



An Excellent

RETAIL OPPORTUNITY

Just Steps from Prince George's Regional Medical Center

UP TO 4,935 SF OF RETAIL SPACE
WITH SUITES RANGING FROM 1,200 TO 4,935 SF

318 CLASS A APARTMENT UNITS
WITHIN THE PROJECT

LOCATED
IN AFFLUENT PRINCE GEORGE'S COUNTY MARYLAND

SURROUNDED BY
THE PRINCE GEORGE'S REGIONAL MEDICAL CENTER

INCREDIBLE ACCESS
FROM I-495 AND ARENA DRIVE

STEPS AWAY
FROM THE LARGO METRO STATION
(BLUE & SILVER LINES)

CLOSE PROXIMITY
TO FEDEX FIELD



Andy Corno
Greg Ferrante
Thomas Jackman

AFFLUENT LARGO AREA OF PRINCE GEORGE'S COUNTY



DEMOGRAPHICS

from subject site

	1 mi	3 mi	5 mi
Population	7,906	92,138	252,761
Average HH Income	\$93,779	\$102,605	\$97,612
Households	3,788	34,071	90,066
Employees	9,955	35,690	84,089
Businesses	856	2,984	7,377

PRINCE GEORGE'S REGIONAL MEDICAL CENTER
BY THE NUMBERS



\$540 M

Future Regional Medical Center

653

Hotel Rooms proposed due to hospital

205

Hospital Bed Count

4,000

New Residential units proposed due to hospital

2021

Estimated opening date

\$3+ B

Estimated spur in economic activity

16,000

Estimated new jobs



tapestry
LARGO STATION

THE PROJECT BY THE NUMBERS



318
Total Apartment Homes

320,000
Total Square Feet

27,000
Total Retail Square Feet



156
Total Retail Parking Spaces

5 Minute
Walk to Largo Town
Center Metro Station
(Blue & Silver Lines)

SURROUNDING RETAIL & TRAFFIC COUNTS



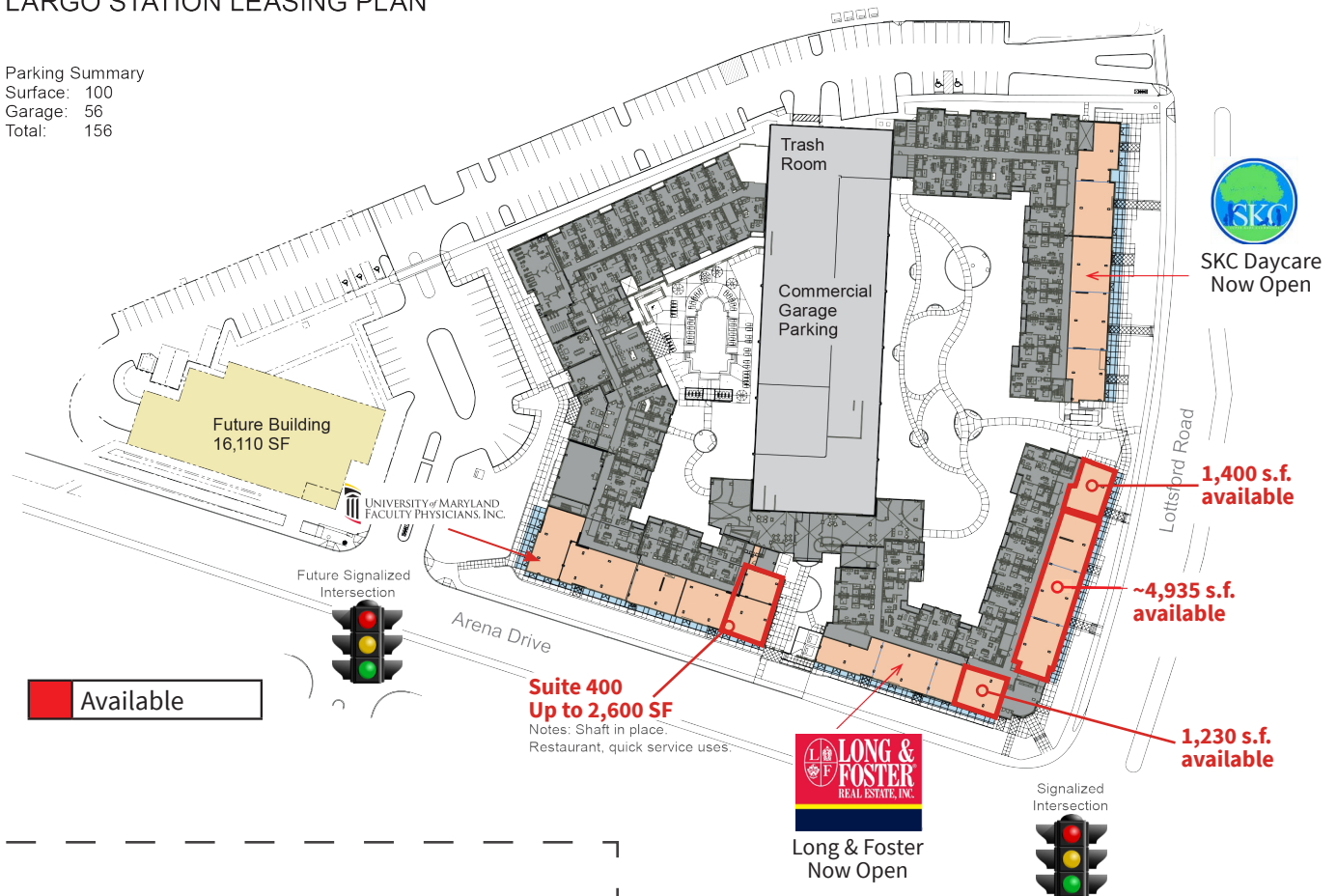
THE OPPORTUNITY



SITE PLAN

LARGO STATION LEASING PLAN

Parking Summary
Surface: 100
Garage: 56
Total: 156



Prince George's Regional
Medical Center

9300 LOTTSFORD ROAD
LARGO, MARYLAND



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LARGO STATION

AN EXCELLENT RETAIL/RESTAURANT OPPORTUNITY
JUST STEPS FROM PRINCE GEORGE'S REGIONAL MEDICAL CENTER

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