NEW CARROLLTON
METRO STATION
NEW CARROLLTON, MD

RAPPAPORT

NEW CARROLLTON METRO STATION
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Located just steps from the New Carrollton Metro Station, the first phase of this 2.7M mixed-use development project is slated for an on-time arrival in the first quarter of 2019. Restaurants will thrive in the initial phase that features Kaiser Permanente's new corporate building and a 1,570 SF opportunity to meet professionals hungry for fresh alternatives. The second phase allows retailers to get in on the ground level of a 281-unit upscale multifamily building with 4,000 SF of retail space available. With new amenity filled offices, modern living spaces, and future retail phases of up to 140,000+ SF, the New Carrollton Metro Station will bloom into a thriving destination.

New Carrollton Metro Station serves as a commuter hub and is a joint Washington Metro, MARC and Amtrak Station. The station will also serve as the eastern terminus and start of the $2 billion-dollar purple line project where the 16-mile long light rail will run between Bethesda and New Carrollton. The site also has direct access to MD Route 50 and Interstate-495.

Furthermore, this location is a major bus transit terminal that will continue to assist the surrounding developments and population for a more convenient and affordable travel option. Get on board at New Carrollton Town Center and capture those arriving, living, training or working at one of the best commuter locations in the region.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
POPULATION	12,279	134,185	334,701
DAYTIME POPULATION	9,141	21,496	157,621
HOUSEHOLD INCOME	$75,446	$88,812	$89,985
TRAFFIC COUNTS	99,000 on MD Route 50		

AREA RETAILERS

Lowe's · Giant · KFC · FAMILY DOLLAR · Popeyes Louisiana Kitchen · McDonald's

NEW CARROLLTON METRO STATION | NEW CARROLLTON, MD

PHASE I, PHASE II & FUTURE DEVELOPMENT PHASE

METRO RAIL 7,250+ DAILY RIDERS

GARDEN CITY DRIVE

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PHASE I

Q1 2019 COMPLETION

200,000 SF
KAISER PERMANENTE. OFFICE BUILDING

1,570 SF RESTAURANT SPACE AVAILABLE

PARKING STRUCTURE

810 SPACES
7 LEVELS

FUTURE DEVELOPMENT PHASE

COFFEE SHOP
800 - 1,200 SF AVAILABLE

PHASE II

BEGINS Q4 2018
281 UNIT MULTI-FAMILY BUILDING
4,000 SF RETAIL SPACE
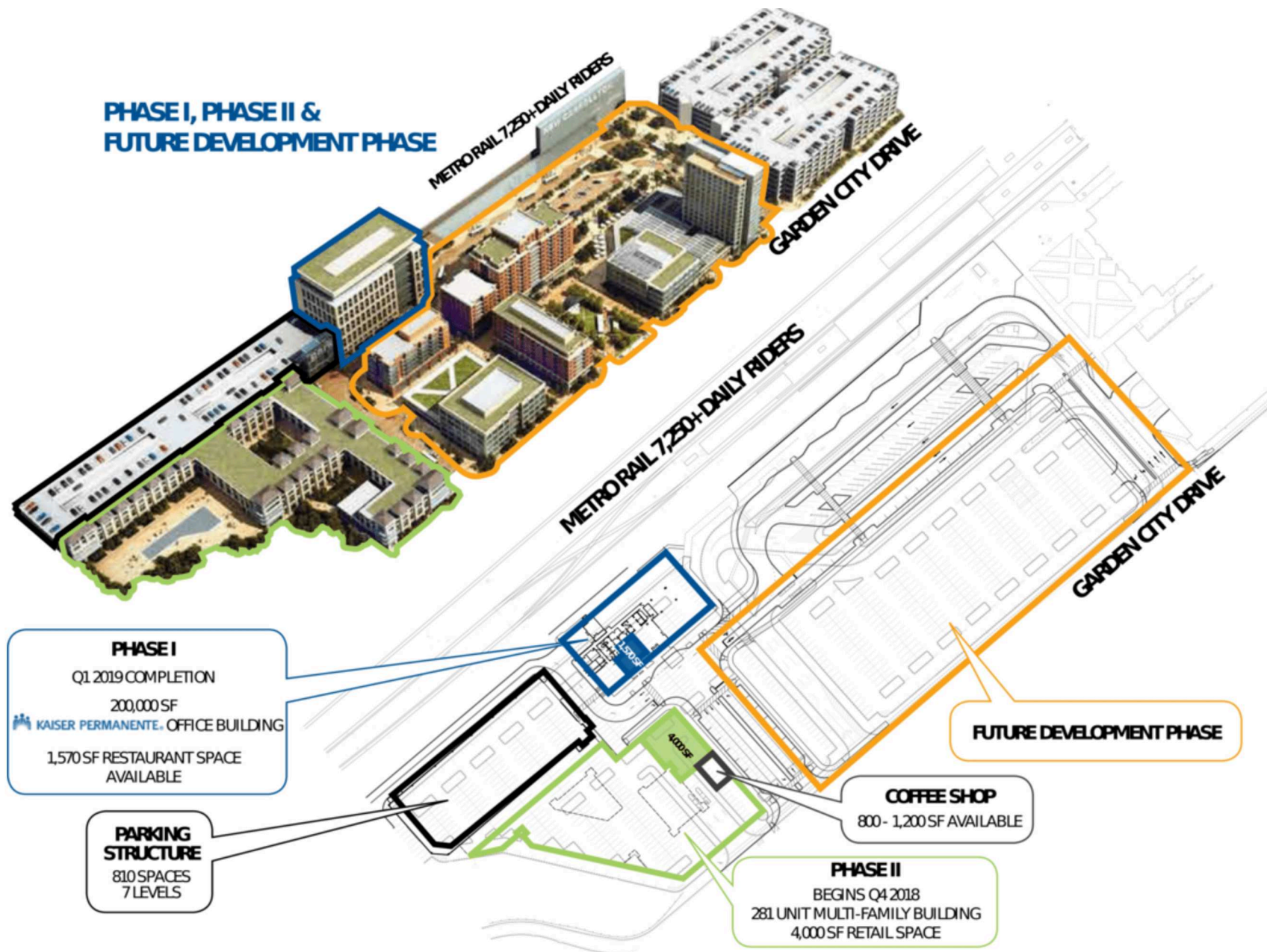
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