



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Fully Leased
- Excellent exposure at the busy intersection of East-West Highway (27,870 ADT) and Belcrest Road (16,895 ADT).
- Located within close proximity to University of Maryland College Park with over 36,000 students.
- Pylon signage

**ALEX SHEARER**

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**MASON BERNSTEIN**

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**RYAN MINNEHAN**

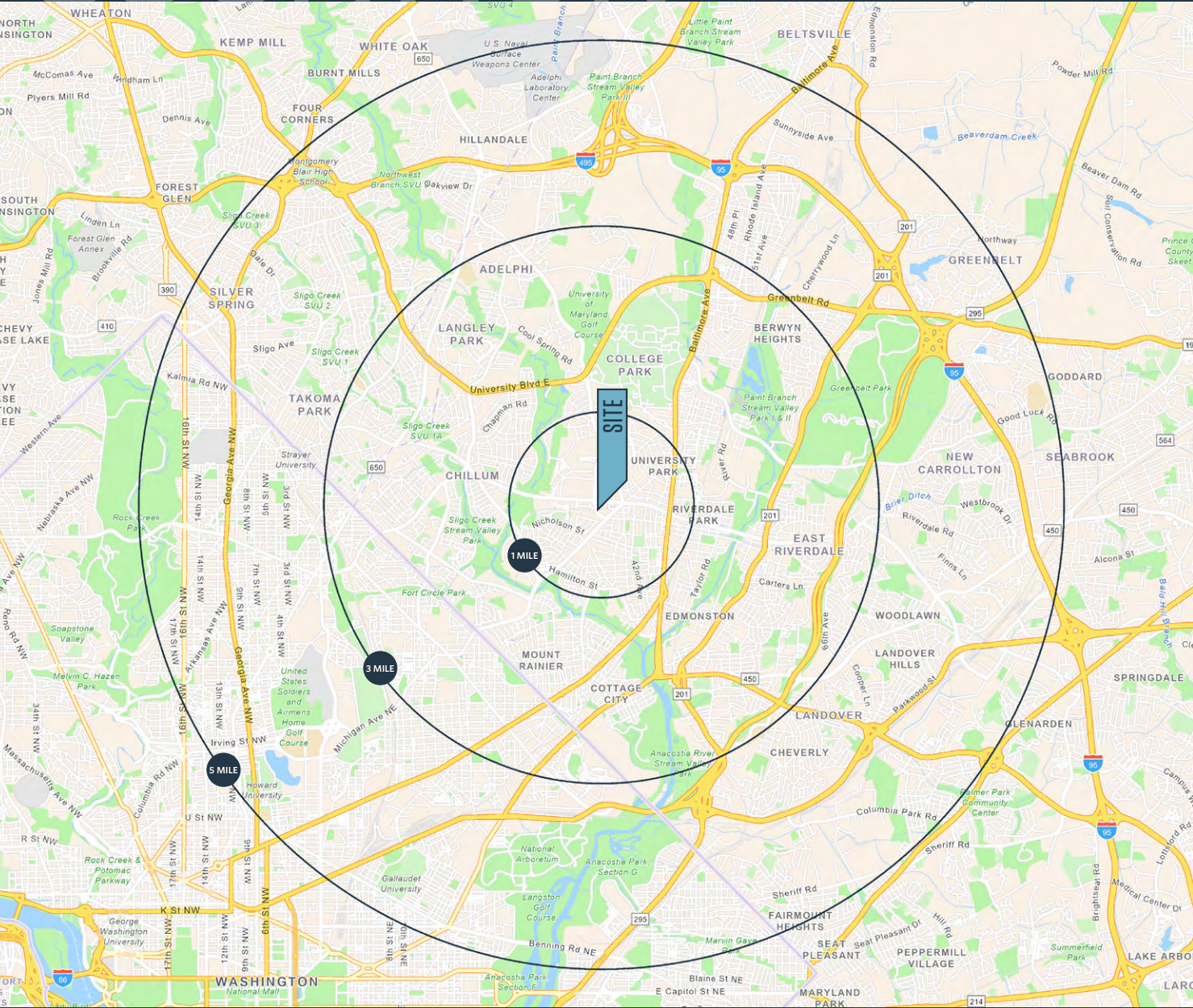
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# LOCATION

# SHOPPES AT METRO STATION

EAST WEST HIGHWAY & BELCREST ROAD, HYATTSVILLE, MD 20782, PRINCE GEORGE'S COUNTY



## PROPERTY HIGHLIGHTS:

- Fully Leased

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	27,678	218,669	609,845
Daytime Population	25,631	194,725	575,334
Households	10,395	71,593	224,551
Average HH Income	\$125,211	\$112,957	\$129,484

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

East West Highway	27,870 ADT
Belcrest Road	16,895 ADT

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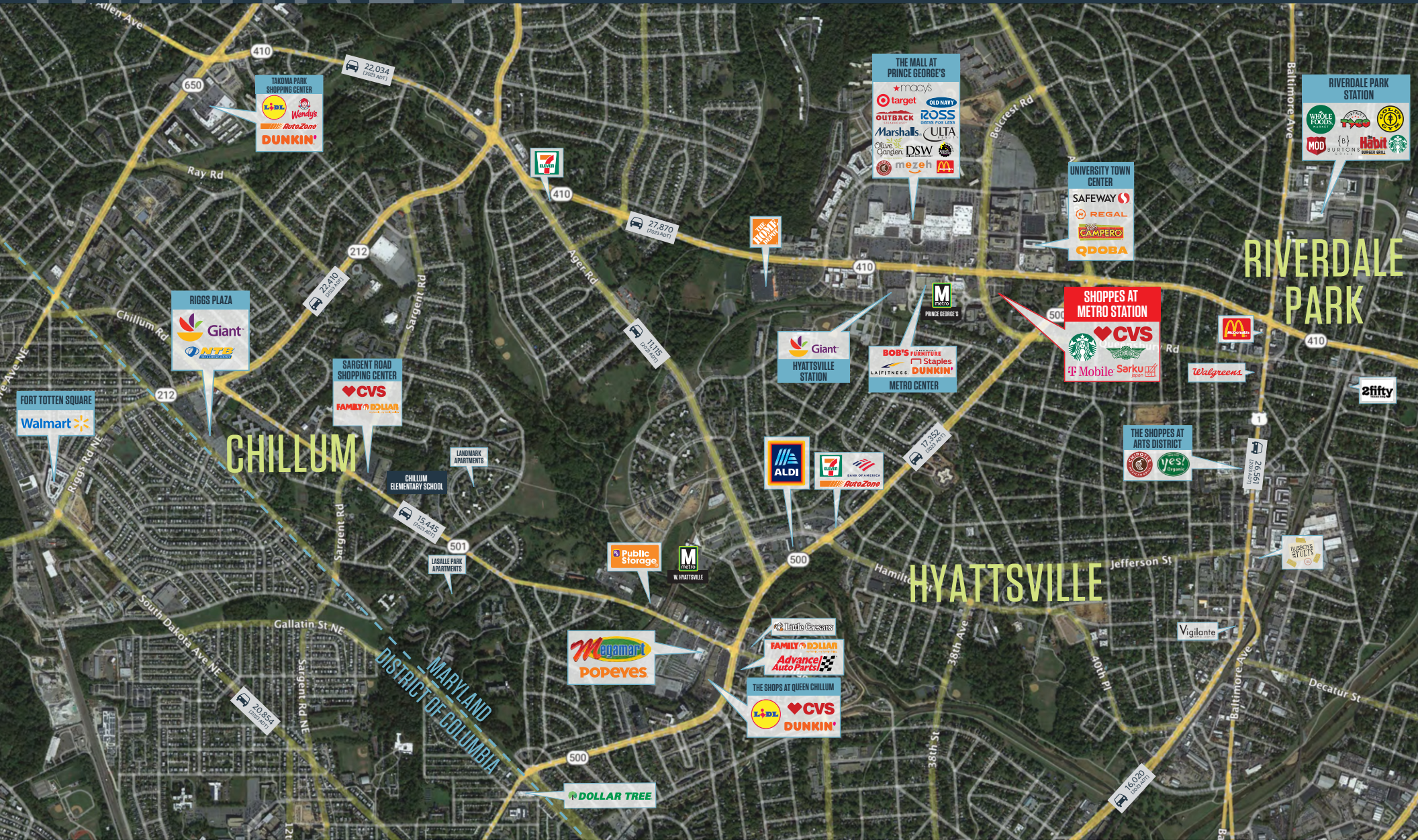
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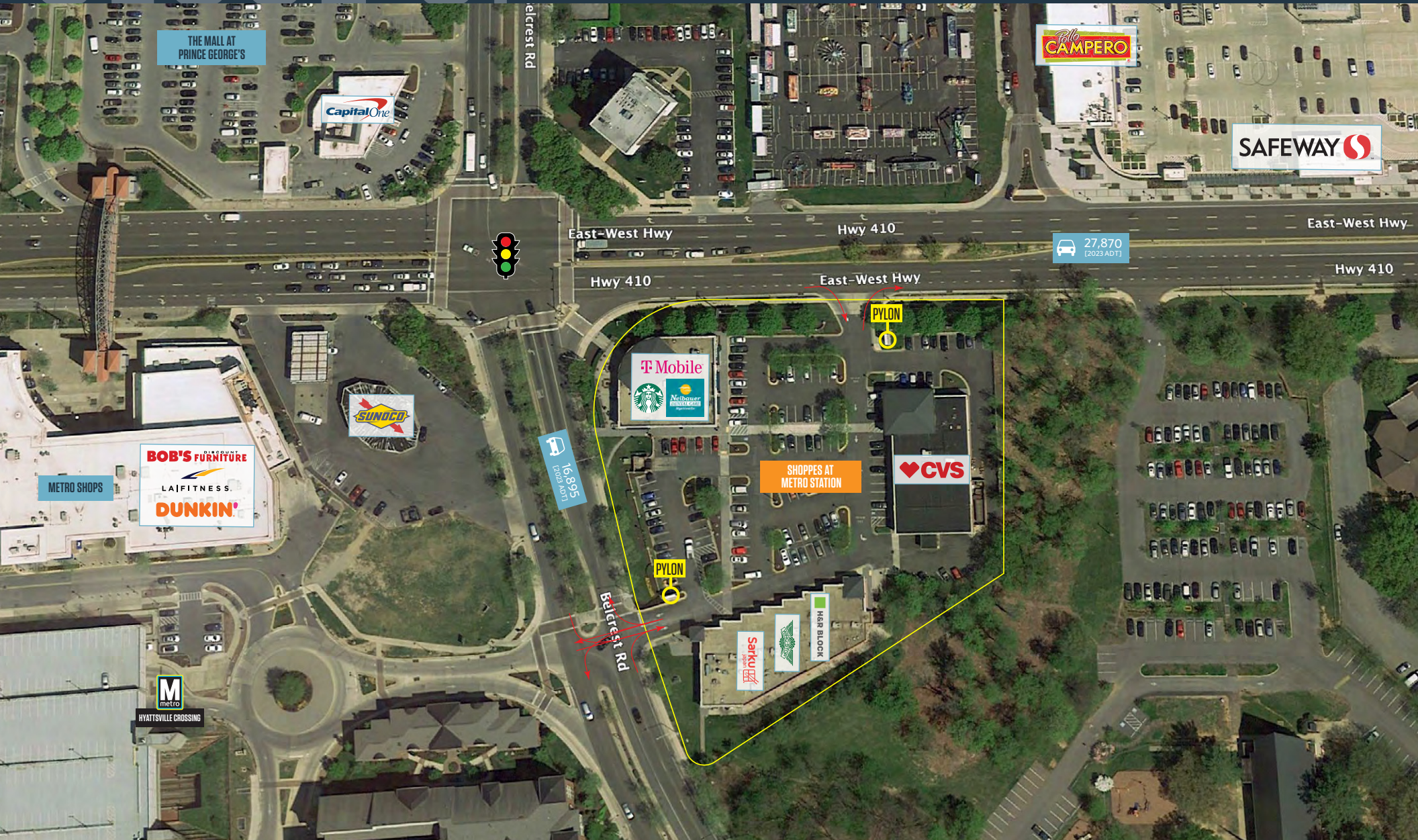




# CLOSE UP

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SUITE	TENANT NAME	SPACE SIZE
3601-A1	T-Mobile	3,000 SF
3601-A2	Starbucks	1,236 SF
3601-A3	Neibauer Dental	3,900 SF
3605	CVS Pharmacy	10,125 SF
6211-102	Sarku Japan	1,606 SF
6211-103	Wingstop	1,636 SF
6211-104	International Market	1,565 SF
6211-105	H&R Block	1,496 SF
6211-106	Metro Cleaners	1,426 SF
6211-107	Kloe Hair Salon	1,357 SF
6211-108	Cute Nails	1,192 SF
6211-10	Casa Dora Restaurant 2	1,550 SF





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## FOR MORE INFORMATION, PLEASE CONTACT:

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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 and make no warranty of any kind, express or implied, with respect to the property or any other matters.