

CANVAS

5300 BALTIMORE AVENUE
HYATTSVILLE, MARYLAND
32,000 SF RETAIL DELIVERING Q2 2024
100+ RETAIL PARKING SPACES



BEN BECKER
bbecker@klnb.com
202.420.7773

MATT SKALET
mskalet@klnb.com
202.420.7775

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202.420.7769



klnb

2023 DEMOS



POPULATION



DAYTIME POP



HOUSEHOLDS



AVG HH INCOME

5-MIN

38,480

37,922

12,752

\$130,276

10-MIN

194,273

172,706

64,520

\$116,407

1-MILE

20,912

18,324

6,958

\$122,187

3-MILE

195,140

173,581

62,959

\$105,053

5-MILE

628,522

580,085

228,534

\$114,686

TAPESTRY SEGMENTS

City Lights

Average Household Size: 2.59

Median Age: 39.3

A blend of owners and renters, these neighborhoods are both racially and ethnically diverse. Generally, they are price-savvy consumers but will pay for quality brands they trust.

NeWest Residents

Average Household Size: 3.35

Median Age: 27.3

They are new to America and new to their careers, with new, young, families. There is a high presence of children under 5 years old compared to the US average.

Urban Villages

Average Household Size: 3.78

Median Age: 34

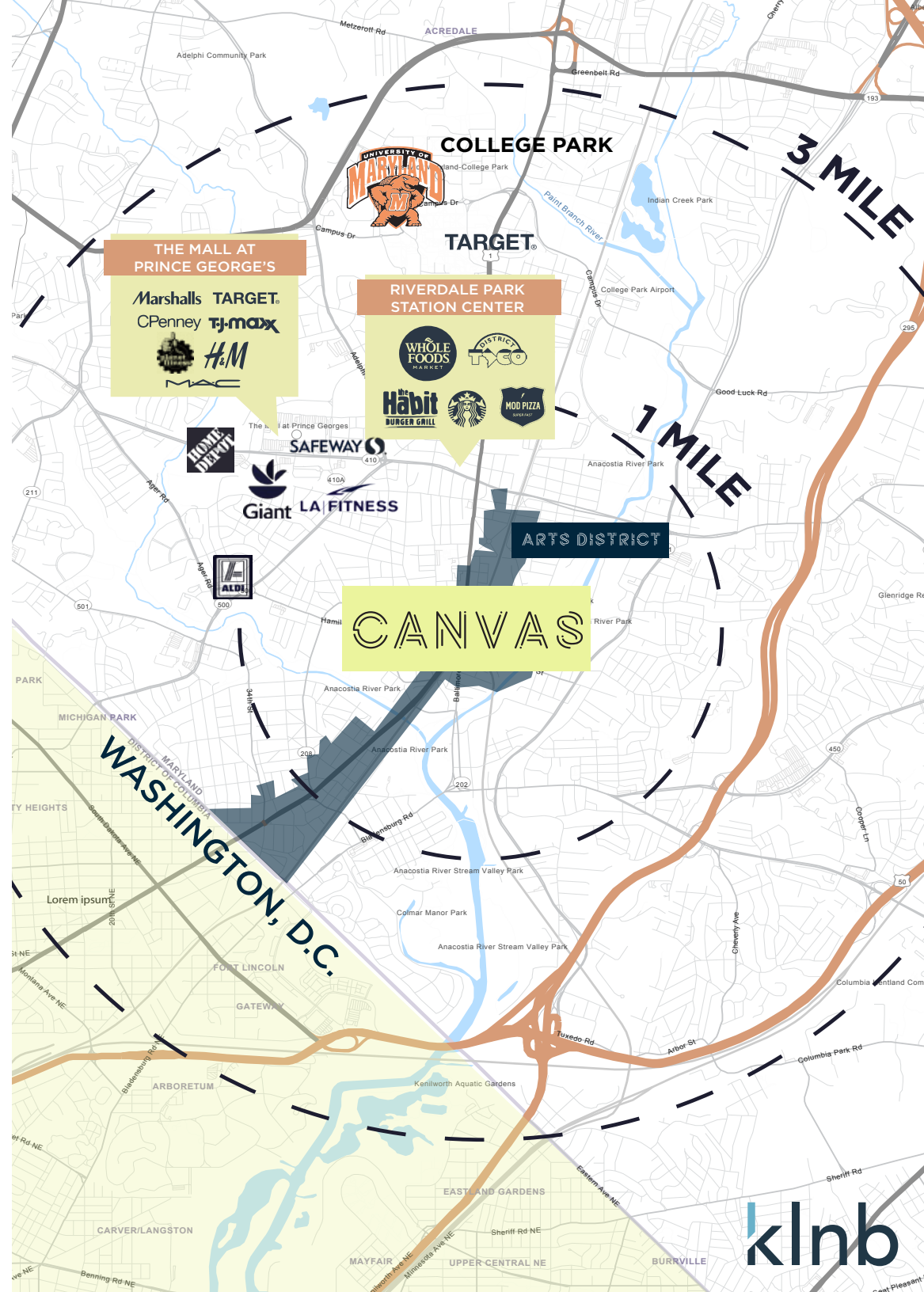
Families are multigenerational and multilingual, with a consumer focus on children and maintaining gardens. They are fashion conscious, attentive to trends and new styles.

Parks and Rec

Average Household Size: 2.51

Median Age: 40.9

Many of these families are two-income married couples; they are comfortable in their jobs and their homes, budget wisely, and do not plan on retiring anytime soon or moving.



HYATTSVILLE
MIDDLE SCHOOL
861 STUDENTS

DEMATHA CATHOLIC
HIGH SCHOOL
800 STUDENTS

THE LUSTINE CENTER

ARTS DISTRICT
312 HOMES

SUGAR VAULT
RESTAURANT

CANVAS

HYATTSVILLE
ELEMENTARY SCHOOL
517 STUDENTS

ST. JEROME ACADEMY
405 STUDENTS

CLICK HERE
FOR DETAILED
PARKING MAP

sang•froid
distilling



Vigilante COFFEE COMPANY

ARROW
bicycle

PRINCE GEORGE'S
DISTRICT COURT



BALTIMORE AVE 31,754 ADT



SHOPPES AT
ART DISTRICT



SPICE 6
MODERN INDIAN

HYATTSVILLE ART DISTRICT MARKET DRIVERS



HYATTSVILLE CROSSING
WEST HYATTSVILLE



DIRECT ACCESS TO
ROUTE 1 WITH
21,754 ADT



WMATA TRANSIT
AVAILABLE
FOR COMMUTERS



WALKSCORE 90
WHERE DAILY ERRANDS
CAN BE ACHIEVED
ON FOOT

#12 MOST
DIVERSE
PLACE TO LIVE
IN MARYLAND

UMD 10-MINUTE
DRIVE AWAY
over 40,000 students enrolled

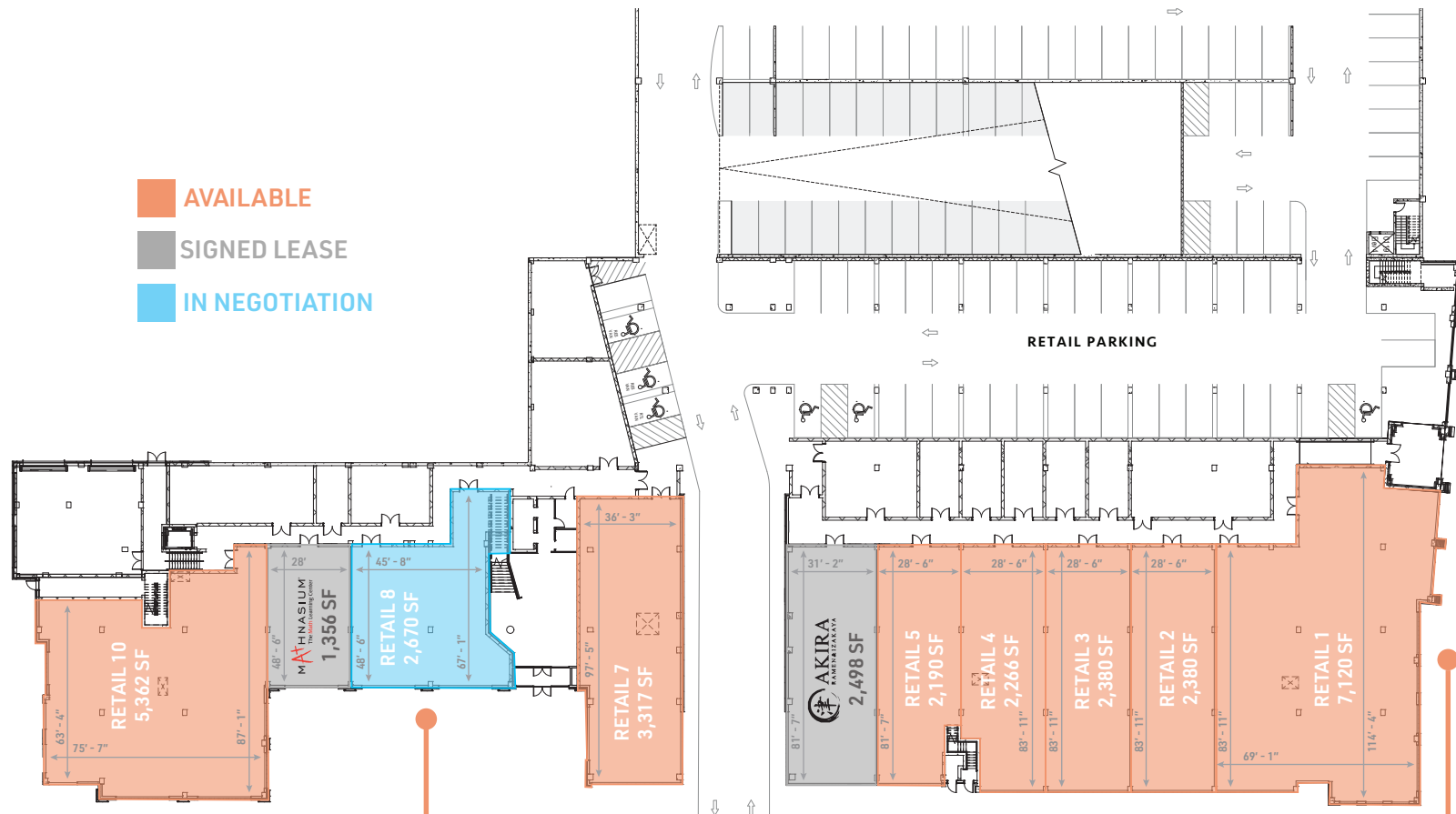
klnb

RENDERED SITE PLAN

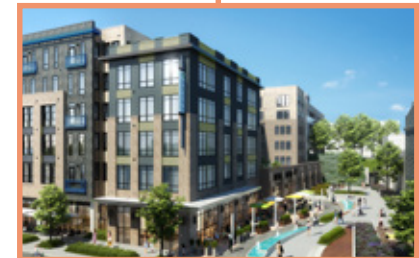


RETAIL SITE PLAN

OUTDOOR PATIO OPPORTUNITIES



BALTIMORE AVENUE - 31,754 ADT



Canvas is located in Hyattsville within the Gateway Arts District, an environment that celebrates the diversity of art and entertainment.

32,000 SF OF GROUND FLOOR RETAIL SPACE

284 APARTMENTS

4,219,403 TOTAL SF IN DEVELOPMENT



CANVAS

5300 BALTIMORE AVE
HYATTSVILLE, MARYLAND
32,000 SF RETAIL DELIVERING Q2 2024
100+ RETAIL PARKING SPACES

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

BEN BECKER
bbecker@klnb.com
202.420.7773

MATT SKALET
mskalet@klnb.com
202.420.7775

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202.420.7769

