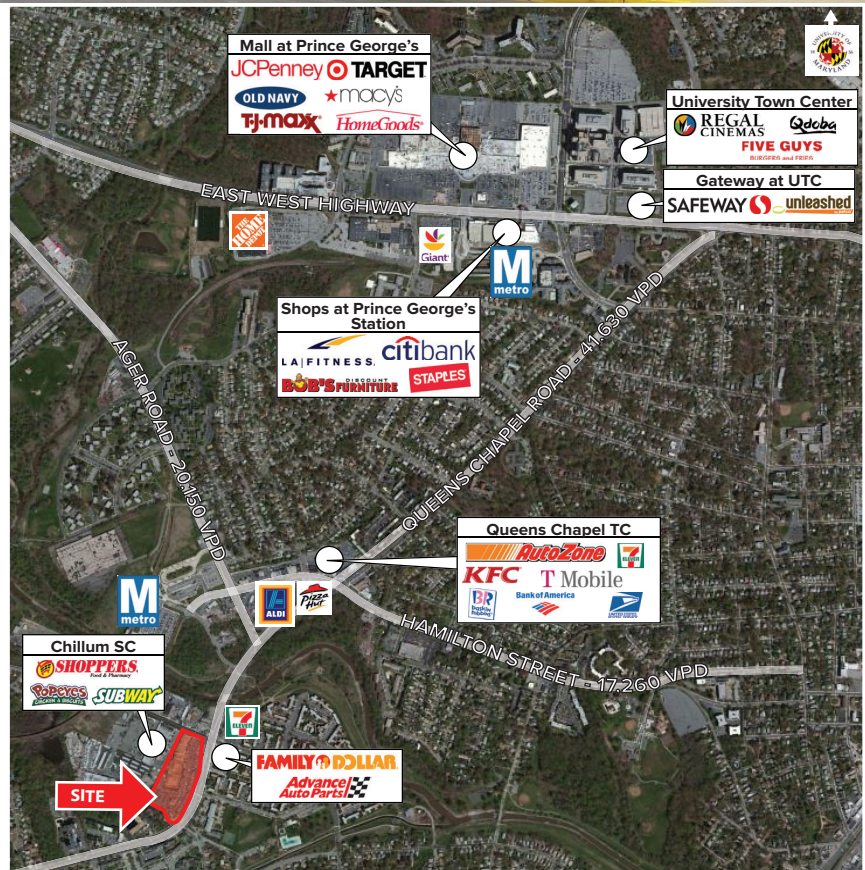


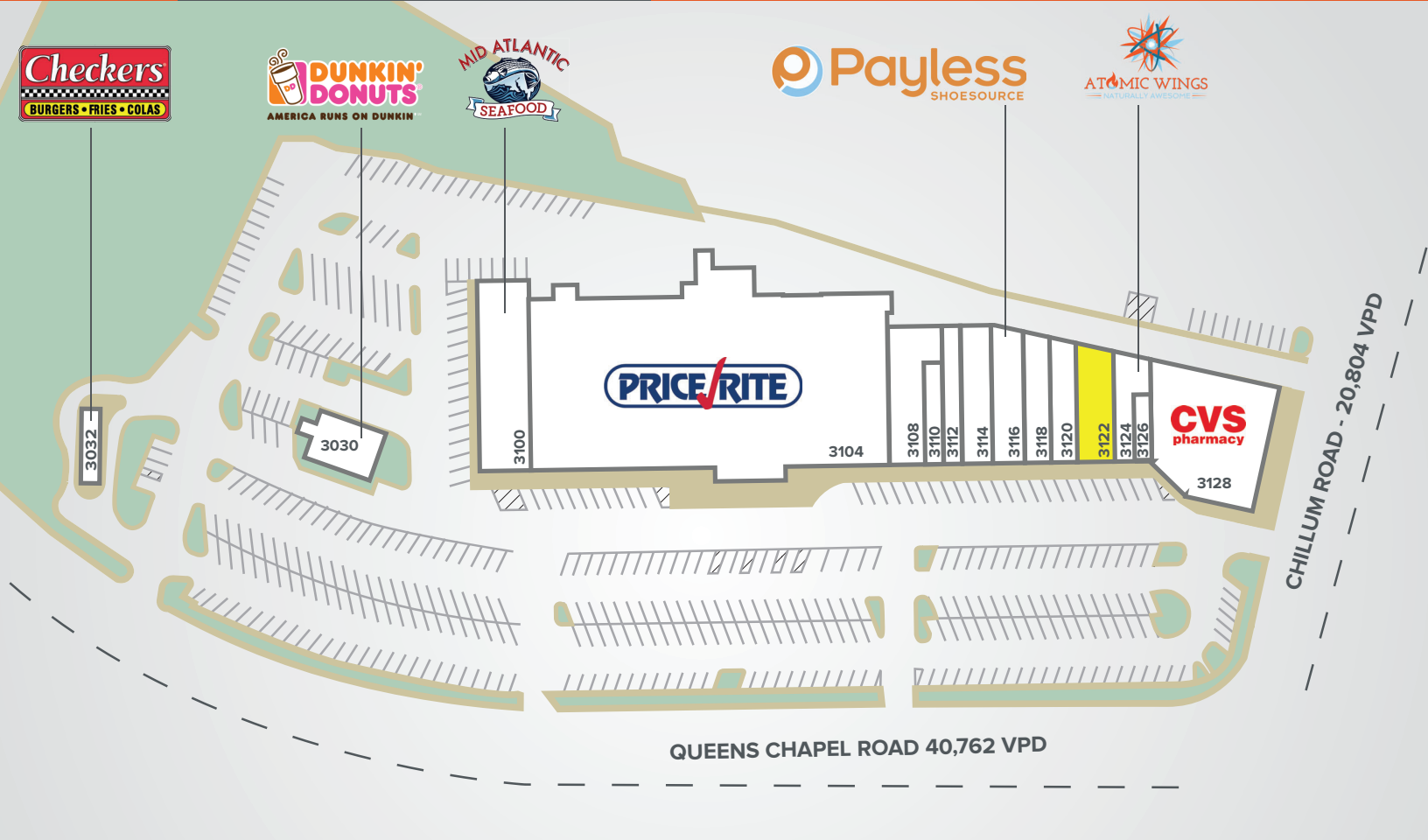


### PROPERTY FEATURES:

- 2,775 SF RETAIL SPACE FOR LEASE
- Grocery anchored center fronting Queens Chapel Road, the primary commuter route into Washington, DC
- Dense daytime and evening populations
- Walking distance to West Hyattsville Metro Station (green line) with 1,300 residential units and 300,000 square feet of commercial planned
- Ample free surface parking - 426 spaces, ratio of over 5.3 spaces per 1,000 SF
- High volume anchors and restaurants

	Population	Avg HH Income	Daytime Population
1 Mile	28,649	\$78,067	4,242
3 Miles	224,077	\$85,098	90,852
5 Miles	752,483	\$99,833	482,820





UNIT	SQ FT	TENANT
3032	780	Checkers
3030	1,725	Dunkin Donuts
3100	6,079	Mid-Atlantic Seafood
3104	40,451	Price Rite
3108	3,530	Q.C. Liquors
3110	1,181	Iris Hair Salon
3112	1,564	GameStop
3114	2,668	Healthy Dental of Hyattsville

UNIT	SQ FT	TENANT
3116	2,684	Payless ShoeSource
3118	2,053	Today's Nails
3120	1,943	Super Japan
<b>3122</b>	<b>2,775</b>	<b>AVAILABLE</b>
3124	1,944	Atomic Wings
3126	613	Kut Klose Barbershop
3128	8,940	CVS Pharmacy