



RETAIL PROPERTY FOR LEASE

RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782



RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,337 - 2,656 SF
Lease Rate:	Negotiable
Lot Size:	11.0 Acres
Year Built:	1968
Building Size:	95,531 SF
Renovated:	1996
Zoning:	CSC
Market:	Hyattsville
Submarket:	Chillum
Traffic Count:	20,511

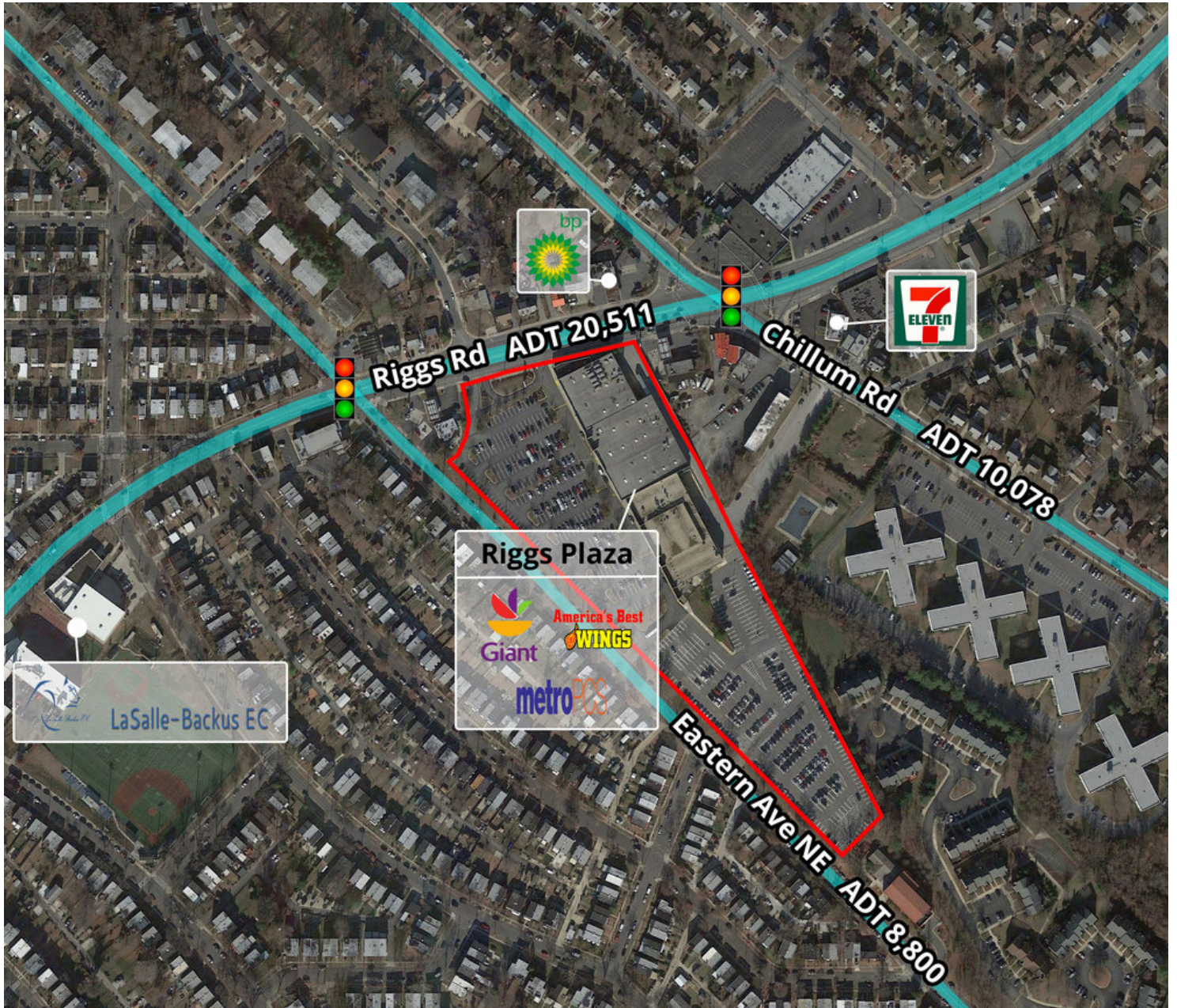
PROPERTY HIGHLIGHTS

- 2,656 & 1,337 square feet of inline retail space & pad site available.
- Tenants include Giant Foods & MetroPCS.
- Multiple points of access and strong visibility from Riggs Road (20,000 ADT).
- Densely populated area with 110,986 households within a 3-mile radius.
- Average household income of \$91,857 within a 3-mile radius.
- Abundant surface level parking.
- Located on the border of Maryland and Washington D.C.
- Strong PM side of the street traffic and access

RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782

RETAILER MAP



RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782

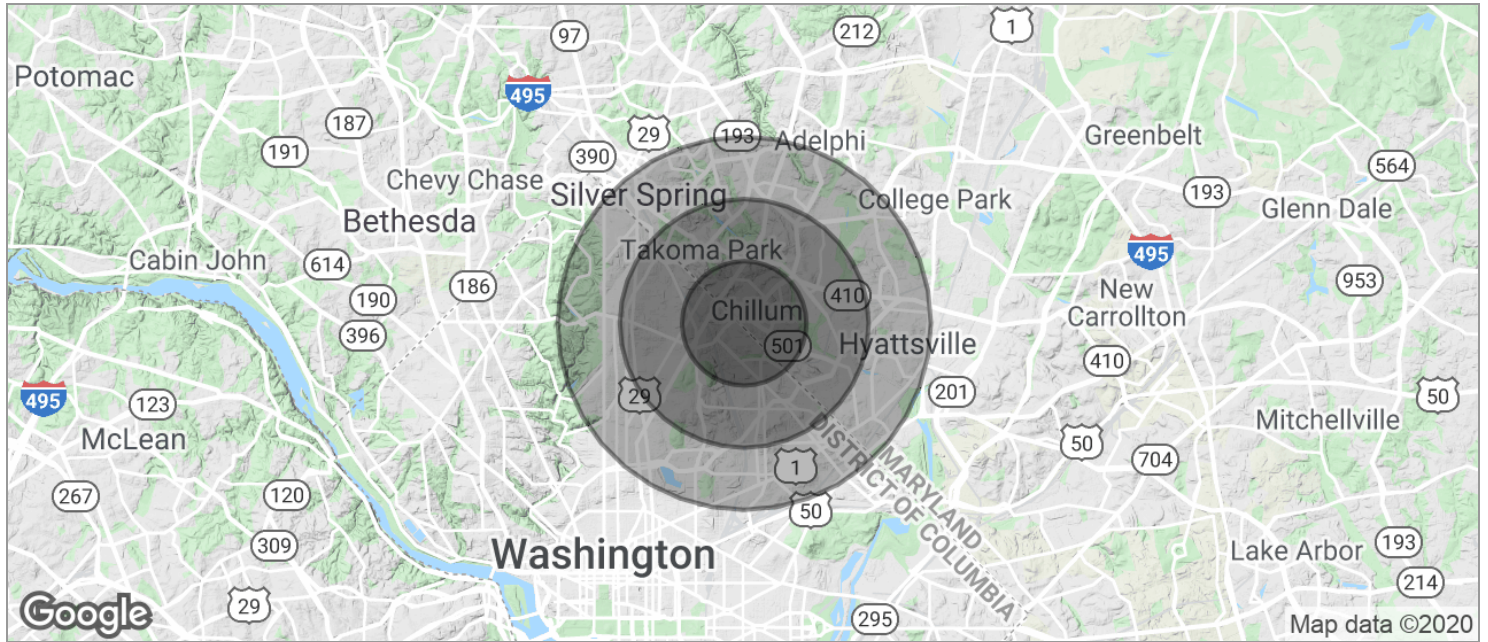
SITE PLAN



RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782

DEMOGRAPHICS MAP



	1 MILE	2 MILES	3 MILES
POPULATION			
TOTAL POPULATION	32,646	135,770	300,009
MEDIAN AGE	39.5	37.7	36.4
MEDIAN AGE (MALE)	35.7	35.9	34.5
MEDIAN AGE (FEMALE)	41.7	38.6	37.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	12,632	50,287	110,986
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$78,373	\$87,943	\$91,857
AVERAGE HOUSE VALUE	\$357,690	\$423,363	\$415,881

* Demographic data derived from 2010 US Census

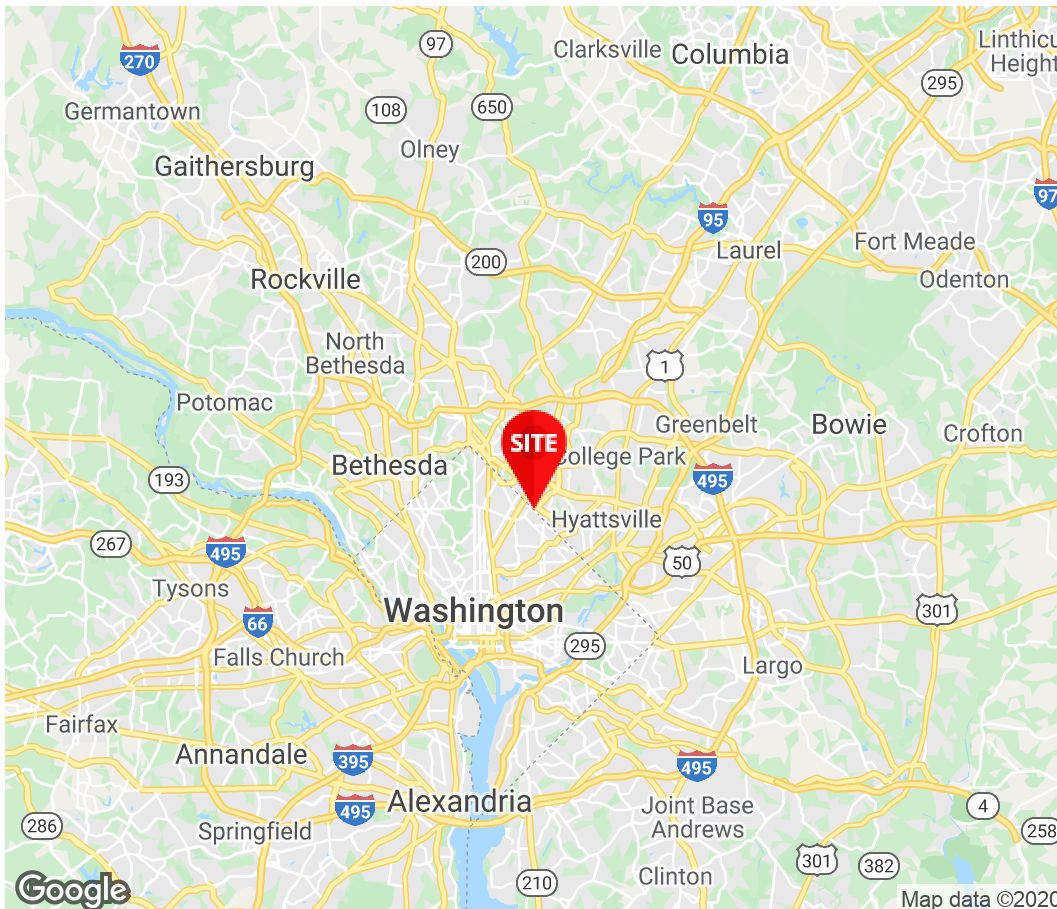


Joseph Farina

Principal
 571.620.5142
 jfarina@divaris.com

Rob Gray

Vice President,
 Investment Sales &
 Leasing
 571.550.9042
 Robert.gray@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.