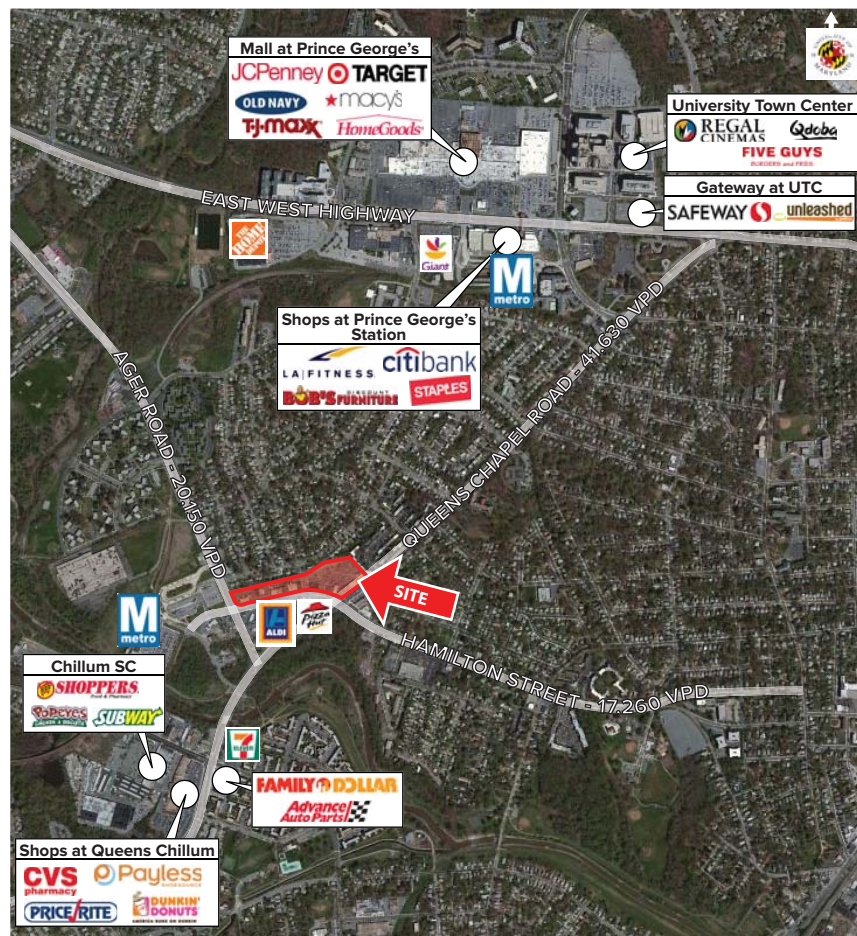




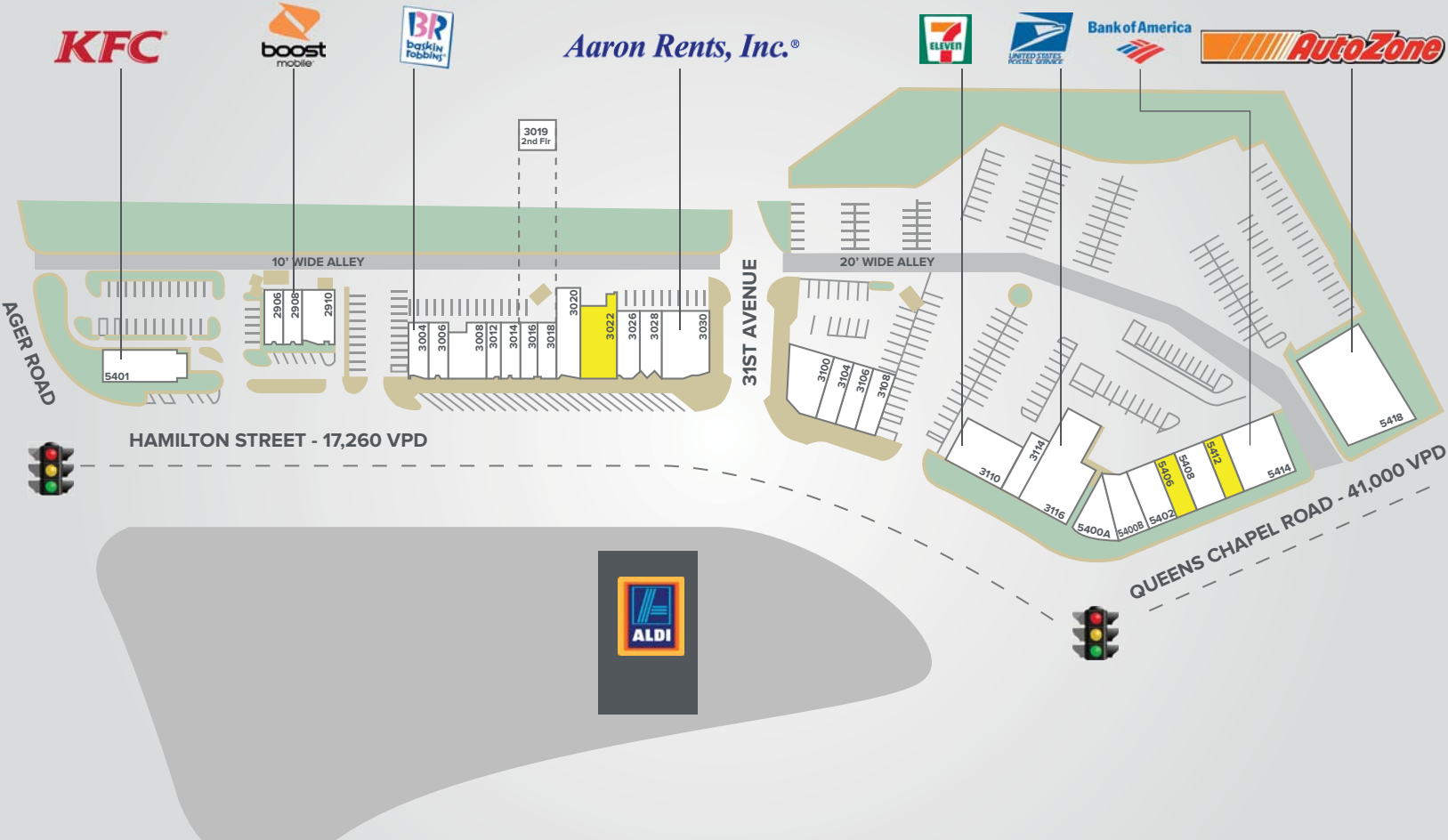
PROPERTY FEATURES:

- 1,085 - 3,500 SF RETAIL SPACES FOR LEASE
- Adjacent to West Hyattsville Metro Station
- Easy access and excellent visibility - regional market
- Excellent signage - multiple access points
- Billboard visibility to over 35,000 cars per day
- Strong daytime population of over 90,000 office employees within three miles
- Adjacent to high volume Aldi grocery store
- Ample free surface parking



	Population	Avg HH Income	Daytime Population
1 Mile	28,019	\$78,682	6,067
3 Miles	220,026	\$83,539	90,916
5 Miles	706,144	\$95,490	302,231

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UNIT	SQ FT	TENANT
5401	3,100	Kentucky Fried Chicken
2906	1,270	Mi Pueblito Bakery
2908	1,166	Boost Mobile
2910	2,224	Maryland News Center
3004	1,406	Baskin Robbins
3006	1,281	Curzi's Seafood
3008	2,379	Trinity Bar & Grill
3012	960	Hair Clinic
3014	1,260	US Check Cashing
3016	892	Fred's Pawn Shop
3018	1,067	Caro's African Fabrics
3019	2,400	Maryland Performing Arts
3020	2,500	Bonivia International Foods
3022	3,500	AVAILABLE

UNIT	SQ FT	TENANT
3026	1,292	House of Music
3028	1,254	Elegant Nails
3030	5,168	Aaron's
3100	2,887	Acapulco Restaurant
3104	976	Emma's Dollar Store
3106	1,006	Salon Tazara
3108	1,054	Barber Shop
3110	3,000	7-Eleven
3114	930	Chichie's Pet Boutique
3116	4,653	US Postal Service
5400-A	1,750	Cash Depot
5400-B	1,750	Century Chinese Restaurant
5402	2,108	Smile Your Way Dental
5406	1,085	AVAILABLE

UNIT	SQ FT	TENANT
5408	2,651	Emeritas Pupuseria
5412	1,560	AVAILABLE
5414	3,100	Bank of America
5418	7,100	Auto Zone