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COMMERCIAL REAL ESTATE

5710 RIVERDALE ROAD

Riverdale, MD 20737

LEASE





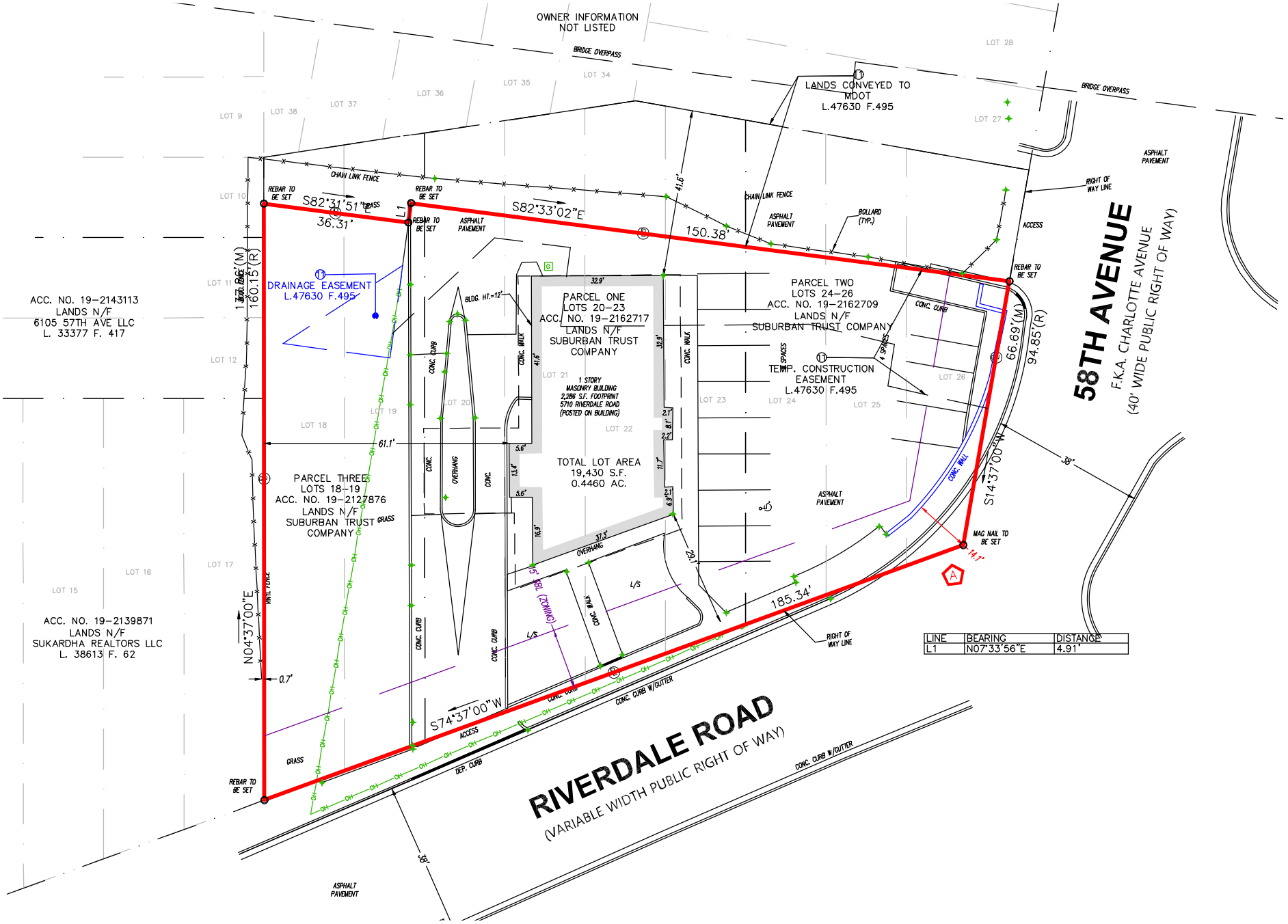
Overview

Former 2,286 square foot, free-standing bank branch with surface parking at the signalized intersection of East-West Highway and 58th Avenue in Riverdale, MD. Newly-constructed Purple Line light rail station is adjacent and planned to open in late 2027.

Quick Facts

Availability	Immediate
Size	2,286 SF (0.4460 AC)
Rental Rate	Negotiable
Taxes	$15,294.31 (FY 27)
Zoning	NAC (Neighborhood Activity Center)
Nearby	Megamart, Save Mart, La Grande Supermarket, Riverdale Park Animal Hospital, Firestone, Dunkin', CVS pharmacy

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	27,392	176,082	481,381
HOUSEHOLDS	7,522	56,332	163,676
AVG. HH INCOME	$110,337	$116,422	$115,151
DAYTIME POPULATION	23,309	246,035	523,253
TRAFFIC COUNT	24,394 AADT (East-West Hwy)		30,931 AADT (Kenilworth Ave)



LINE	BEARING	DISTANCE
L1	N07°33'56"E	4.91'

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Site Survey

5710 Riverdale Road / Riverdale, MD 20737



Site Aerial

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UNIVERSITY OF MARYLAND

31,875 UNDERGRADUATE STUDENTS

10,415 GRADUATE STUDENTS

14,000+ FACULTY + STAFF

150 ACRES RESEARCH PARK SPACE

TRANSIT & REGIONAL CONNECTIVITY

Connecting Riverdale to the greater Washington-Baltimore region.

MARC Camden Line

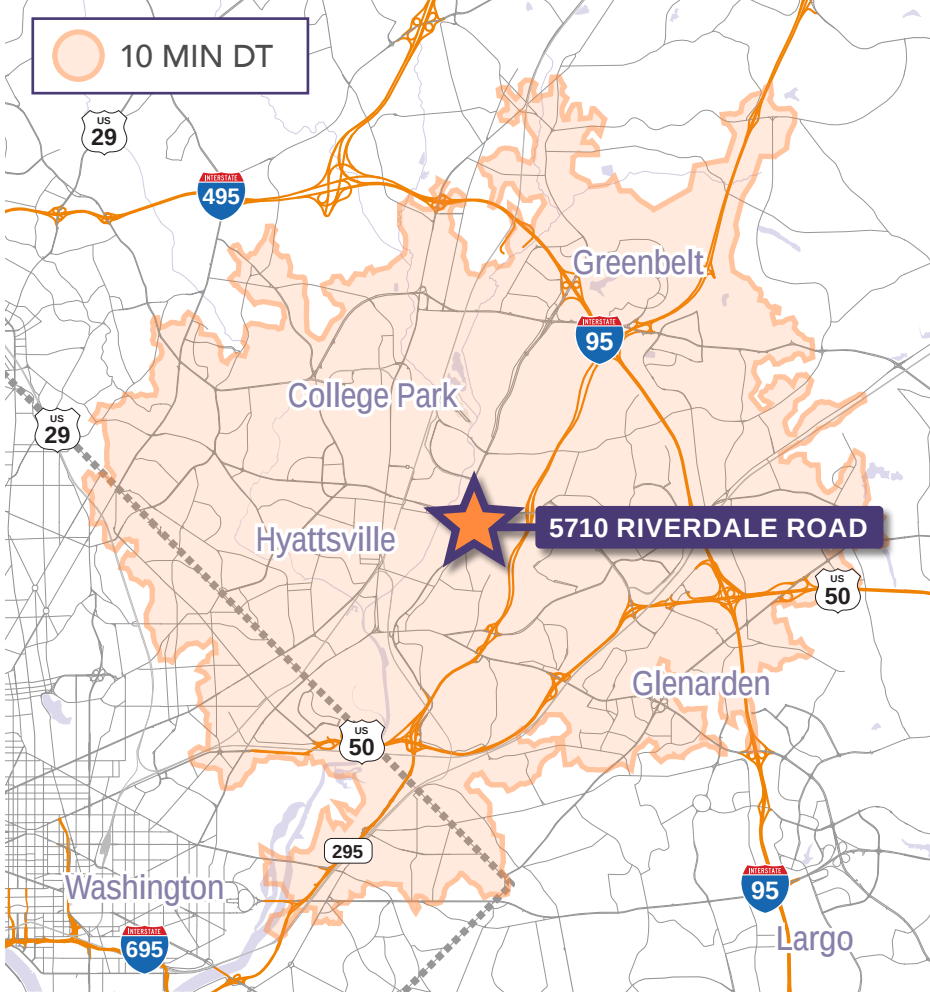
Riverdale Park Town Center MARC station provides weekday commuter rail service toward Washington, D.C., and Baltimore. **The station is approximately 1 mile from the site.**

Purple Line

Future light-rail connectivity will serve the Riverdale area and link Prince George's and Montgomery counties, including connections to Metrorail.

Metro Green Line

Green Line accessibility via College Park-UMD and Hyattsville Crossing stations.



10 MINUTE DRIVE TIME

355,850	119,113	$115,437	7,083
Total Population	Residential Households	Avg. HH Income	Number of Businesses

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Neighborhood

5710 Riverdale Road / Riverdale, MD 20737

Purple Line

MARYLAND DEPARTMENT OF TRANSPORTATION

MARYLAND TRANSIT ADMINISTRATION

The Purple Line is a 16-mile, 21-station light-rail project under construction between Bethesda and New Carrollton in Maryland, connecting Montgomery and Prince George's counties just outside Washington, DC. Although it will connect directly with WMATA's Metrorail system, the line is owned by the Maryland Transit Administration and will be operated and maintained by Purple Line Transit Partners rather than WMATA. Transfers at Bethesda and Silver Spring will connect riders to the Red Line, College Park to the Green Line, and New Carrollton to the Orange Line, with additional connections to MARC, Amtrak, and local bus services. The project is intended to improve suburb-to-suburb travel without requiring a trip through downtown Washington, while supporting transit-oriented housing, commercial development, and community revitalization around its stations. Passenger service is currently targeted for late 2027.

21
STATIONS SPANNING 16 MILES

4
CONNECTIONS TO RED, GREEN, & ORANGE LINES

2027
OPENING TARGET



Light Rail Development

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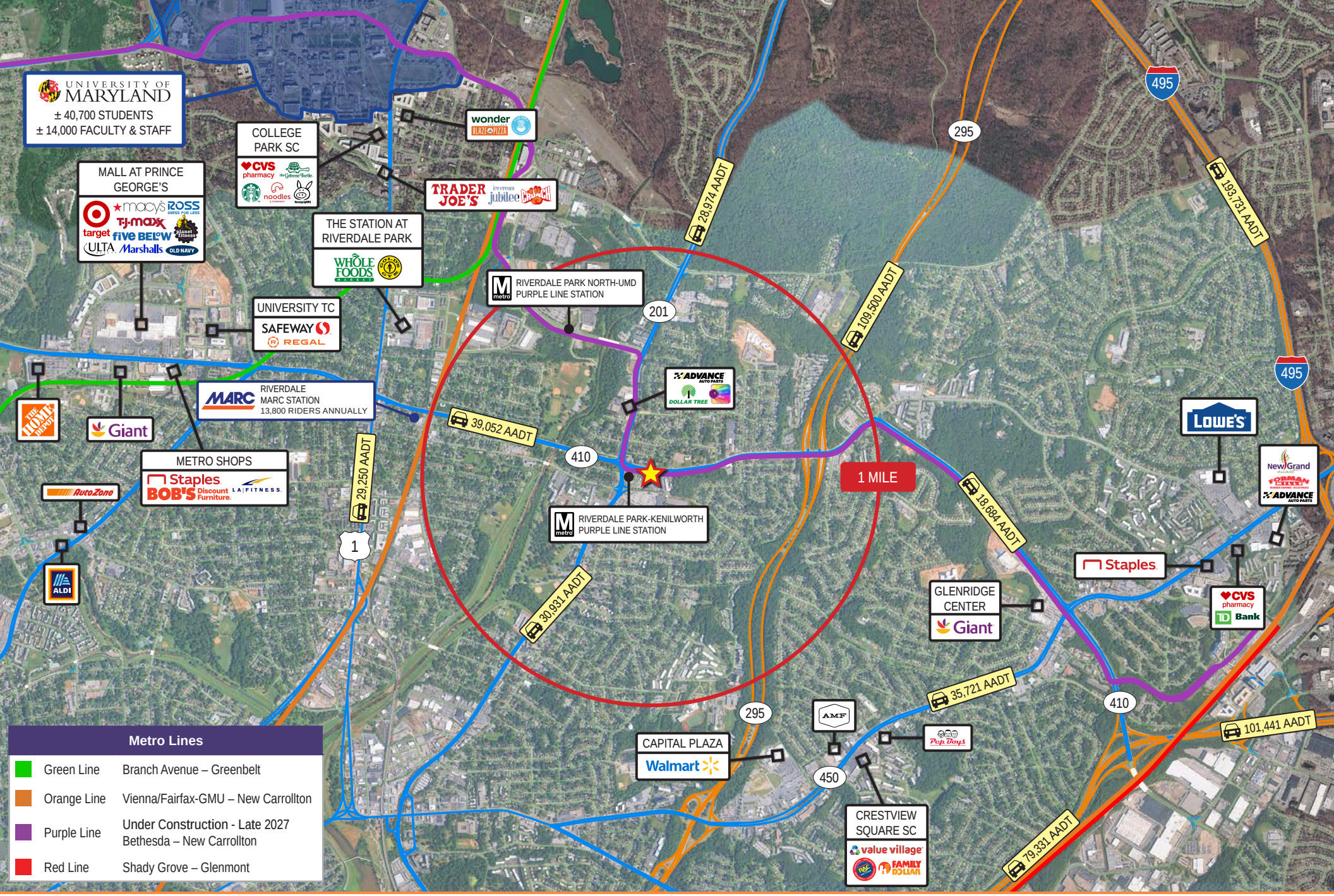
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Property Aerial

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Market Aerial

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Interested? Contact:

Andrew Segall

asegall@segallgroup.com

410.753.3947

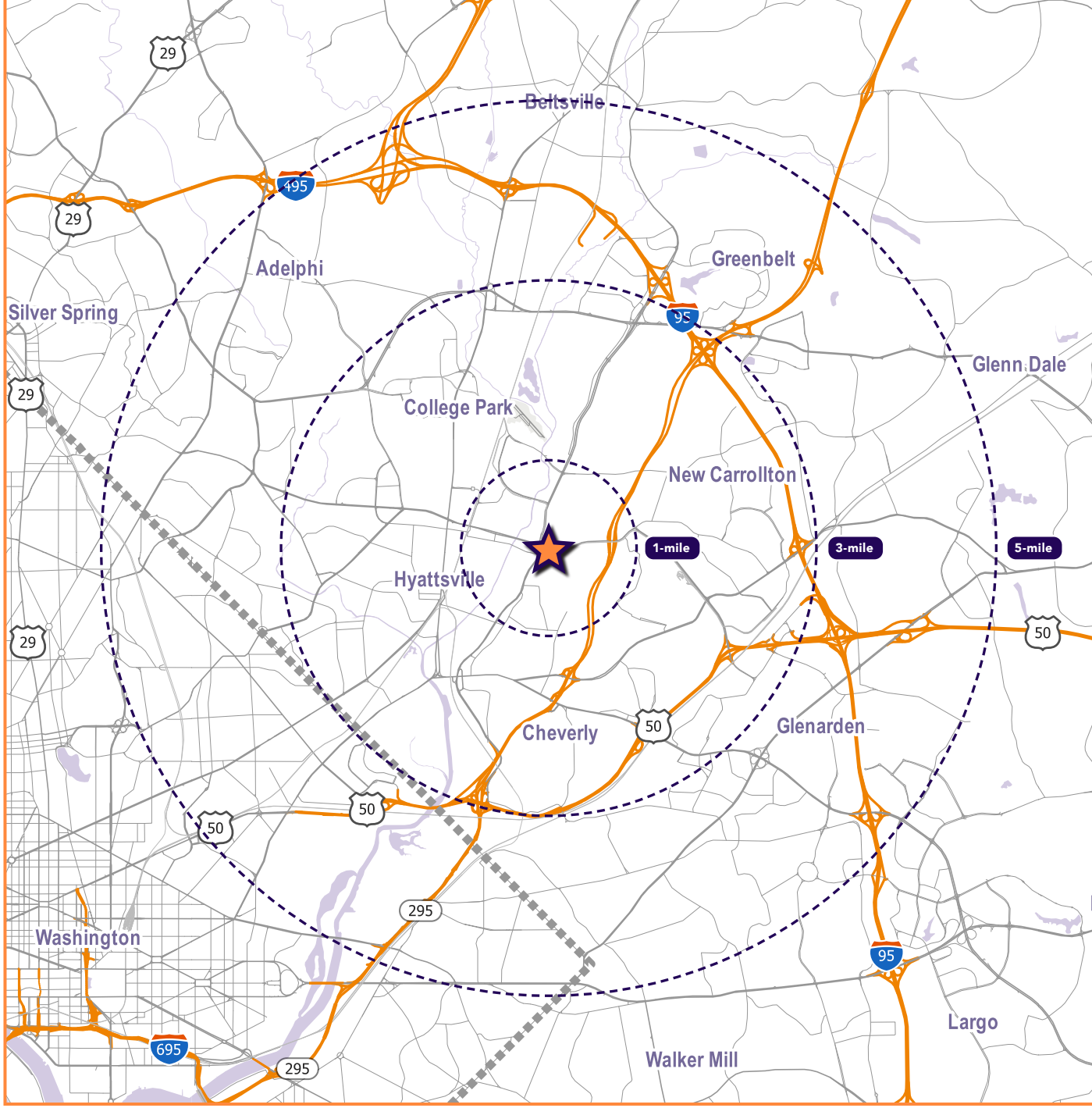
410.960.0361

Andrew Lynch

alynch@segallgroup.com

202.833.3830

508.505.7792



segALL GROUP
COMMERCIAL REAL ESTATE

Maryland
605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA
8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond
4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online
www.segallgroup.com
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