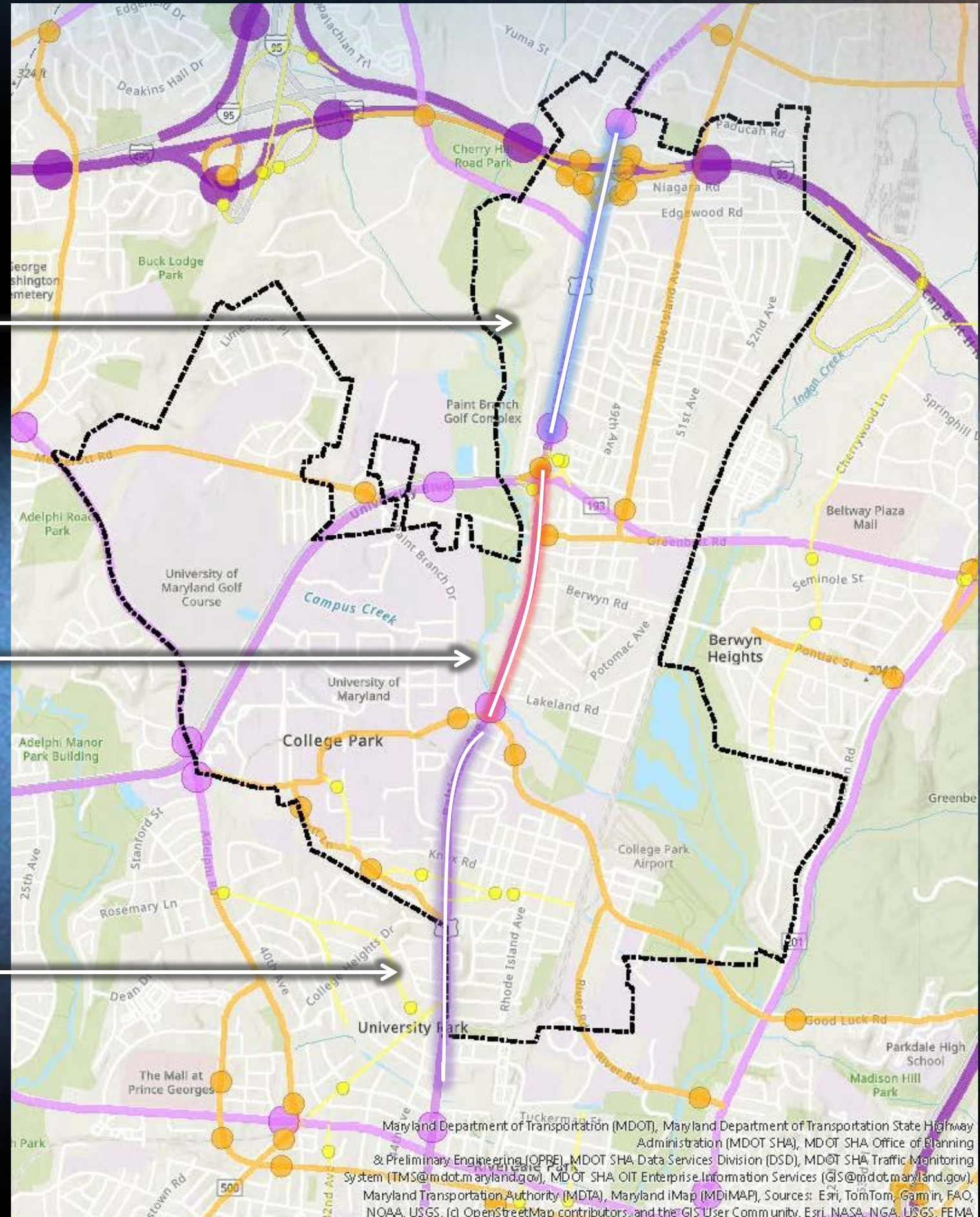


Visitors in College Park

US 1 heading to 193
44,631 vehicles annual average weekday traffic

US 1 Between Campus Drive and Lakeland RD
36,195 vehicles annual average weekday traffic

US 1 Heading to Campus Drive
22,812 vehicles annual average weekday traffic





WMATA Map



Information: 202-GO-METRO | TTY: 202-962-2033
Metro Transit Police: 202-962-2121 | Text: MYMTPD (896873)

Terminal stations

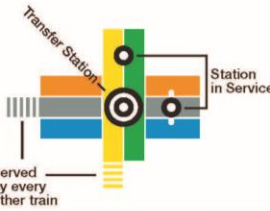
- R** Red Line • Glenmont / Shady Grove
- Y** Yellow Line • Huntington / Mt Vernon Sq & Greenbelt
- G** Green Line • Branch Av / Greenbelt
- O** Orange Line • New Carrollton / Vienna
- S** Silver Line • Ashburn / Downtown Largo & New Carrollton
- B** Blue Line • Franconia-Springfield / Downtown Largo

Station Features

- P** Parking
- H** Hospital
- A** Airport

Connecting Rail Systems

- AMTRAK**
- VIRGINIA**
- AMBI**



Metro is accessible.





Affordability Index

College Park Regional-Metro Area Home Affordability Index (AVG Sale Price Per METRO Vicinity)

	Metro Station Names	Line	Zip Code	Avg Sale Price	PO Name	State	Population			Metro Station Names	Line	Zip Code	Avg Sale Price	PO Name	State	Population
1	Greenbelt	●●	20770	\$320,883	Greenbelt	MD	26,169	29		Van Dorn Street	●	22310	\$715,807	Alexandria	VA	29,396
2	Farragut West	●●●	20006	\$338,819	Washington	DC	2,829	30		Shady Grove	●	20855	\$722,846	Derwood	MD	17,044
3	Congress Heights	●	20032	\$343,536	Washington	DC	38,335	31		Rosslyn	●●●	22209	\$729,299	Arlington	VA	17,707
4	Southern Avenue, Naylor Road	●	20748	\$345,789	Temple Hills	MD	37,906	32		Rockville	●	20850	\$730,420	Rockville	MD	51,756
5	Branch Avenue, Suitland	●	20746	\$361,768	Suitland	MD	31,241	33		Fort Totten	●●●	20011	\$736,695	Washington	DC	67,008
6	Minnesota Avenue, Benning Road, Deanwood	●●●	20019	\$362,101	Washington	DC	58,428	34		Ashburn	●	20147	\$768,091	Ashburn	VA	70,498
7	Capitol Heights, Addison Road-Seat Pleasant	●●	20743	\$362,621	Capitol Heights	MD	41,590	35		Union Station, NoMa-Gallaudet U	●	20002	\$779,879	Washington	DC	72,340
8	Anacostia	●	20020	\$367,227	Washington	DC	50,937	36		Foggy Bottom-GWU	●●●	20037	\$786,908	Washington	DC	16,260
9	New Carrollton, Landover, Cheverly, Morgan Boulevard	●●●	20785	\$381,166	Hyattsville	MD	43,518	37		Ronald Reagan Washington National Airport, Crystal City, Pentagon City, Pentagon	●●	22202	\$791,541	Arlington	VA	29,440
10	Glenmont	●	20906	\$422,892	Silver Spring	MD	73,275	38		Innovation Center, Herndon	●	20171	\$818,447	Herndon	VA	54,282
11	College Park-U of Md	●●	20740	\$441,157	College Park	MD	31,853	39		Vienna-Fairfax-GMU	●	22031	\$836,800	Fairfax	VA	37,609
12	West Hyattsville, Hyattsville Crossing	●●	20782	\$472,248	Hyattsville	MD	36,653	40		Judiciary Square, Mt Vernon Square/7th Street-Convention Center, Shaw-Howard U, U Street/African-Amer Civil War Memorial/Cardozo, Gallery Place-Chinatown	●●●	20001	\$840,058	Washington	DC	52,767
13	Huntington	●	22303	\$477,684	Alexandria	VA	16,213	41		Takoma	●	20012	\$851,161	Washington	DC	16,563
14	Downtown Largo	●●	20774	\$488,797	Upper Marlboro	MD	53,852	42		Georgia Avenue-Petworth	●●	20010	\$858,151	Washington	DC	31,152
15	Wheaton	●	20902	\$545,442	Silver Spring	MD	52,418	43		Columbia Heights	●●	20009	\$861,869	Washington	DC	54,571
16	Smithsonian, Federal Triangle, Archives-Navy Mem'l-Penn Quarter	●●●●	20004	\$550,355	Washington	DC	2,101	44		Virginia Square-GMU, Clarendon, Court House	●●	22201	\$890,945	Arlington	VA	40,680
17	Washington Dulles International Airport, Loudoun Gateway	●	20166	\$613,673	Sterling	VA	15,422	45		Navy Yard-Ballpark, Stadium-Armory, Potomac Avenue, Eastern Market, Capitol South	●●●●	20003	\$1,017,709	Washington	DC	41,943
18	Rhode Island Avenue-Brentwood	●	20018	\$624,665	Washington	DC	21,447	46		Eisenhower Avenue, King Street-Old Town, Braddock Road, Potomac Yard	●●	22314	\$1,054,257	Alexandria	VA	38,665
19	Ballston-MU	●●	22203	\$625,016	Arlington	VA	28,569	47		Bethesda	●	20814	\$1,087,530	Bethesda	MD	36,347
20	Wiehle-Reston East	●	20190	\$626,459	Reston	VA	21,833	48		West Falls Church	●	22043	\$1,137,828	Falls Church	VA	25,574
21	Dupont Circle, Farragut North	●	20036	\$636,004	Washington	DC	5,987	49		McLean, Tysons, Greensboro	●	22102	\$1,190,012	Mc Lean	VA	29,987
22	Forest Glen, Silver Spring	●	20910	\$653,416	Silver Spring	MD	47,011	50		Dunn Loring	●	22180	\$1,351,582	Vienna	VA	24,823
23	Twinbrook, North Bethesda, Grosvenor-Strathmore	●	20852	\$672,706	Rockville	MD	54,948	51		Spring Hill	●	22182	\$1,387,798	Vienna	VA	27,553
24	Waterfront, L'Enfant Plaza, Federal Center SW	●●●●	20024	\$680,168	Washington	DC	18,622	52		East Falls Church	●●	22205	\$1,396,324	Arlington	VA	17,928
25	Reston Town Center	●	20191	\$687,662	Reston	VA	31,767	53		Friendship Heights	●	20015	\$1,465,978	Washington	DC	15,927
26	Brookland-CUA	●	20017	\$688,653	Washington	DC	21,047	54		Van Ness-UDC, Cleveland Park, Woodley Park-Zoo/Adams Morgan	●	20008	\$1,483,469	Washington	DC	30,626
27	McPherson Square, Metro Center	●●●●	20005	\$704,499	Washington	DC	13,147	55		Tenleytown-AU	●	20016	\$1,532,746	Washington	DC	34,457
28	Franconia-Springfield	●	22150	\$712,888	Springfield	VA	27,780									



Student Rental Rates

Name	Period	Effective Rent / Bed	Occupancy	Existing Beds	Existing Units
Alloy	Feb-25	\$ 1,680	89.1 %	399	275
Aspen Heights College Park	Feb-25	\$ 1,342	100.0 %	434	129
Aster	Feb-25	\$ 1,415	93.9 %	648	393
Camden College Park	Feb-25	\$ 1,468	94.3 %	723	508
Domain College Park	Feb-25	\$ 1,668	97.8 %	364	226
Hub College Park	Feb-25	\$ 1,577	99.7 %	475	161
Landmark College Park	Feb-25	\$ 1,430	97.8 %	829	291
Mazza Grandmarc	Feb-25	\$ 1,140	100.0 %	628	232
Monument Village at College Park	Feb-25	\$ 1,568	88.5 %	298	235
Nine at College Park I	Feb-25	\$ 1,061	95.7 %	373	95
Nine at College Park II	Feb-25	\$ 1,209	95.6 %	296	77
Standard at College Park	Feb-25	\$ 1,570	100.0 %	951	282
Tempo	Feb-25	\$ 1,293	95.1 %	978	296
The Varsity	Feb-25	\$ 1,200	95.7 %	901	256
Affordable	Coming Soon				
The Flats	The Mark	<p style="text-align: center;">Kato Online apartment finder tool for students in College Park Find apartments or roommates with reviews and subleasing options katohousing.org</p>			
Atworth	Article Student living				
Branchville Crossing <i>(Coming Soon)</i>	The Rambler				
	Discovery Point <i>(Grad Student)</i>				
	Aviation Landing				



Partnerships

Wise Connect (Wise Cities)

- Founded by UMD alumni to create connection and community all life long.
- The City of College Park is partnering with WISE Connect to organize social activities for residents over age 55.
- [wisecities.us](https://www.wisecities.us)

The Rambler

- Local artist collaboration
- MJM Murals
- Lakeland Dedicated community space

Food4MD @ The Flats

- Nonprofit providing restaurant quality meals, crafted with care and delivered right to the doorsteps of those in need

MNCPPC

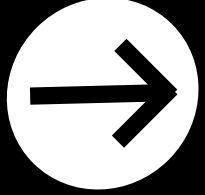
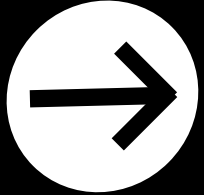
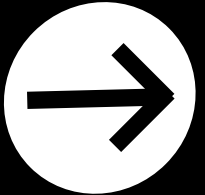
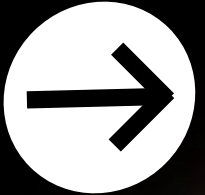
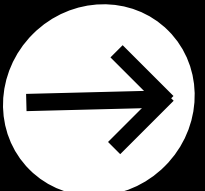
- Entitlements
- DPIE
- Business Development

PNC Bank

- Retail Reinforcement Mini-Grant Program (CPRRG)
- Retail business impacted by construction of the Purple Line corridor
- The Domain-Campus



Business Assistance Programs

Project Restore 2.0 	\$100,000
Business Retention and Attraction  <small>50k - Pho Thom, 50k - Children's Guild, 150k - Food4MD, 30k - Rally House</small>	\$385,933.28
Business Façade Improvement 	\$92,888.01
Small Business Development Center  <small>marylandsbdc.org</small>	No Cost
PNC Grant  * Domain Businesses	\$75,000



Grant Awards by District

District 1

\$235,790.01

District 2

\$68,565

District 3

\$111,656.27

District 4

\$0



New Businesses

North College Park

DHL Shipping @ Hollywood Shopping Center,
Samosas & Spirits, Stone Straw Industrial, Apple Tree
Child Care Center

Midtown

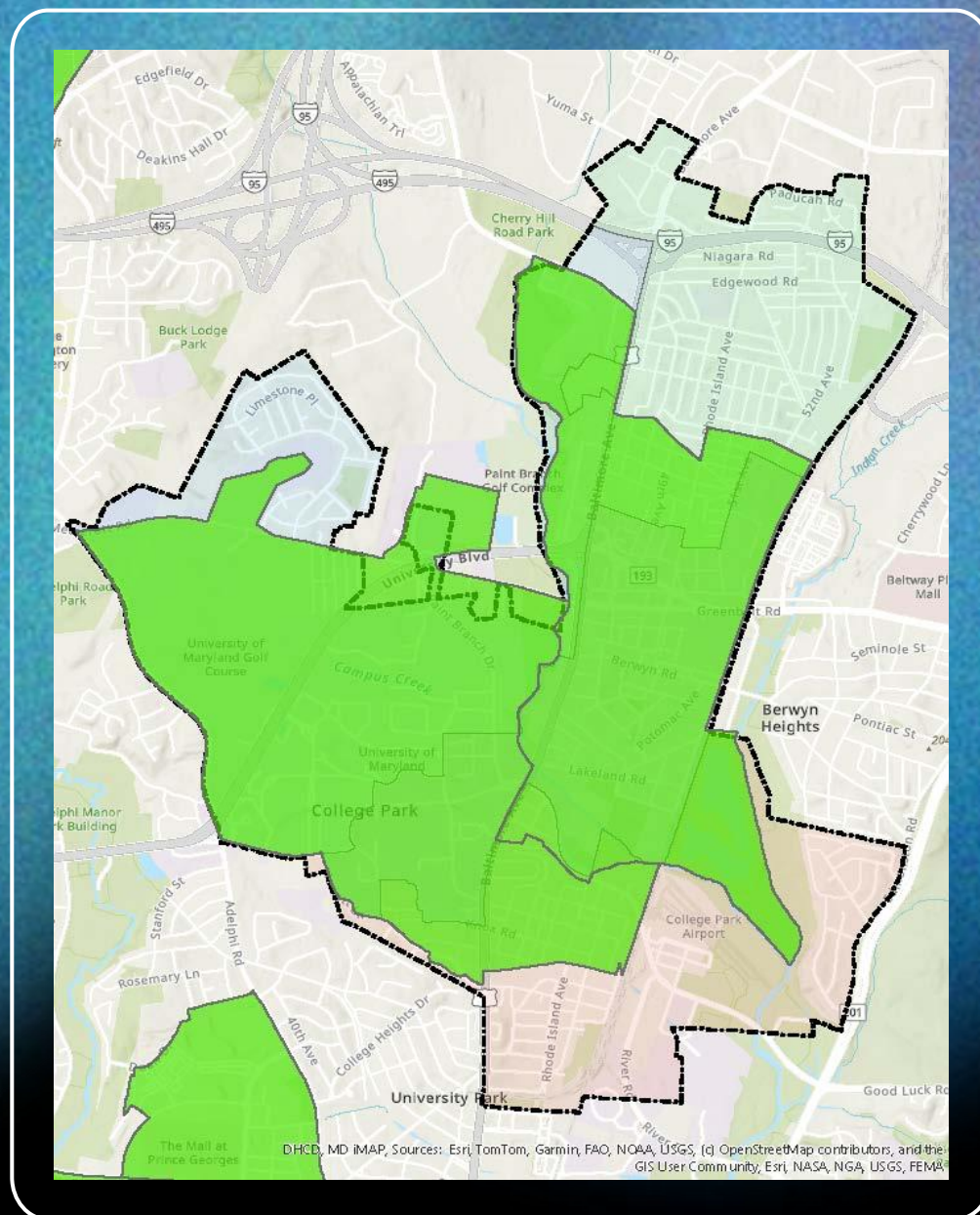
Food4MD, Virtual X, Peter Changs

Downtown

Hutspot, Paddle Garten, Chopt, Li Chun Café,
Midnight Treats, Honey Pig Korean BBQ, Prime Time,
Taqueria Habanero, Arepa Zone, Raising Cane's
Chicken Fingers, Pho Thom, Greene Turtle

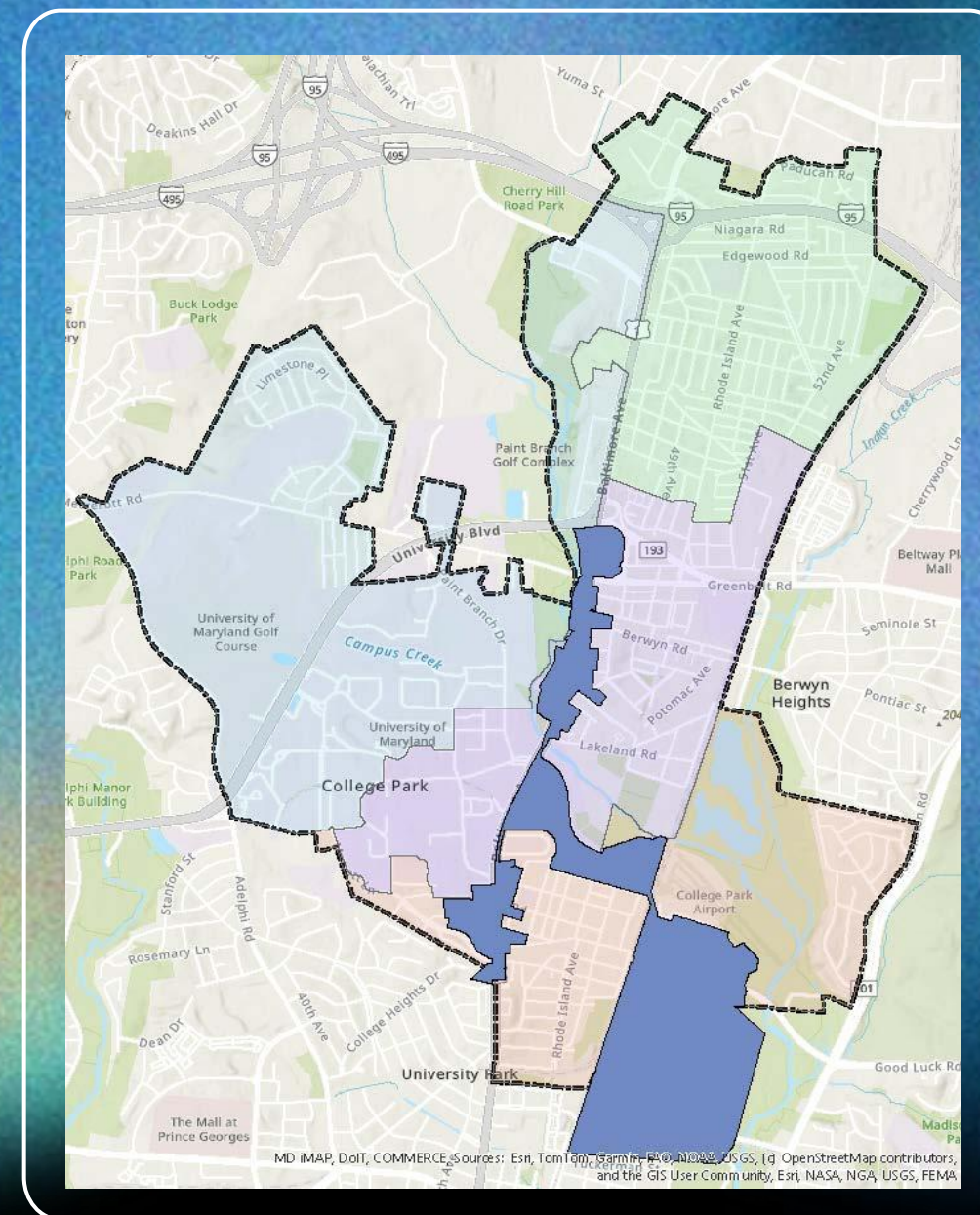
Opportunity Zones

Provides federal tax incentives for investment in distressed. Areas designated will be able to reap the benefits of new capital investment to help redevelop underserved communities.



Rise Zones

Geographic area including PGEDC, UMD, and Riverdale Park that has a strong nexus with a qualified institution and is targeted for attracting technology startups with rental assistance funds.





Revitalization Tax Credit (5, 10, 15 yr)

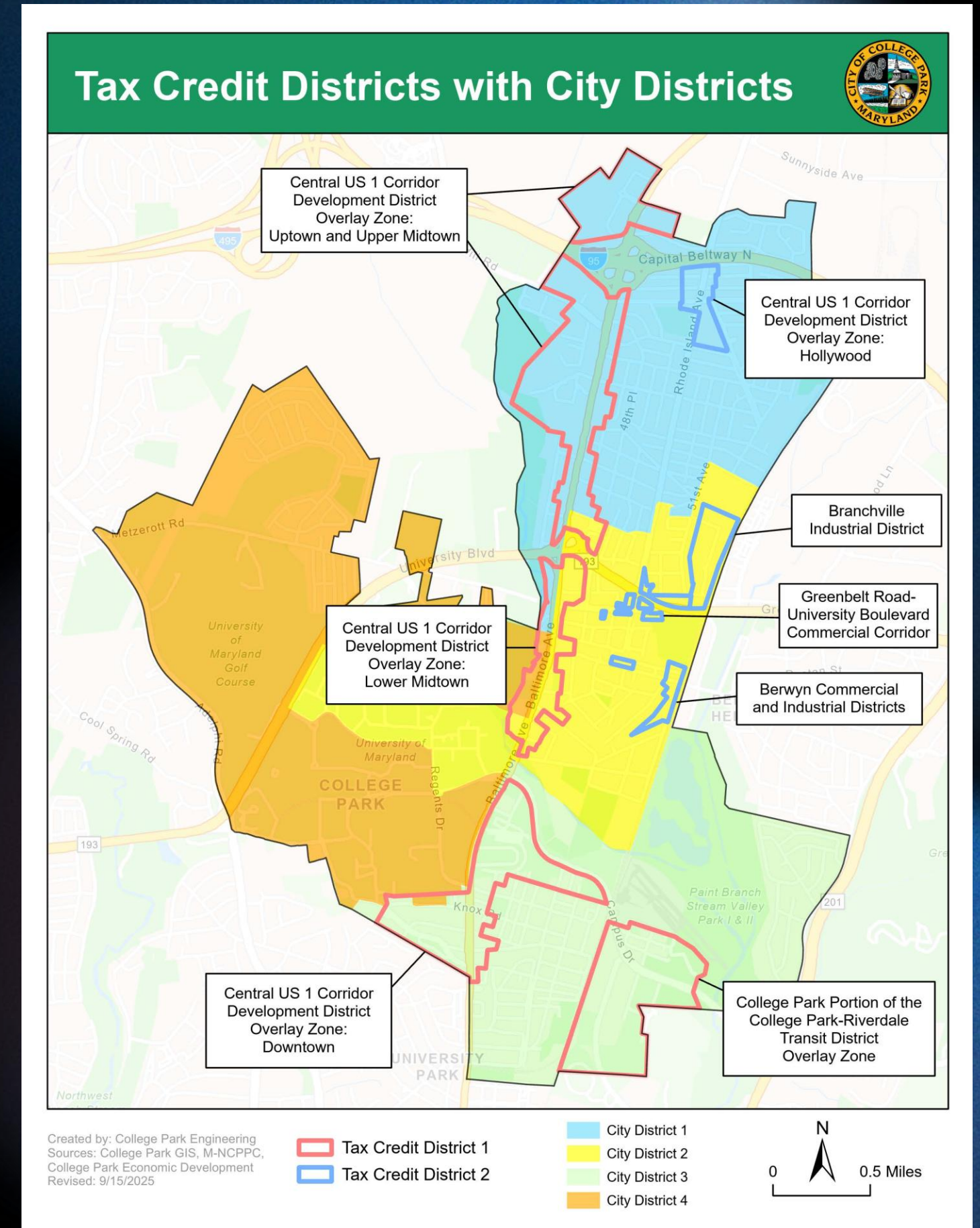
Provides financial incentives by creating revitalization districts in the City

Amendment

Incentivize projects involving Senior Housing, Affordable Student Housing, Child and Adult Day Care facilities, Active Lifestyle and Amusement Facilities, Vocational Training, and Workforce Housing development.

Zones

Establishes two revitalization districts, which encompass all the City's commercial, mixed-use, and industrial districts.



Virtual Visitors Center

One stop shop to boost tourism in the City of College Park. The website will serve as a resource for tourism and visitor information for the City.

Counties in Maryland Participating

- Charles County, Maryland
- Howard County, Maryland
- Talbot County, Maryland
- Saint Michaels, Maryland

Tourism

Maryland Tourism Conference

November 17 – 19th 2025

The Hotel

State of Maryland Tourism Conference



Marie Mackie Tourism Advocate of the Year

Challenges

Revitalizing Berwyn and Hollywood

Hollywood Corridor Properties

Saab Properties

Apple Tree Child Care Center

Hollywood Shopping Center

Metropolitan Lot at Balt. Ave and Cherokee St

Shoppers Food Warehouse (32,000 sqft Vacancy)

Berwyn – Midtown



Aerial of Edgewood Rd & Rhode Island Ave



Saab Properties



Berwyn Road



**Baltimore Ave & Cherokee St
Metropolitan Lot**



Andrea Beauty
Hair Salon

AccessONE Solution
Electronic Repair Shop
Mobile phone repair shop

10000

Edgewood Rd

Edgewood Rd

7-Eleven
7-Eleven® \$4
Chicken Sandwich

Apple Tree Child
Care Center

LIBERTY-COLLEGE
PARK AUTO SERVICE







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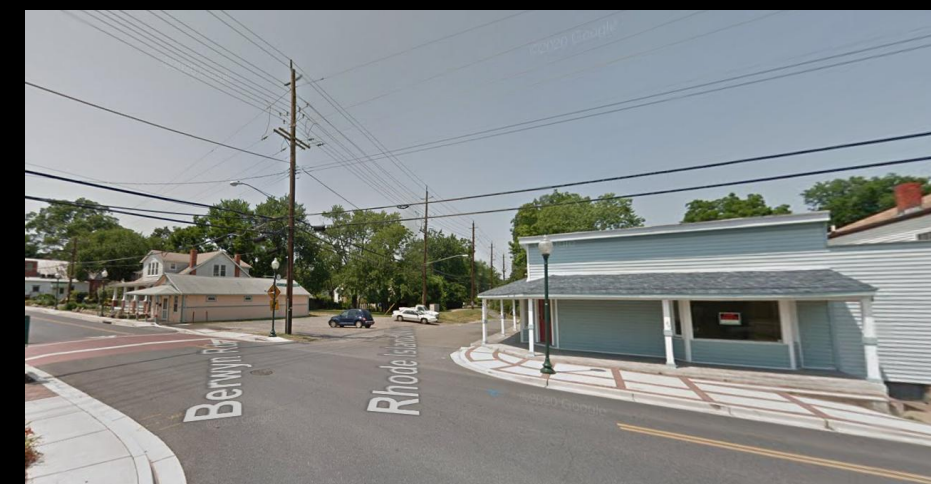
Berwyn – Midtown



Aerial of Edgewood Rd & Rhode Island Ave



Saab Properties



Berwyn Road



**Baltimore Ave & Cherokee St
Metropolitan Lot**



Strategic Plans for Influx of Tax Dollars

*estimated values

- **Terrapin House - \$3,403,897**
Student housing
- **The Mark – value undecided**
Student housing
- **Aviation Landing – value undecided**
Mixed-use
- **Discovery Point – value undecided**
Mixed-use
- **The Rambler – \$1,590,589**
Student Housing
- **Branchville Crossing - \$1,118,172**
Senior Housing – State Tax Credit
- **Berwyn / Virtual X - \$429,092**
Mixed-use
- **The Flats - \$20,962,797**
State Tax Credit
- **Estimated Total Property Revenue ≈ \$27,504,547**