



PROPERTY FEATURES:

- RETAIL IS 100% LEASED
- Located at Prince George's Plaza Metro Station in the heart of Hyattsville's commercial core
- Excellent exposure at the intersection of East West Highway and Belcrest Road
- Easy access to Route 1
- Near University of Maryland with over 36,000 students
- Anchored by CVS with national and local tenants

	Population	Avg HH Income
.5 Mile	5,734	\$71,739
One Mile	23,566	\$73,588
Three Miles	204,089	\$68,443





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EAST WEST HIGHWAY - 28,000 VPD



UNIT	SQ FT	TENANT
3601 - A1	3,000	T-Mobile
3601 - A2	1,236	Starbucks
3601 - A3	3,900	Neibauer Dental
3605	10,125	CVS Pharmacy
6211 - 101	1,550	La Chiquita
6211 - 102	1,606	Golden House
6211 - 103	1,636	Wingstop
6211 - 104	1,565	International Market
6211 - 105	1,496	H&R Block
6211 - 106	1,426	Metro Cleaners
6211 - 107	1,357	Kloe Hair Salon
6211 - 108	1,192	Cute Nails

