



ARTSDISTRICT

HYATTSVILLE, MD

PRIME

2,249 SF

Spaces in Hyattsville, MD

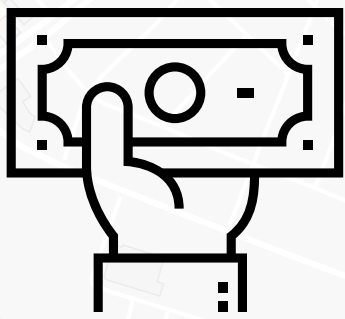
Centrally located in the
Arts District of Hyattsville



The Shoppes at Arts District is a Mixed use project that includes over 340 urban style townhomes, 250 multifamily units and 36,000 square feet of retail . The Shoppes at Arts District is 2 miles from DC line, 1.5 miles from University of Maryland, 1.5 miles from Riverdale Metro station.



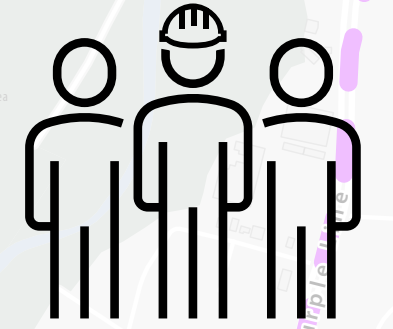
POPULATION
20,710
within 1 Mile



AVERAGE HH INCOME
\$90,930
within 1 Mile



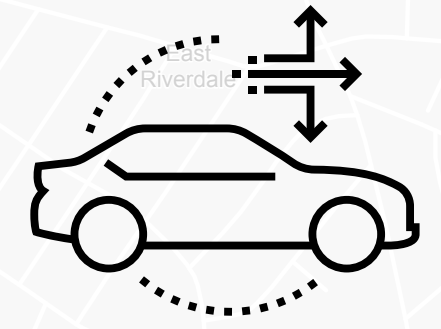
HOUSEHOLDS
6,574
within 1 Mile



DAYTIME POPULATION
8,144
within 1 Mile



BUSINESSES
735
within 1 Mile



CARS PER DAY
33,280
on Baltimore Ave

LEGEND
■ Site
■ 1 Mile





the shoppes at ARTS DISTRICT

THE MALL AT PRINCE GEORGES

1.4 MILLION SF OFFICE SPACE

UNIVERSITY T/C

RIVERDALE PARK

DISCOVERY DISTRICT

150 ACRES OF DEVELOPMENT
2M SQUARE FEET OF FLEXIBLE OFFICE SPACE
6,500 EMPLOYEES WORKING IN THE DISTRICT

HYATTSVILLE STATION

BELCREST CENTER

CVS

RITE AID

LOTIC STAR

SUGAR VAULT

the shoppes at ARTS DISTRICT

FRANKLINS

Vigilante

MR. SPY'S

PARADISO

THE BOUTIQUE

GILBANE RESIDENTIAL/RETAIL
430 Apartments
11,900 SF of Retail
Park Plaza

UM CENTER FOR THE
ADVANCED STUDY OF LANGUAGE

COPT/UMD
Future Mixed-Use

COPT/UMD
Future Mixed-Use

NOAA

5850 URC

5825 URC

USDA

5801 URC

RIVERDALE COMMUNITY RECREATION PARK

MSQUARE
Proposed Purple Line

KENILWORTH AVE

RIVERDALE PARK

EAST WEST HWY 32,500 AAWDT

51,480 AAWDT

23,601 AAWDT

33,280 AAWDT BALTIMORE AVE

38,935 AAWDT

HAMILTON ST

38TH ST

KENILWORTH AVE

208

7A

RHODE ISLAND AVE

295

121,042 AAWDT

0 0.13 0.25 0.5 Miles



MEMBER OF CHAIN LINKS RETAIL ADVISORS



OGLETHORPE STREET

COLLEGE PARK
1.5 MILES NORTH



the ARTS
shoppes at DISTRICT

DEMATHA HS CAMPUS
ALL BOYS PRIVATE SCHOOL
1,000 STUDENTS

COMMUNITY CENTER

URBAN ROWHOMES



LIVE WORK UNITS



the ARTS
shoppes at DISTRICT



MADISON STREET

RENTAL APARTMENTS

CONDOMINIUMS

LONGFELLOW STREET

URBAN ROWHOMES

45TH AVENUE

RENTAL APARTMENTS

RETAIL PARKING

JEFFERSON STREET

5,452 AAWDT



HAMILTON STREET



42ND PLACE

43RD AVENUE

GALLATIN STREET



DC LINE
2 MILES SOUTH

BALTIMORE AVENUE

18,150 AAWDT

17,620 AAWDT

RHODE ISLAND AVENUE

46TH AVENUE

47TH AVENUE

48TH AVENUE

TAYLOR ROAD

3,874 AAWDT

LAFAYETTE PLACE

LONGFELLOW STREET

NICHOLSON STREET





the shoppes at ARTS DISTRICT



33,280 AAWDT

BALTIMORE AVE

45TH AVE

JEFFERSON STREET

45TH AVE

AVAILABLE LEASED NOT A PART

yes! Organic Market 7,169 SF

myevedr 1,936 SF

BUSBOYS AND POETS 9,889 SF

Frame Savvy 1,012 SF

ESSENTIAL DAY SPA 1,712 SF

ELEVATION BURGER 2,360 SF

TARA THAI 2,465 SF

TERIYAKI

CHIPOTLE MEXICAN GRILL 2,425 SF

200 SF

YOGI'S CASTLE 1,418 SF

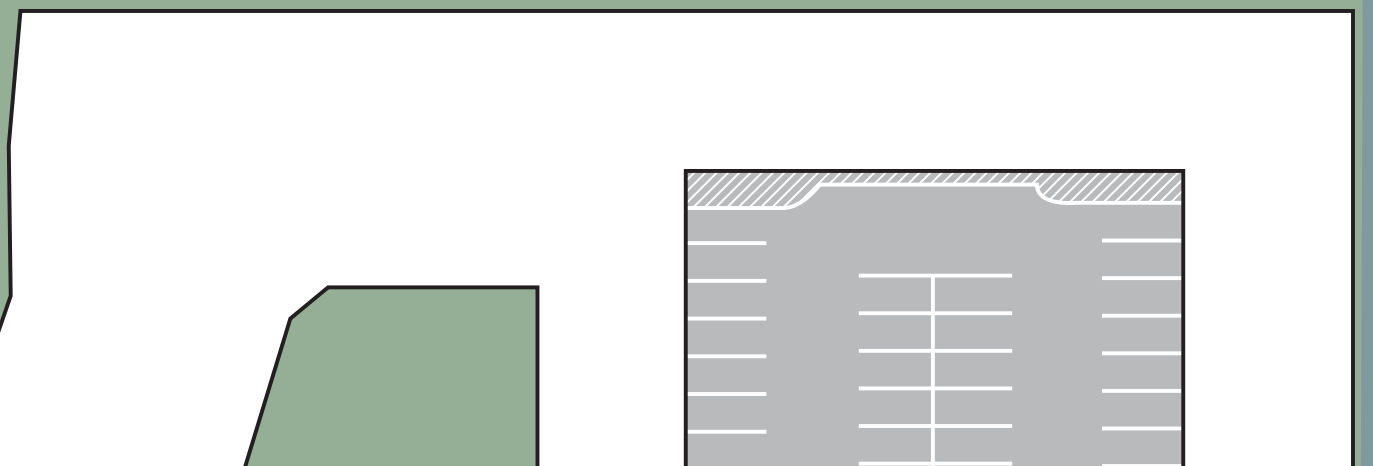
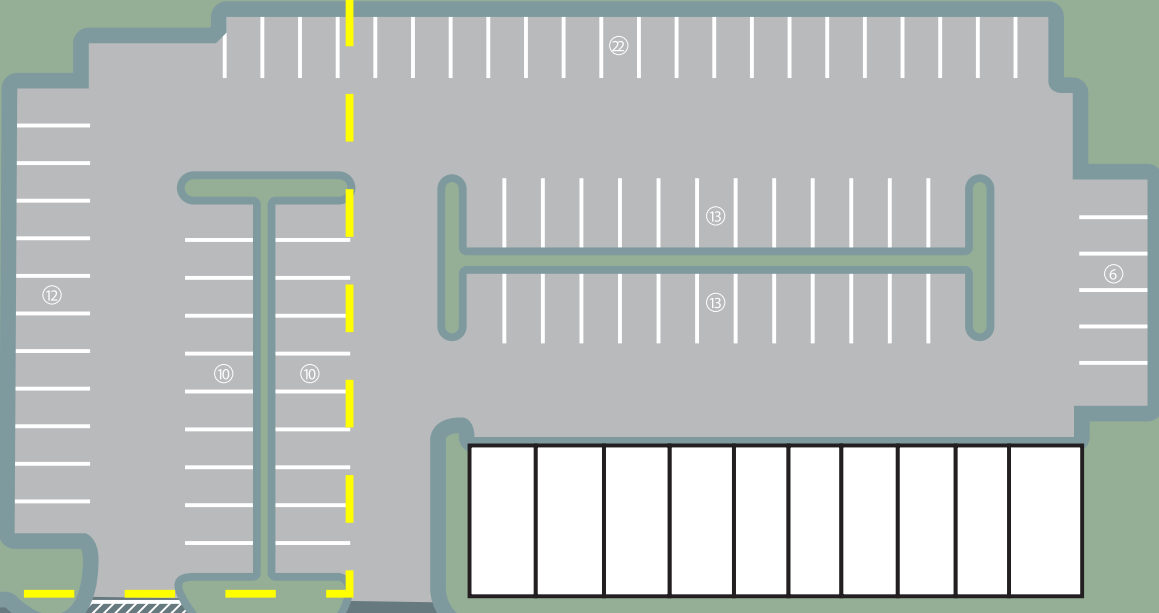
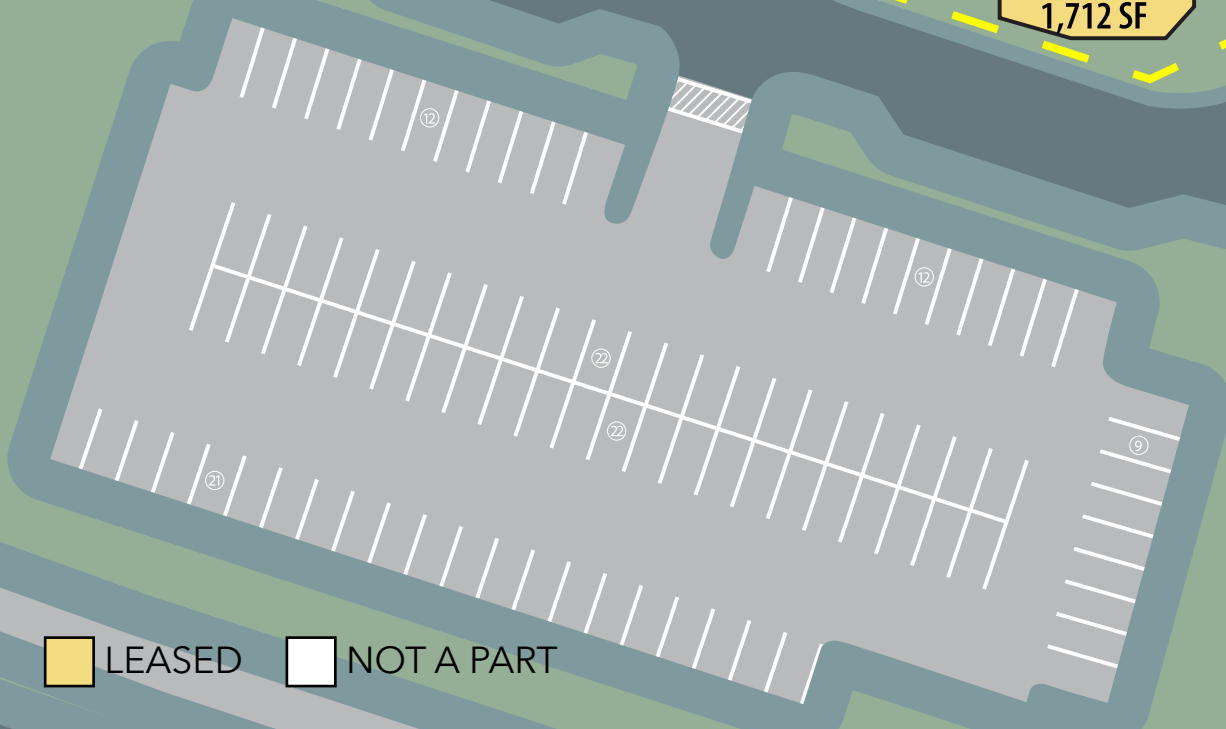
AVAILABLE 2,249 SF

Spice 6 1,709 SF

JIMMY JOHN'S

Dry Cleaners

PostNet



DY ST

BALTIMORE AVENUE, LOOKING NORTHEAST



JEFFERSON STREET, LOOKING NORTHWEST



BALTIMORE AVENUE, LOOKING EAST



the shoppes at **ARTS DISTRICT**

H&R
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS





the shoppes at

ARTSDISTRICT

HYATTSVILLE, MD

LAWRENCE B. HOFFMAN

240.482.3610 (direct)
301.656.3030 (office)
lhoffman@hrretail.com

SCOTT N. YUROW

410.215.5311 (direct)
410.308.0800 (office)
syurow@hrretail.com

BRIAN C. MITCHELL

240.482.3604 (direct)
301.656.3030 (office)
bmitchell@hrretail.com

7201 Wisconsin Avenue | Suite 600
Bethesda, MD 20814
Telephone 301.656.3030

2800 Quarry Lake Drive | Suite 320
Baltimore, MD 21209
Telephone 410.308.0800

www.hrretail.com

