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RETAIL FOR LEASE

- 1,085 SF - 5,168 SF Available
- Within close proximity to a well-performing Aldi grocery store
- Located at the busy intersection of Queens Chapel Road [34,165 ADT] and Hamilton Street [12,434 ADT]
- Adjacent to West Hyattsville Metro Station [2,801 ADR]
- Ample free surface parking

ALEX SHEARER

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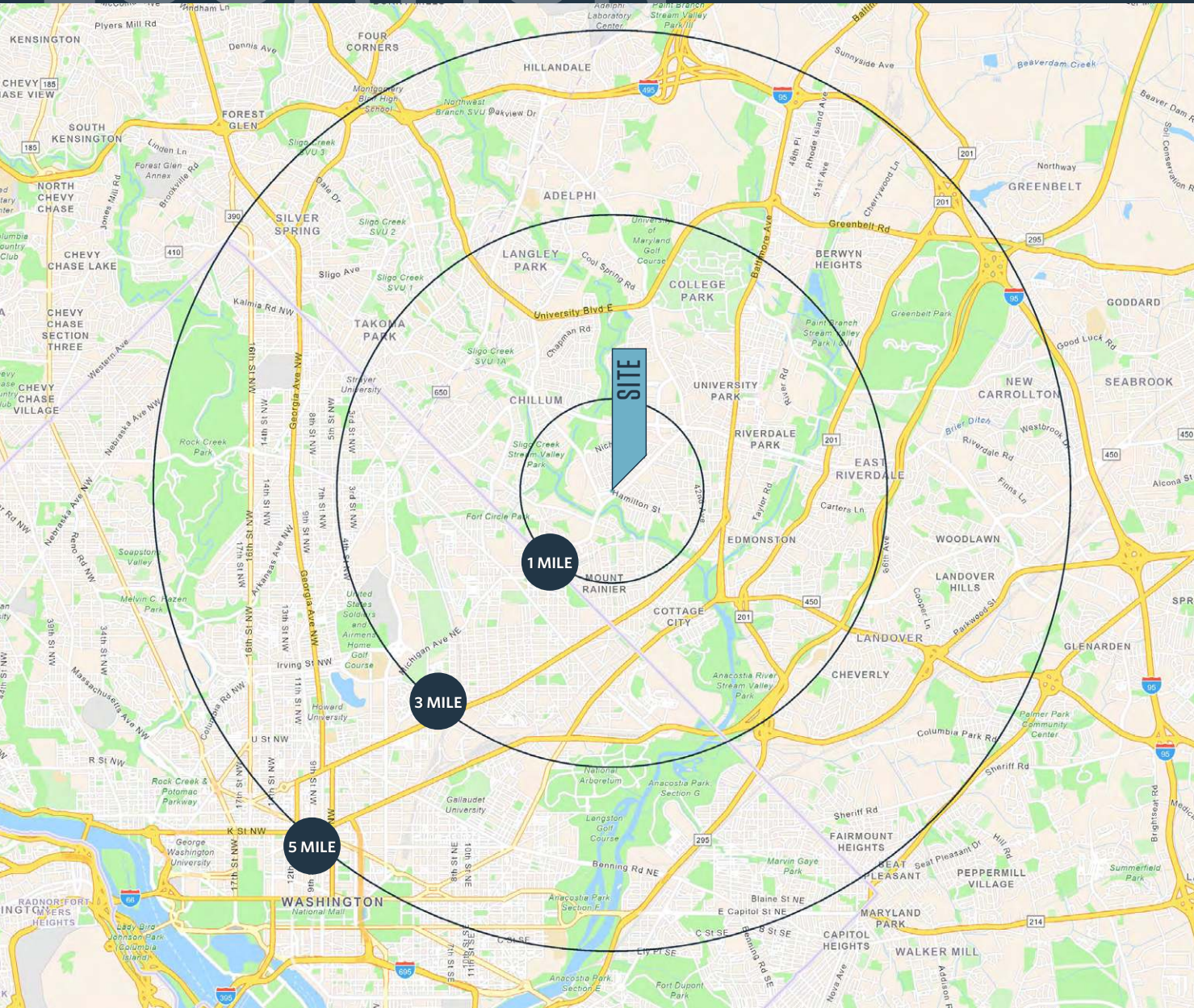
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LOCATION

QUEENS CHAPEL TOWN CENTER

3100 HAMILTON ST, HYATTSVILLE, MD 20782, PRINCE GEORGE'S COUNTY



PROPERTY HIGHLIGHTS:

- 1,085 SF
[2nd Gen Juice Bar]
- 1,560 SF
- 2,108 SF
[2nd Gen Dental Office]
- 3,500 SF
[Potentially Available]
- 5,168 SF
- 2,379 SF
[2nd Gen w/ Liquor License]

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
30,571	223,899	737,199
Daytime Population		
21,853	207,307	713,316
Households		
11,293	78,526	291,776
Average HH Income		
\$95,422	\$108,608	\$133,472

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Queens Chapel Road	34,165 ADT
Hamilton Street	12,434 ADT

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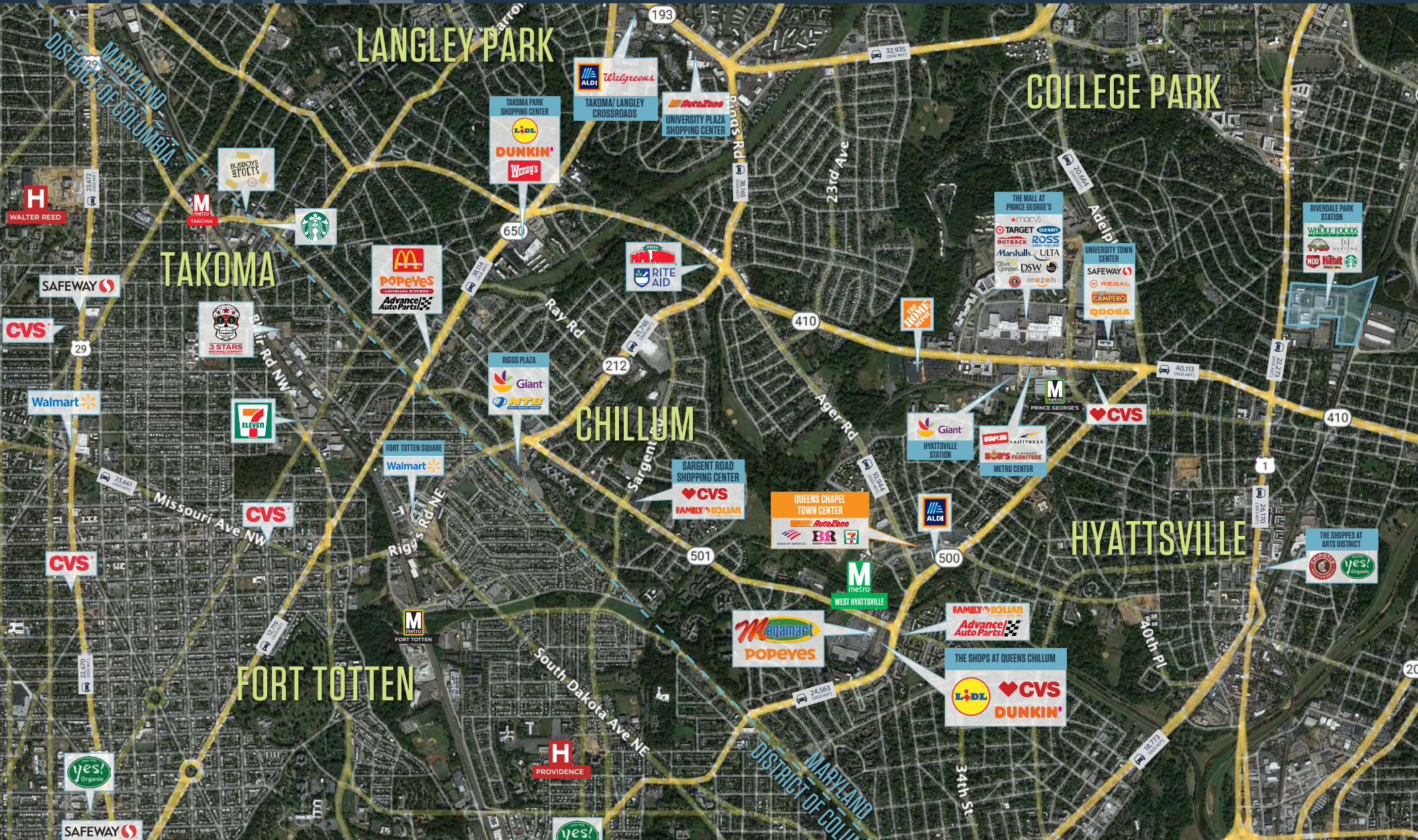
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MARKET

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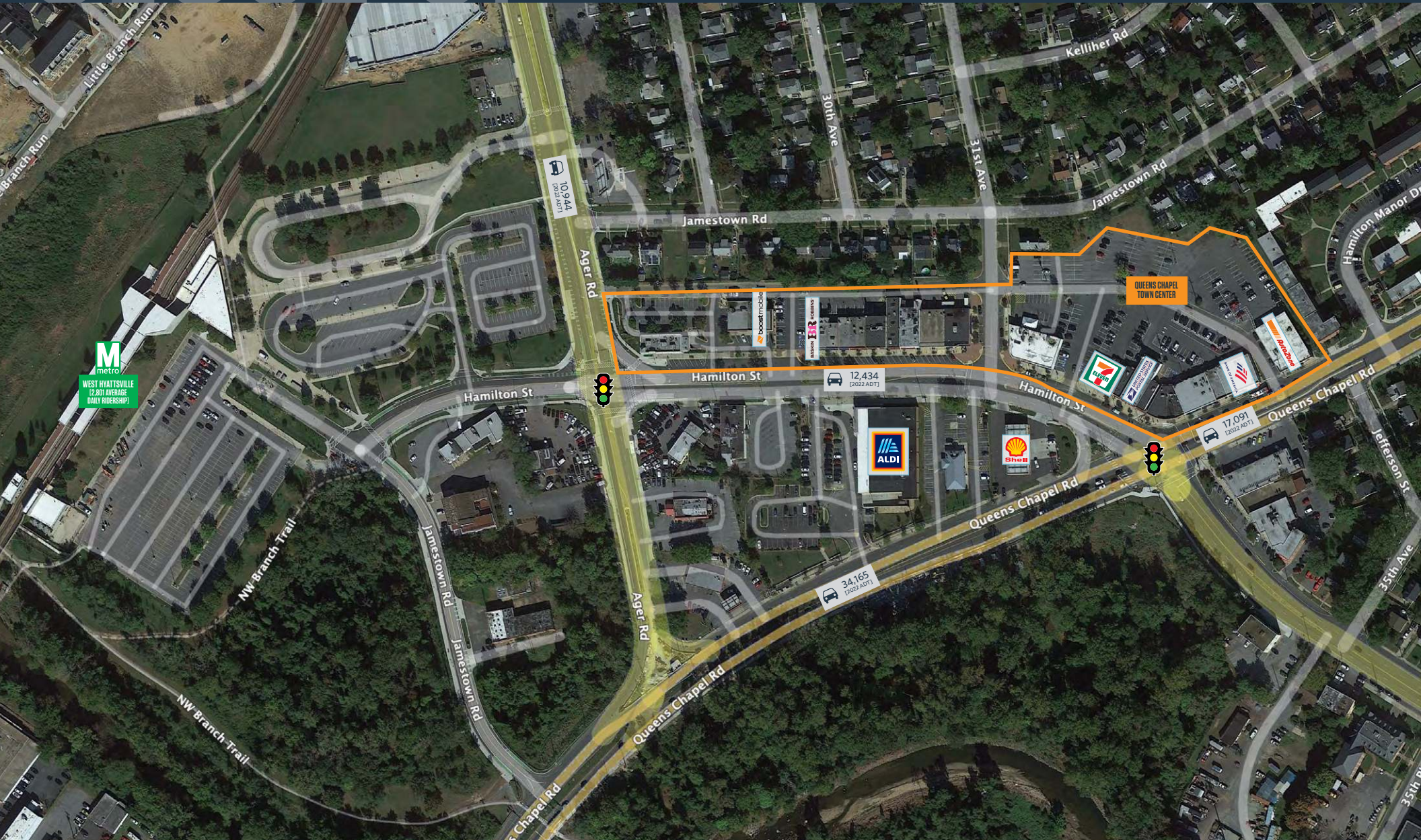
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CLOSE UP

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SITE PLAN

QUEENS CHAPEL TOWN CENTER

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TENANTS					
5401	H & CHICKEN	3,100 SF	3030	AVAILABLE	5,168 SF
2906	MI PUEBLITO BAKERY	1,270 SF	3100	ACAPULCO RESTAURANT	2,887 SF
2908	BOOST MOBILE	1,166 SF	3104	EMMA'S DOLLAR STORE	976 SF
2910	MARYLAND NEWS CENTER	2,224 SF	3106	SALON TAZARA	1,006 SF
3004	BASKIN ROBBINS	1,406 SF	3108	BARBER SHOP	1,054 SF
3006	CURZI'S SEAFOOD	1,281 SF	3110	7/11	3,000 SF
3008	AVAILABLE 2ND GEN W/ LIQUOR LIC.	2,379 SF	3114	CHICHIE'S PET BOUTIQUE	930 SF
3012	HAIR CLINIC	960 SF	3116	US POSTAL SERVICE	4,653 SF
3014	US CHECK CASHING	1,260 SF	5400-A	CASH DEPOT	1,750 SF
3016	FRED'S PAWN SHOP	892 SF	5400-B	CENTURY CHINESE RESTAURANT	1,750 SF
3018	CARD'S AFRICAN FABRICS	1,067 SF	5402	AVAILABLE 2ND GEN DENTAL OFFICE	2,108 SF
3019	MARYLAND PERFORMING ARTS	2,400 SF	5406	AVAILABLE 2ND GEN JUICE BAR	1,085 SF
3020	BONIVIA INTERNATIONAL FOODS	2,500 SF	5408	EMERITAS PUPUSERIA	2,651 SF
3022	POTENTIALLY AVAILABLE	3,500 SF	5412	AVAILABLE	1,560 SF
3026	HOUSE OF MUSIC	1,292 SF	5414	BANK OF AMERICA	3,100 SF
3028	ELEGANT NAILS	1,254 SF	5418	AUTOZONE	7,100 SF

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FOR MORE INFORMATION, PLEASE CONTACT:

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