



FOR LEASE | RETAIL

RETAIL SPACE IN HIGH TRAFFIC SHOPPING CENTER

7501 Landover Road, Hyattsville, MD 20785



LEASE OVERVIEW

AVAILABLE SF:	2,280 SF
LEASE RATE:	\$20.00 SF/Yr (NNN)
LOT SIZE:	3.74 Acres
BUILDING SIZE:	27,211 SF
YEAR BUILT:	1951
ZONING:	C-S-C [Community Shopping Center]
CROSS STREETS:	Landover Road And 75th Ave.
TRAFFIC COUNT:	40,000

PROPERTY DESCRIPTION

Stadium Station is a highly successful shopping center with very infrequent vacancies as most tenants have been in place for several years. National and regional retailers at the center include Subway, Cricket Wireless and America's Best Pizza & Wings; in addition to locally owned businesses - such as a barber shop, hair salon, and small restaurants - .

7-eleven will also join Stadium Station and take over the long-time Acme Food market space.

Stadium Station serves a trade area of more than 18,000 people. In addition to the 6,100 households in the trade area, additional housing is planned for development with over 300 new town homes and condominiums planned just across the street. The average household income in the area is approximately \$62,000.

Stadium Station is serviced by a signalized intersection making this highly visible property easily accessible by pedestrian and vehicle traffic. The center has plenty of available parking with 110 surface parking spaces.



JCDAWSON GLOBAL REAL ESTATE
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

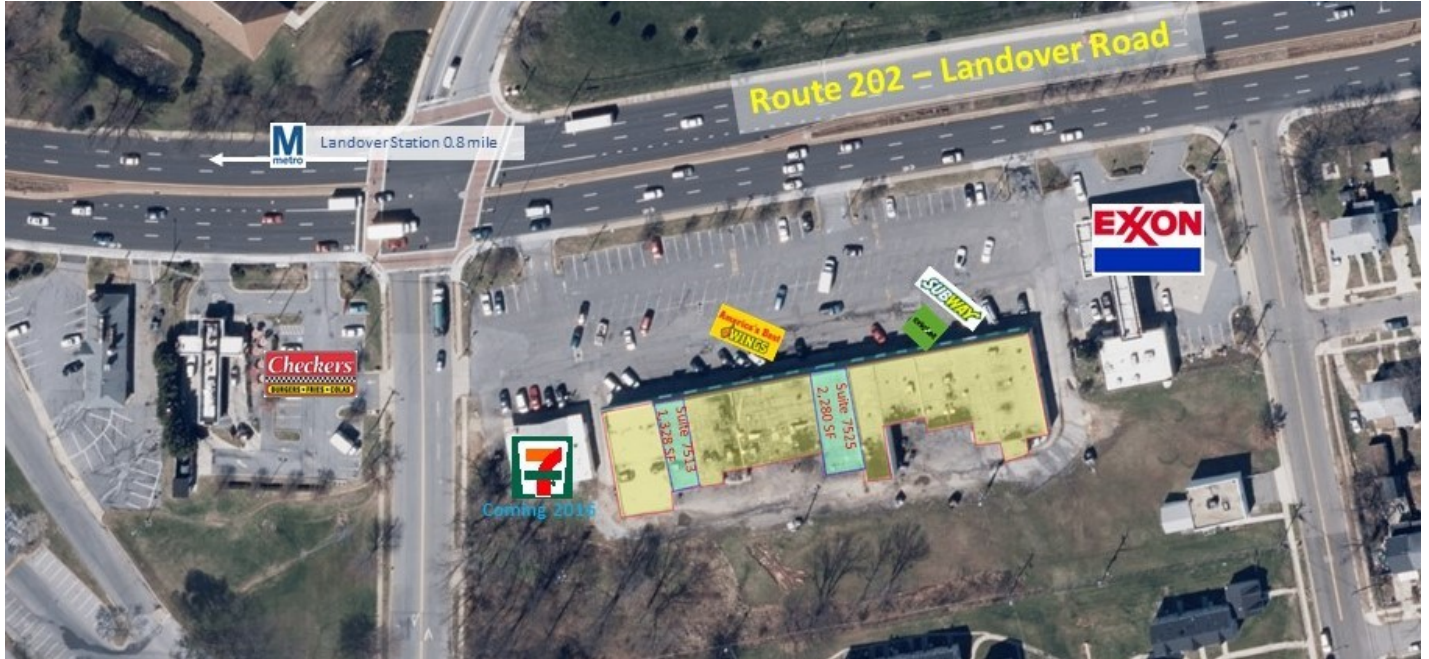
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7525	Strip Center	\$20.00 SF/YR	NNN	2,280 SF	60 months	



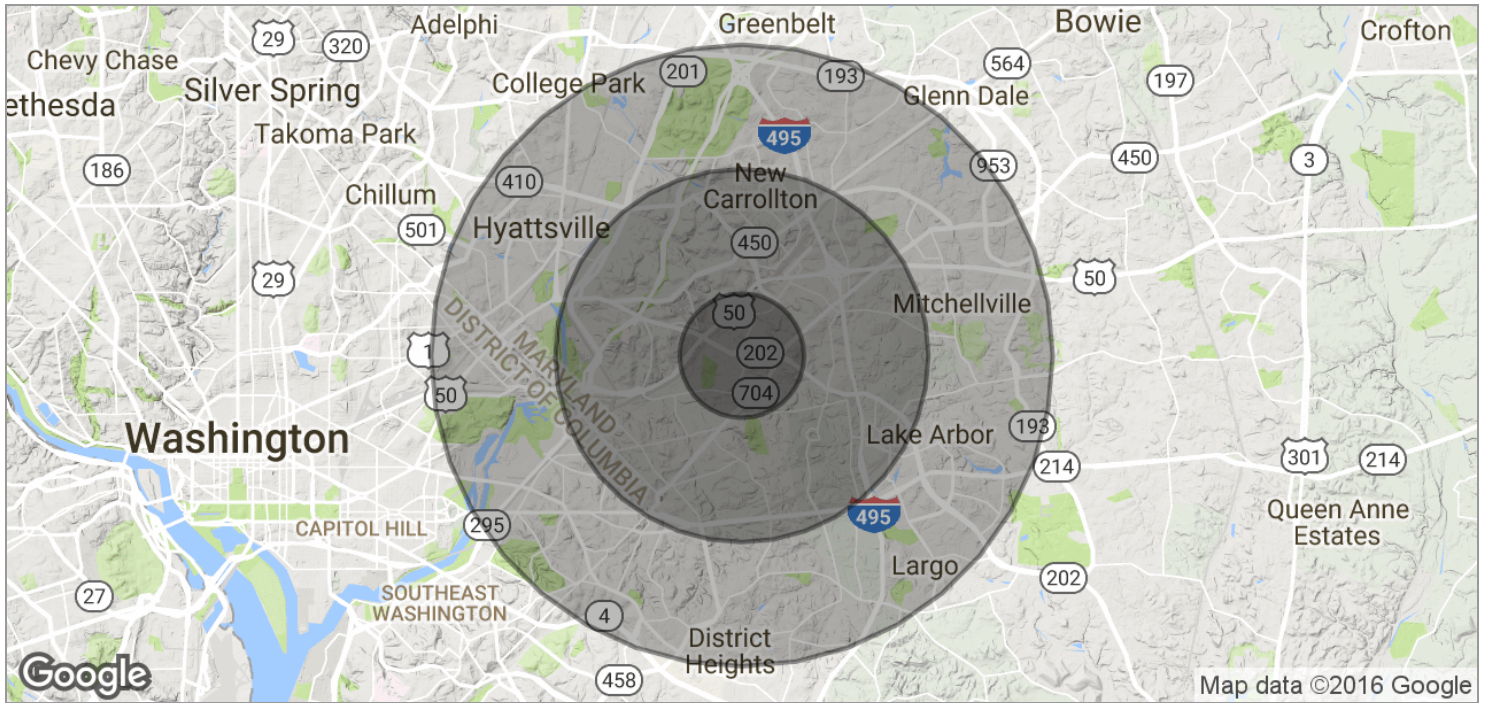
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,484	135,563	349,249
MEDIAN AGE	30.6	32.5	33.5
MEDIAN AGE (MALE)	28.3	30.8	31.5
MEDIAN AGE (FEMALE)	33.3	34.0	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,176	48,061	126,248
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$59,871	\$66,982	\$69,350
AVERAGE HOUSE VALUE	\$253,504	\$291,883	\$317,021



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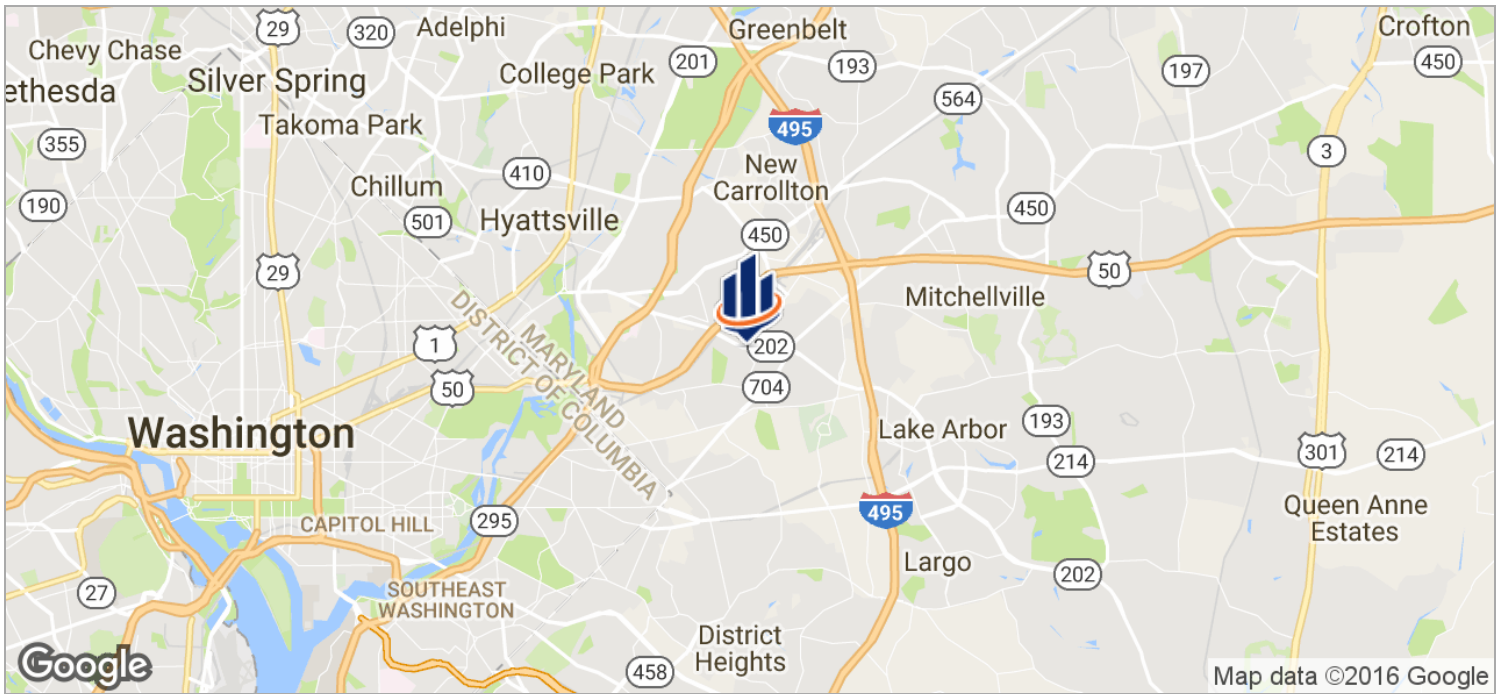
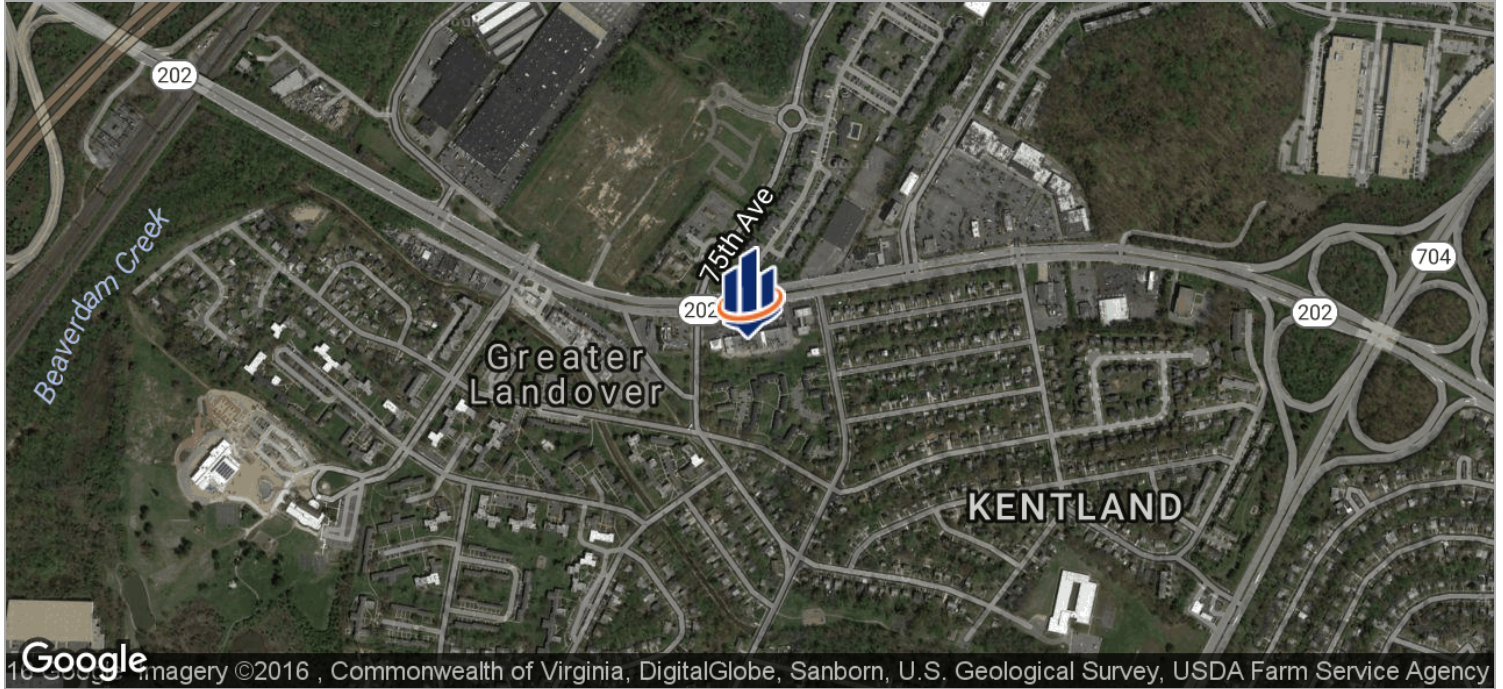
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