



PROPERTY FEATURES:

- 1,256 - 4,451 SF RETAIL SPACES FOR LEASE
- 2,500 - 5,000 SF PAD SITE FOR LEASE
- Center is adjacent to the Prince George's Plaza Metro Station which has over 10,000 riders per day
- Immediate access to East West Highway, Belcrest Road and Route 1
- Adjacent to 1.4 million SF of office and highly trafficked regional mall
- Located near University of Maryland with over 36,000 students

	Population	Avg HH Income	Daytime Population
1 Mile	26,679	\$85,206	6,435
3 Miles	223,929	\$83,227	80,831
5 Miles	612,592	\$89,724	251,185



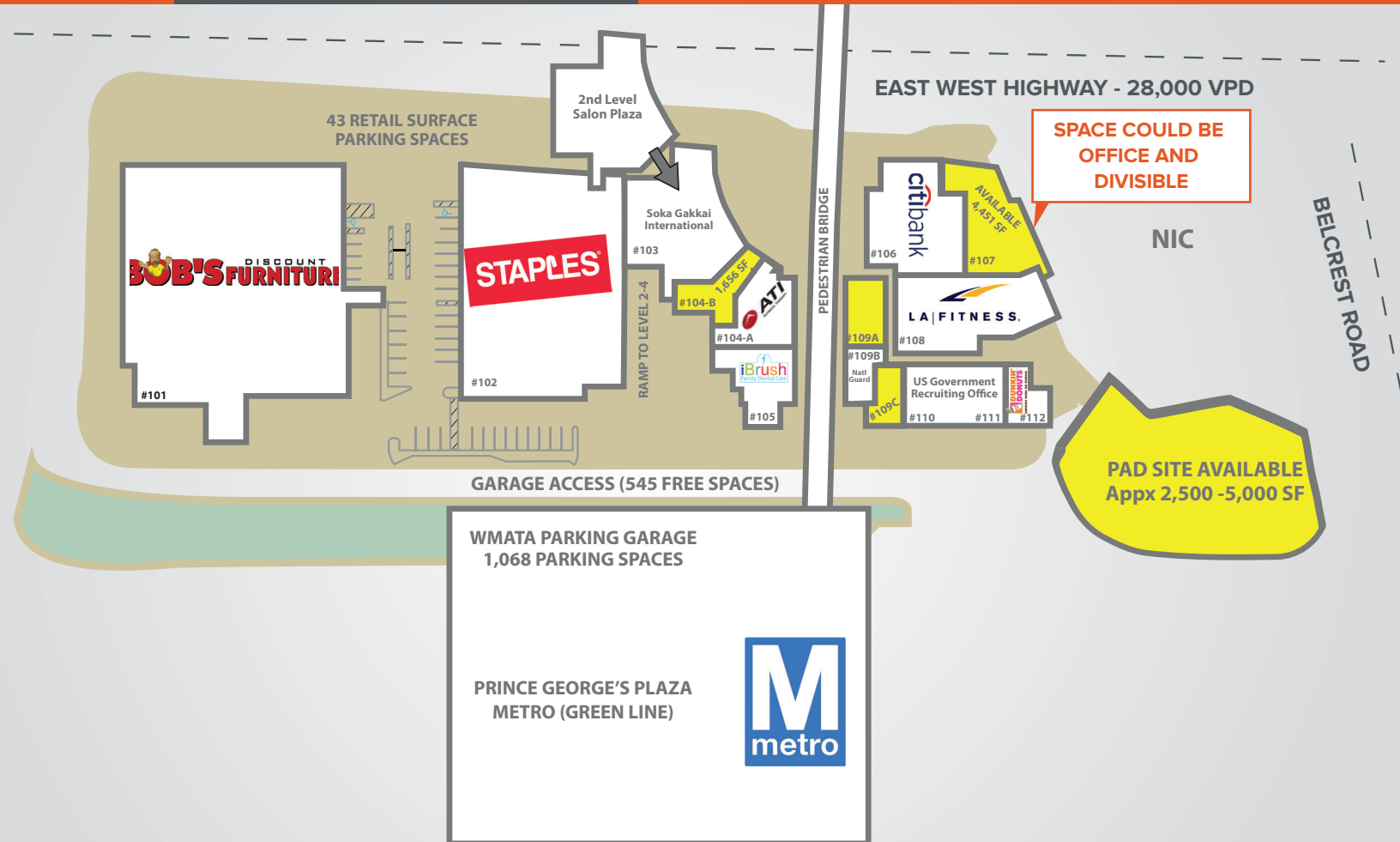


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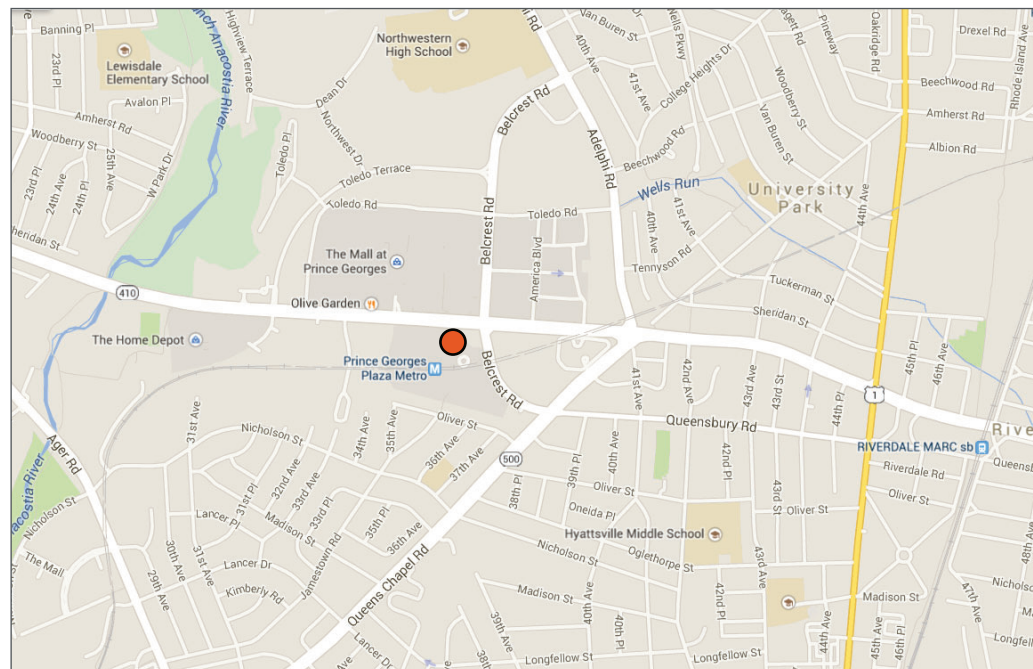
METROPOLITAN SHOPS AT PRINCE GEORGE'S STATION

2900 Belcrest Center Drive, Hyattsville, Maryland

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UNIT	SQ FT	TENANT
101	34,773	Bob's Furniture
102	20,400	Staples
103	6,602	Soka Gakkai International
104-A	2,504	ATI Physical Therapy
104-B	1,656	AVAILABLE
105	2,651	iBrush Dental
106	5,470	Citibank
107	4,451	AVAILABLE
108	32,550	LA Fitness
109A	1,615	AVAILABLE
109B	1,020	National Guard
109C	1,256	AVAILABLE
110	3,558	US Government Recruiting
112	1,212	Dunkin' Donuts
201	8,221	Salon Plaza
PAD	2,500 - 5,000	AVAILABLE



CONTACT

Nora Foley or Billy Orlove | Phone: 703.893.5141 | Email: leasing@rosenthalproperties.com