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RETAIL FOR LEASE

- Available: 1,357 SF, 1,426 SF and 3,900 SF (2nd Gen Dental Space)
- 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.
- Hyattsville Crossing station reported an estimated ridership of 1,727 in 2023.

ALEX SHEARER

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MASON BERNSTEIN

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RYAN MINNEHAN

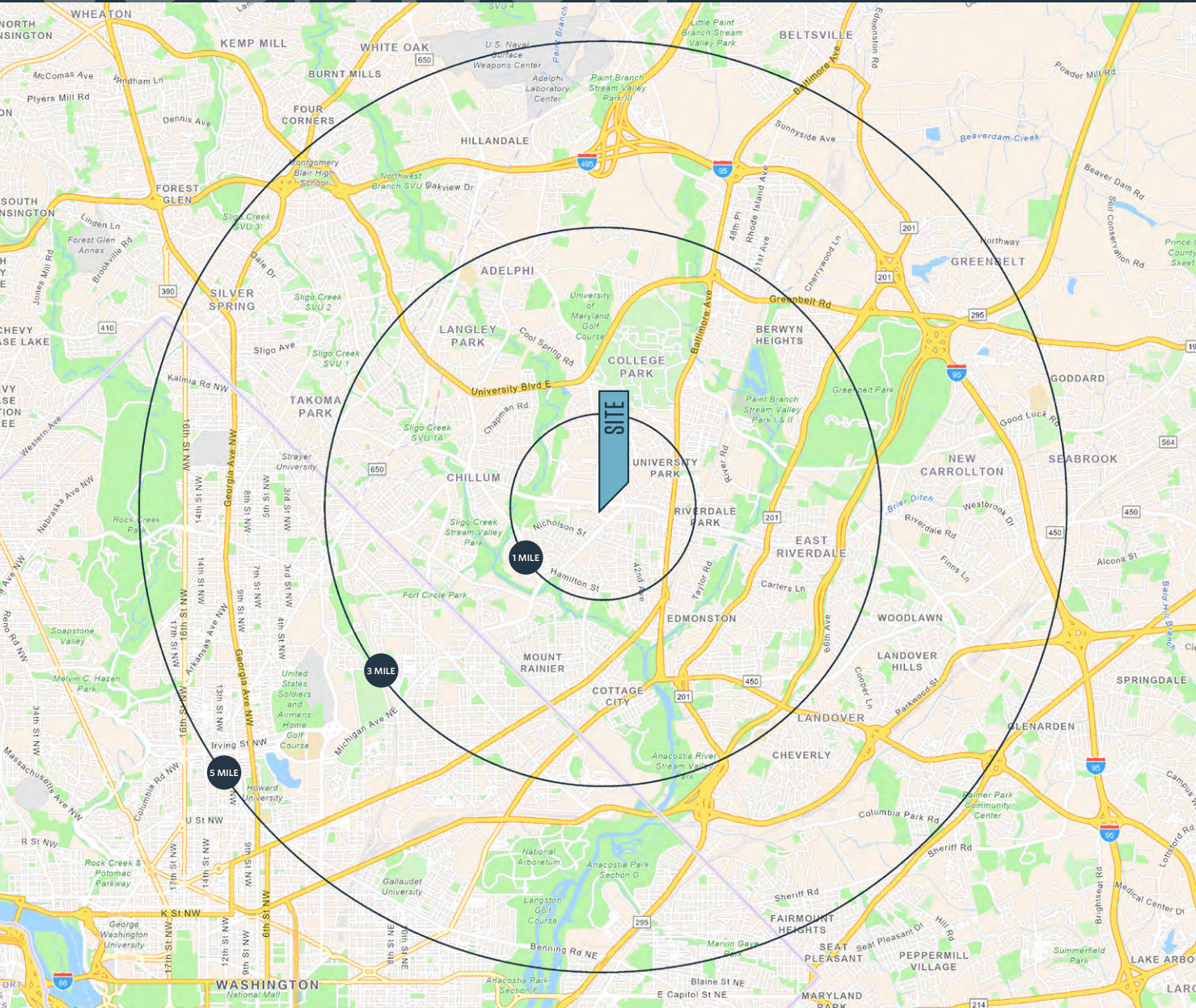
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LOCATION

SHOPPES AT METRO STATION

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



AVAILABLE SPACE:

- 1,426 SF
- 1,357 SF
- 3,900 SF

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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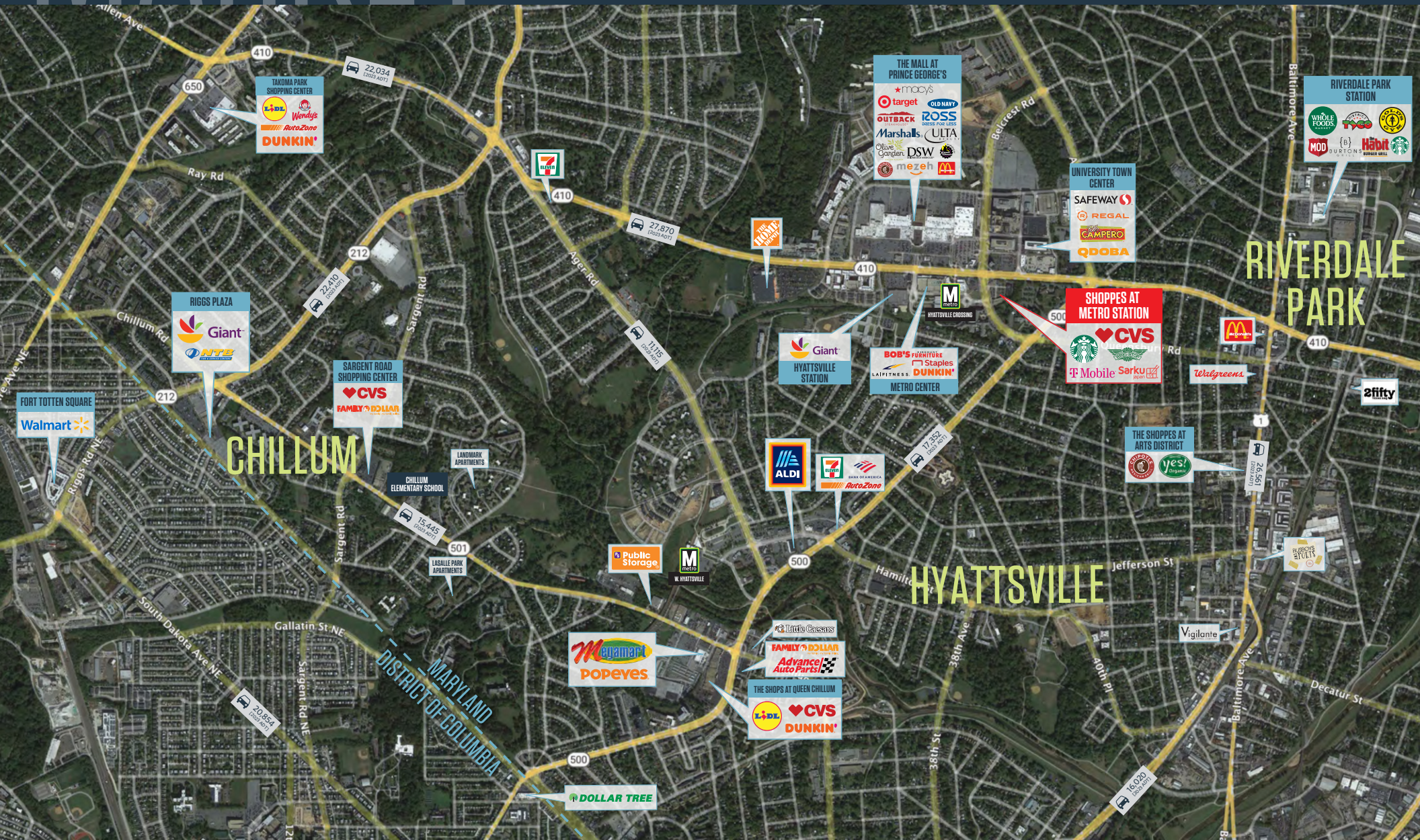
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SUITE	TENANT NAME	SPACE SIZE
3601-A1	T-Mobile	3,000 SF
3601-A2	Starbucks	1,236 SF
3601-A3	Available	3,900 SF
3605	CVS Pharmacy	10,125 SF
6211-102	Sarku Japan	1,606 SF
6211-103	Wingstop	1,636 SF
6211-104	International Market	1,565 SF
6211-105	H&R Block	1,496 SF
6211-106	Available	1,426 SF
6211-107	Available	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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