



# 2001 University Boulevard

**Pad Site For Lease**  
Hyattsville, Maryland



## Property Highlights

- 2,774 square foot building located on 0.71 acres
- Situated at the signalized intersection of MD Route 193 (University Boulevard) and MD Route 212 (Riggs Road), one of the busiest intersections in Hyattsville (over 70,000 CPD).
- Access on both MD Route 193 and MD Route 212
- Strong retail synergy surrounded by dense residential communities



## Please Contact

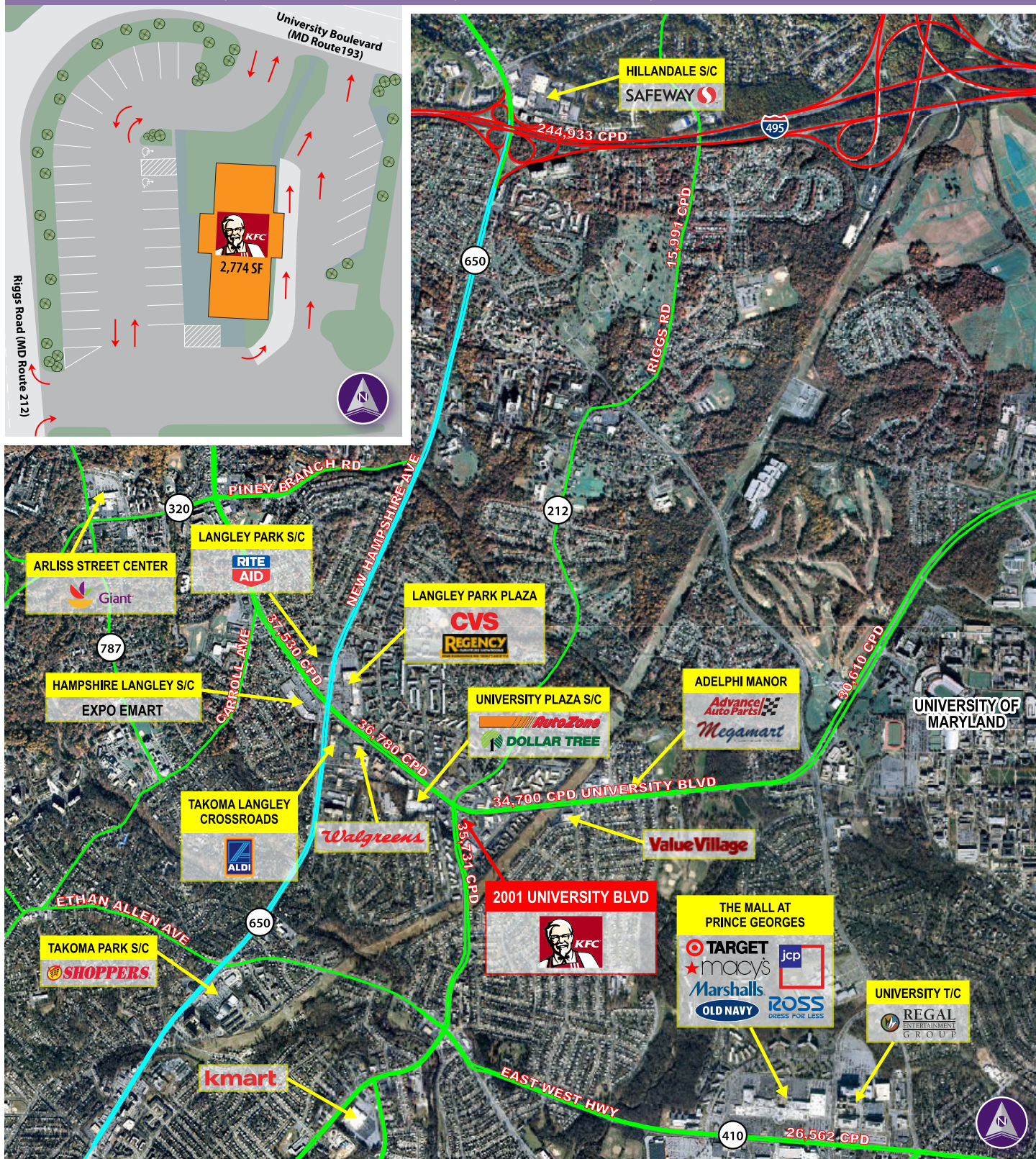
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## Demographics (2013 Estimated)

	1 Mile	3 Mile	5 Mile
Population	35,774	234,022	545,831
Average HH Income	\$71,844	\$77,451	\$83,620



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