

NOW OPEN:

## NEARBY RETAILERS



## RETAIL FOR LEASE

- Available: 1,564 SF & 7,126 SF [can subdivide - 75' of frontage]
- Lidl anchored center fronting Queens Chapel Road. [+24,934 ADT]
- Walking distance to West Hyattsville Metro Station.
- New Kaiser Permanente facility within 1/3 of a mile from the center.
- Ample free surface parking - 426 spaces
- Pylon signage available.

## OWNED BY:

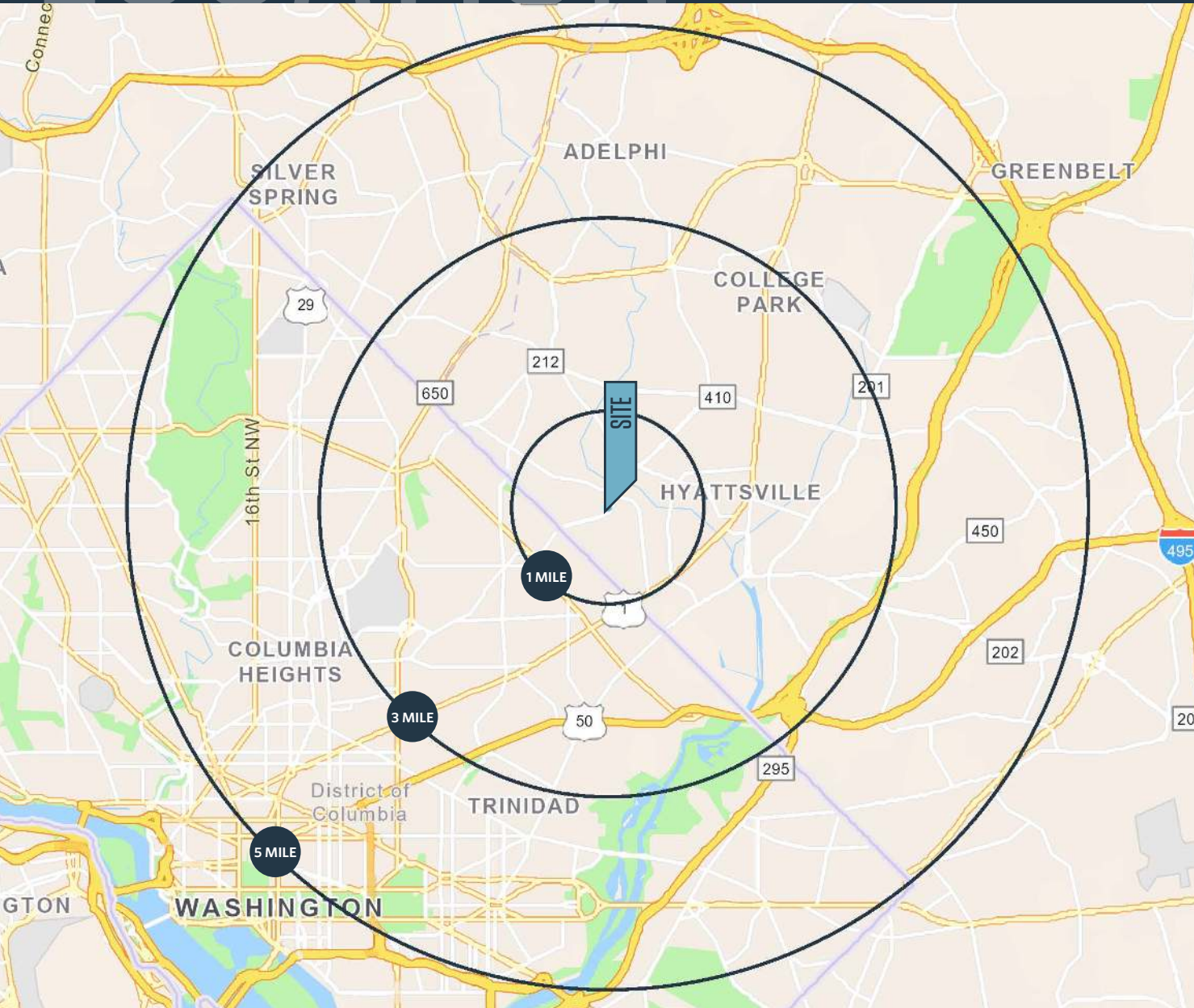




# LOCATION

# THE SHOPS AT QUEENS CHILLUM

3030 QUEENS CHAPEL ROAD, HYATTSVILLE, MD 20782, PRINCE GEORGE'S COUNTY



## PROPERTY HIGHLIGHTS:

- 1,564 SF
- 7,126 SF *[can subdivide]*

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
29,661	231,590	768,333
Daytime Population		
19,266	224,675	915,443
Households		
10,932	81,717	317,205
Average HH Income		
\$103,572	\$121,439	\$145,279

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Queens Chapel Road	24,934 ADT
Chillum Road	15,445 ADT

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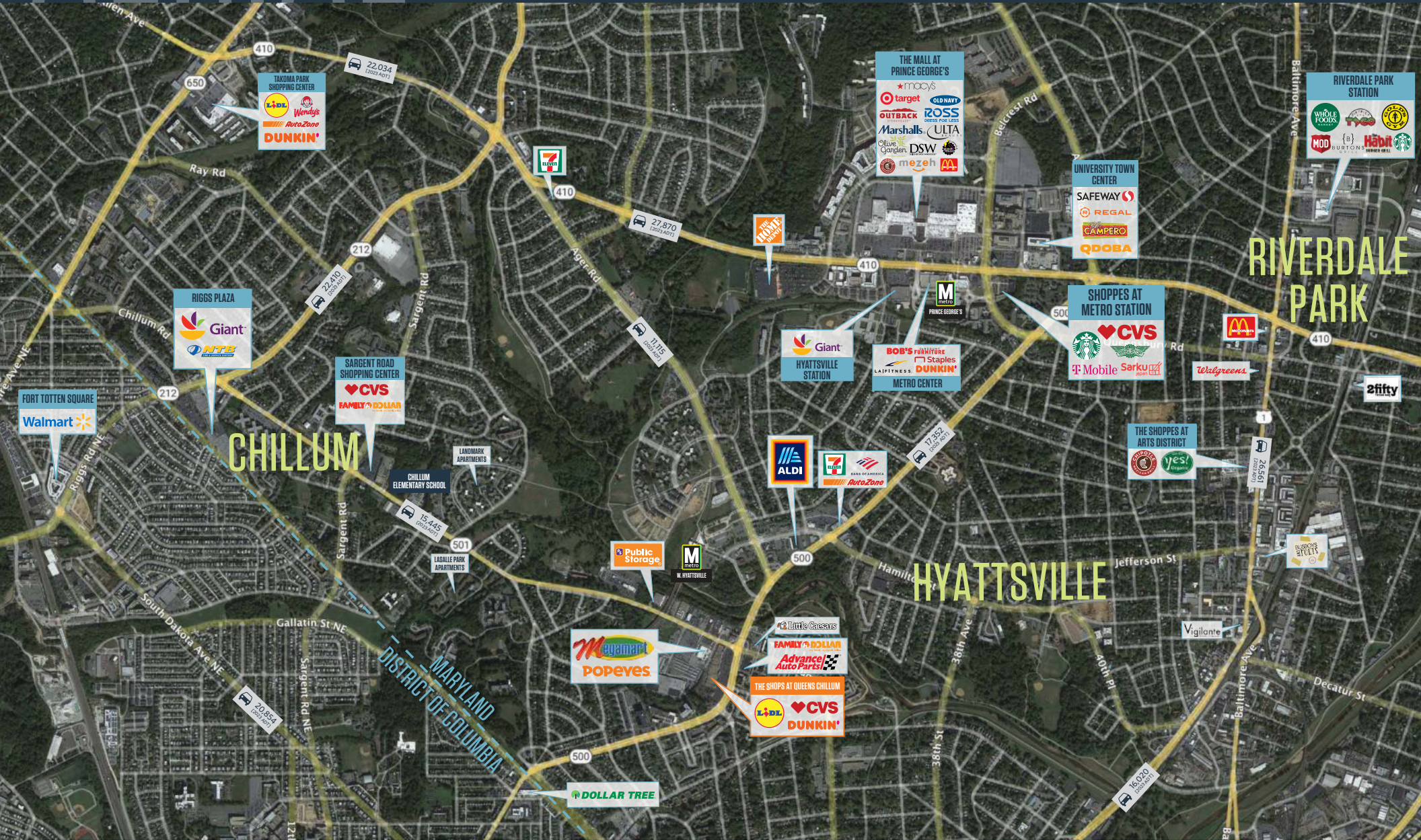




# AERIAL

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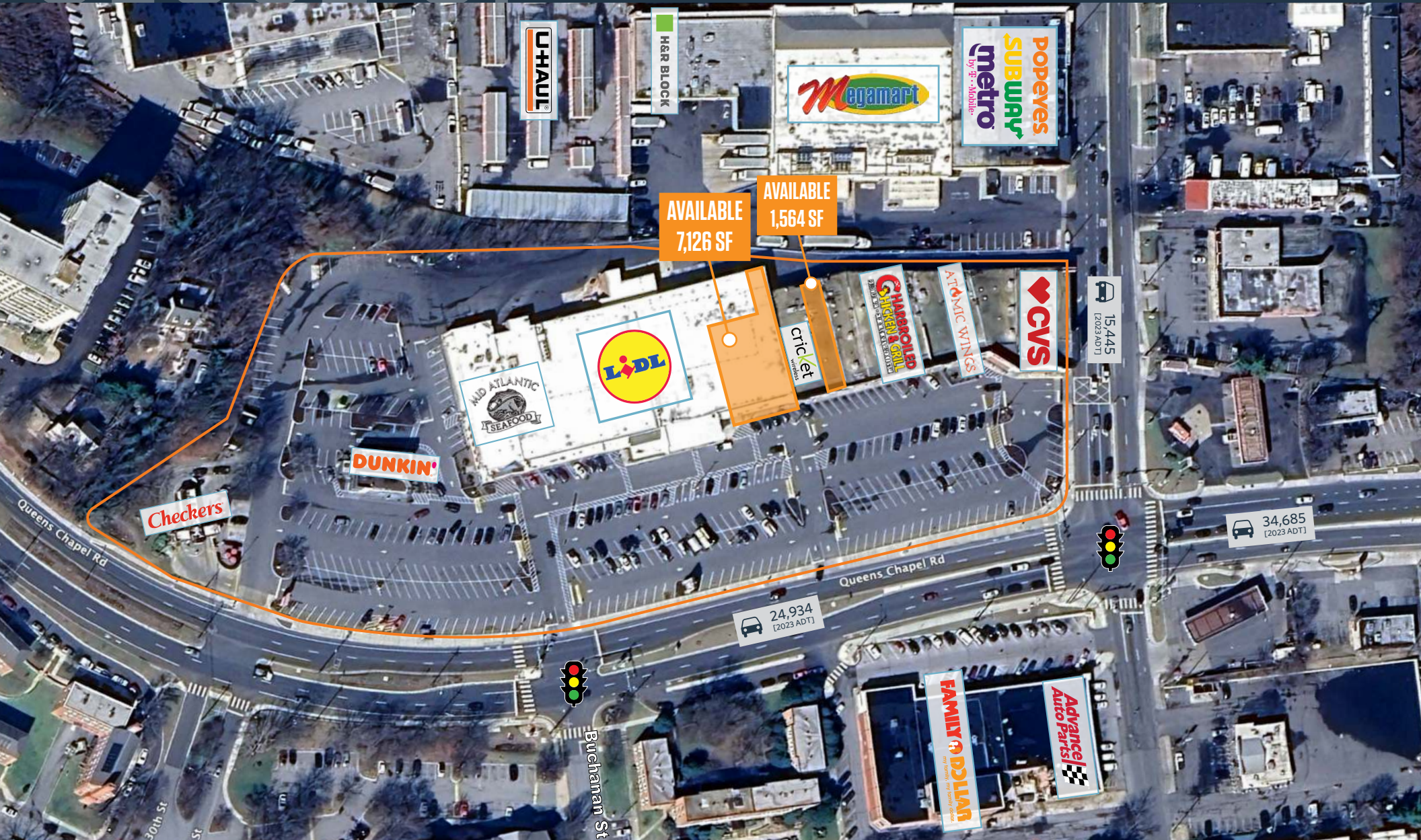




# CLOSEUP

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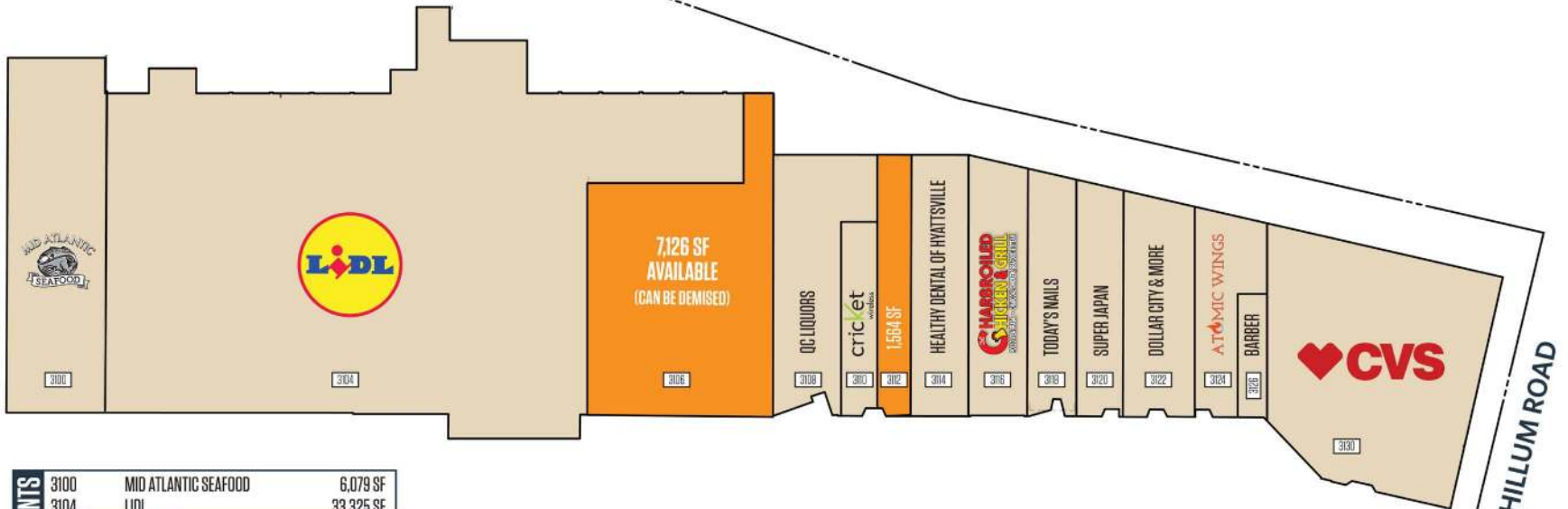




# SITE PLAN

# THE SHOPS AT QUEENS CHILLUM

3030 QUEENS CHAPEL ROAD, HYATTSVILLE, MD 20782, PRINCE GEORGE'S COUNTY



UNIT	TENANTS	SF
3100	MID ATLANTIC SEAFOOD	6,079 SF
3104	LIDL	33,325 SF
3106	AVAILABLE	7,126 SF
3108	QC LIQUORS	3,530 SF
3110	CRICKET WIRELESS	1,181 SF
3112	AVAILABLE	1,564 SF
3114	HEALTHY DENTAL OF HYATTSVILLE	2,668 SF
3116	DC CHARBOILED CHICKEN	2,684 SF
3118	TODAY'S NAILS	2,053 SF
3120	SUPER JAPAN	1,943 SF
3122	DOLLAR CITY & MORE	2,775 SF
3124	ATOMIC WINGS	1,944 SF
3126	KUT CLOSE BARBERSHOP	613 SF
3130	CVS PHARMACY	8,940 SF

KEY	
	AVAILABLE
	AT LEASE
	LEASED



24,934  
[2023 ADT]

QUEENS CHAPEL ROAD



15,445  
[2023 ADT]

CHILLUM ROAD

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**NOW OPEN!**



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# PYLON

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