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RETAIL FOR LEASE

- Available: 3,900 SF (2nd Gen Dental Space)
- Excellent exposure at the busy intersection of East-West Highway (27,791 ADT) and Belcrest Road (16,845 ADT).
- Located within close proximity to University of Maryland College Park with over 36,000 students.
- Pylon signage.

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

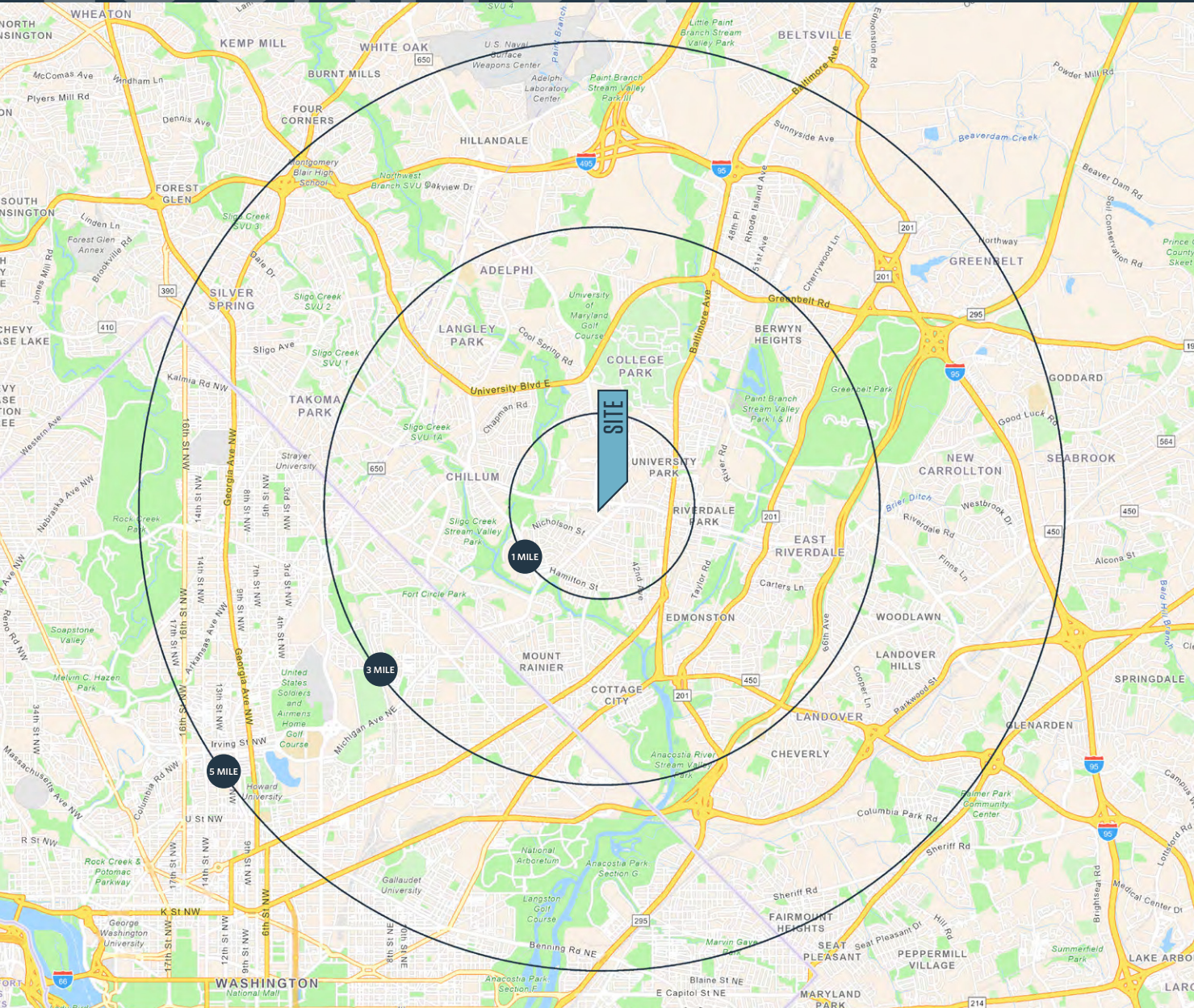
RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

LOCATION

SHOPPES AT METRO STATION

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



AVAILABLE SPACE:

- 3,900 SF

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
27,670	219,790	604,786
Daytime Population		
25,794	196,051	585,455
Households		
10,426	72,071	229,727
Average HH Income		
\$125,079	\$116,606	\$133,172

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

East West Highway	27,791 ADT
Belcrest Road	16,845 ADT

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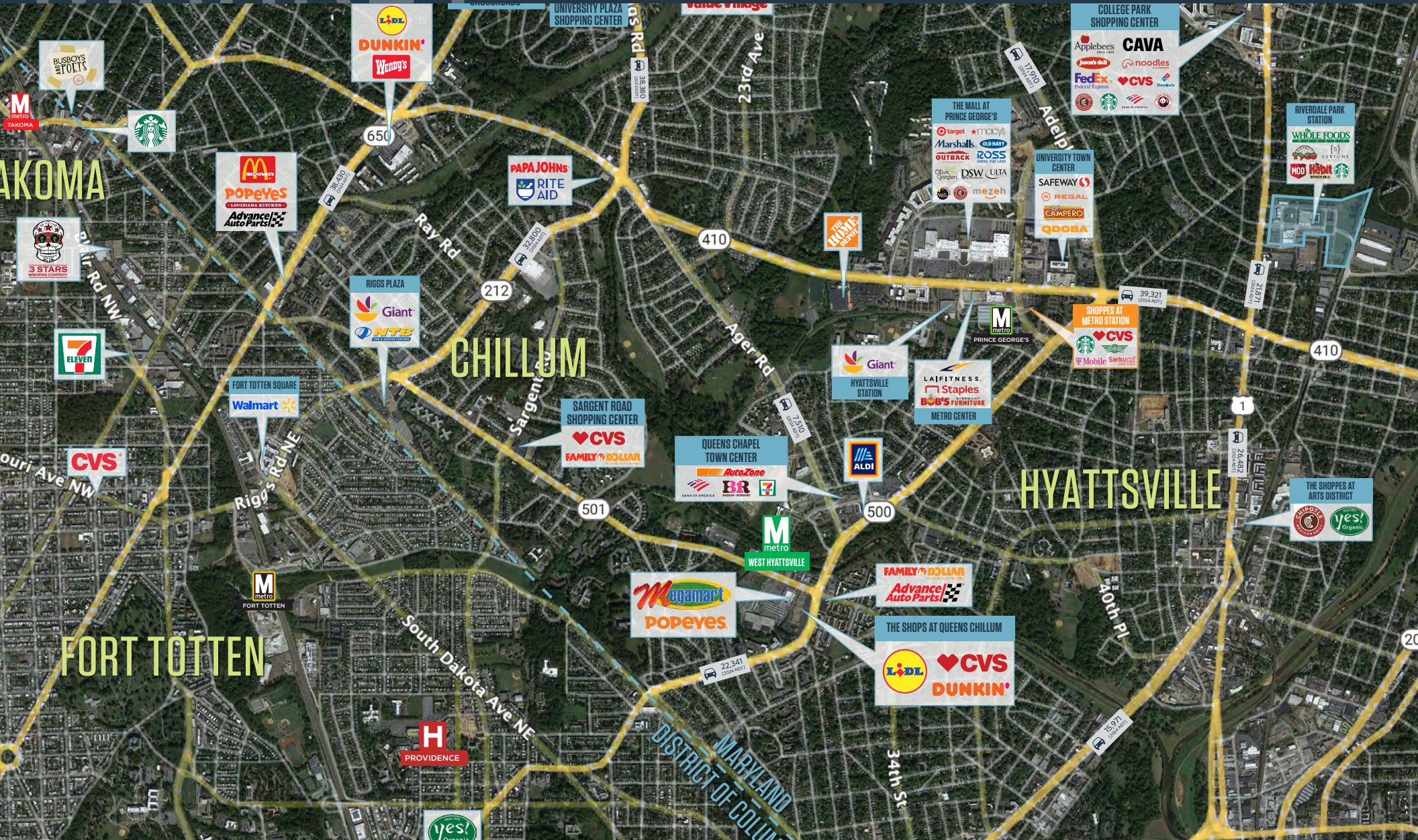
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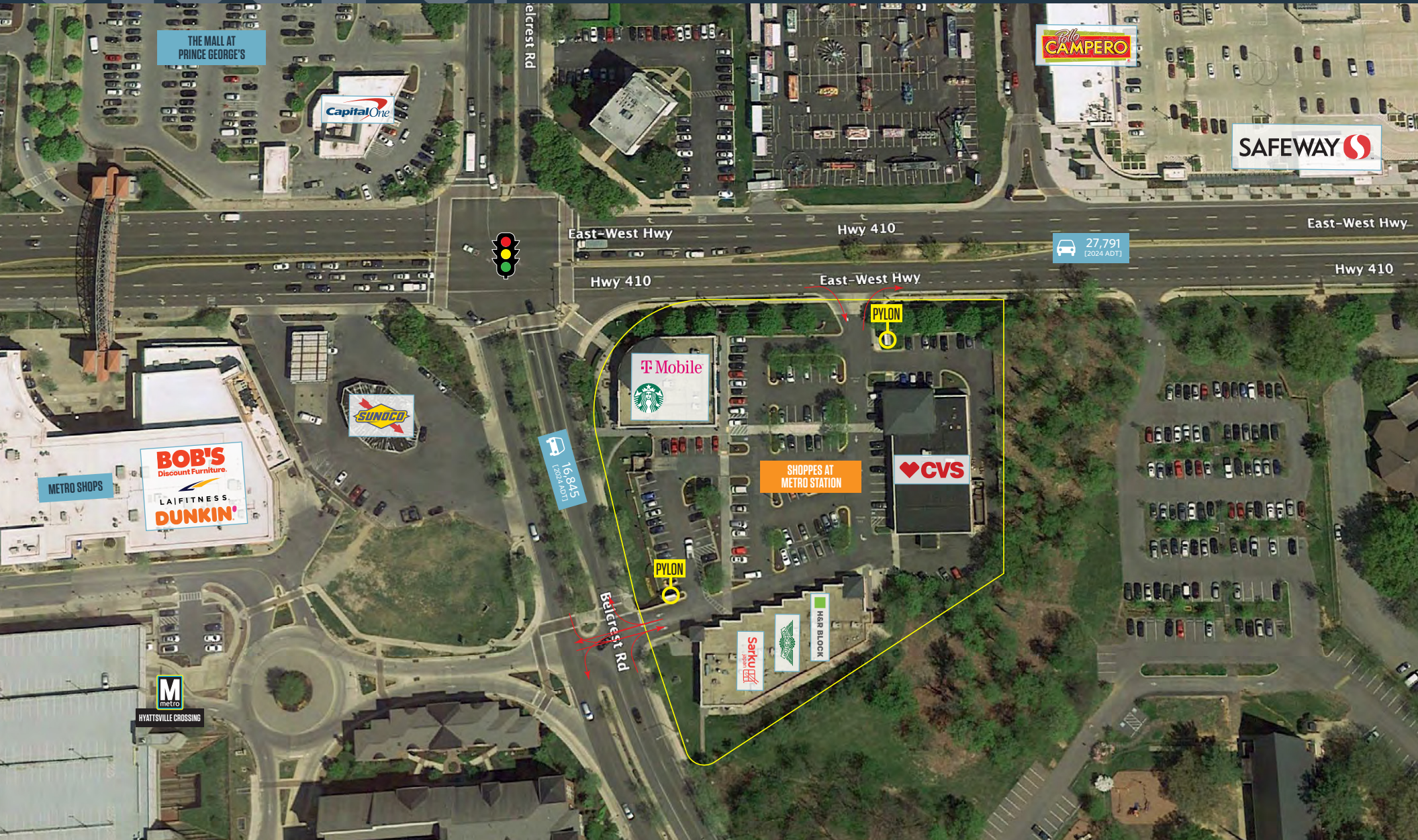
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CLOSE UP

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SITE PLAN

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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&107	Atlantic Union Bank	2,783 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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100 West Road, Suite 505, Towson, MD 21204

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klnb.com



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