



ROSENTHAL

THE SHOPS AT QUEENS CHILLUM

3032 - 3128 Queens Chapel Road, Hyattsville, Maryland

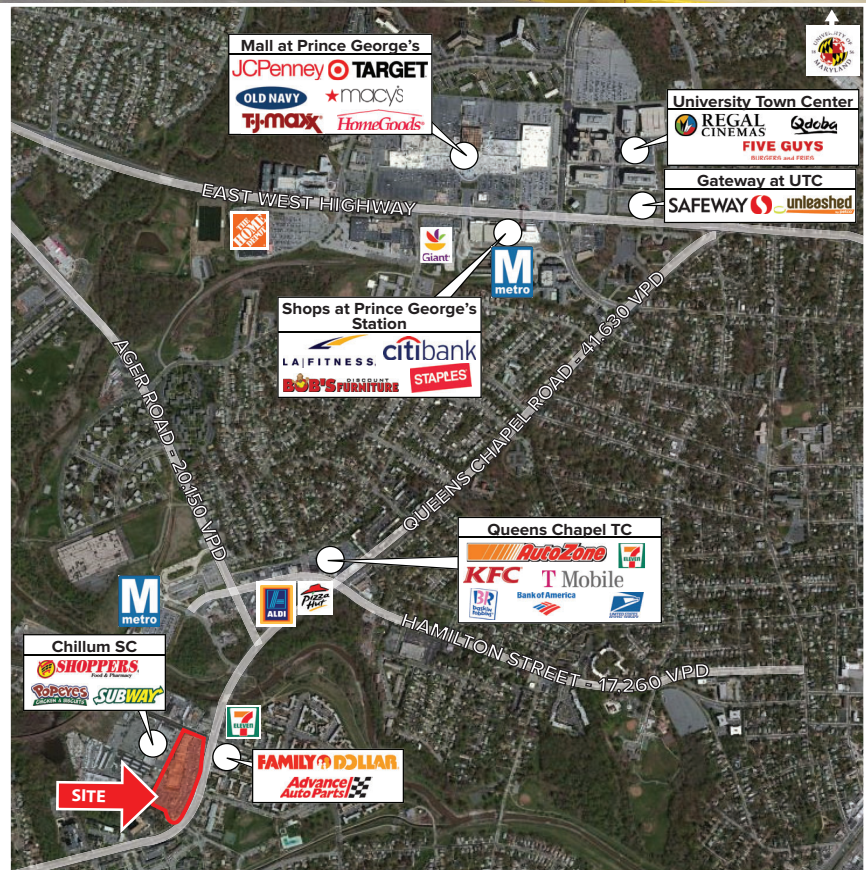
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PROPERTY FEATURES:

- RETAIL IS 100% LEASED
- 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



CONTACT

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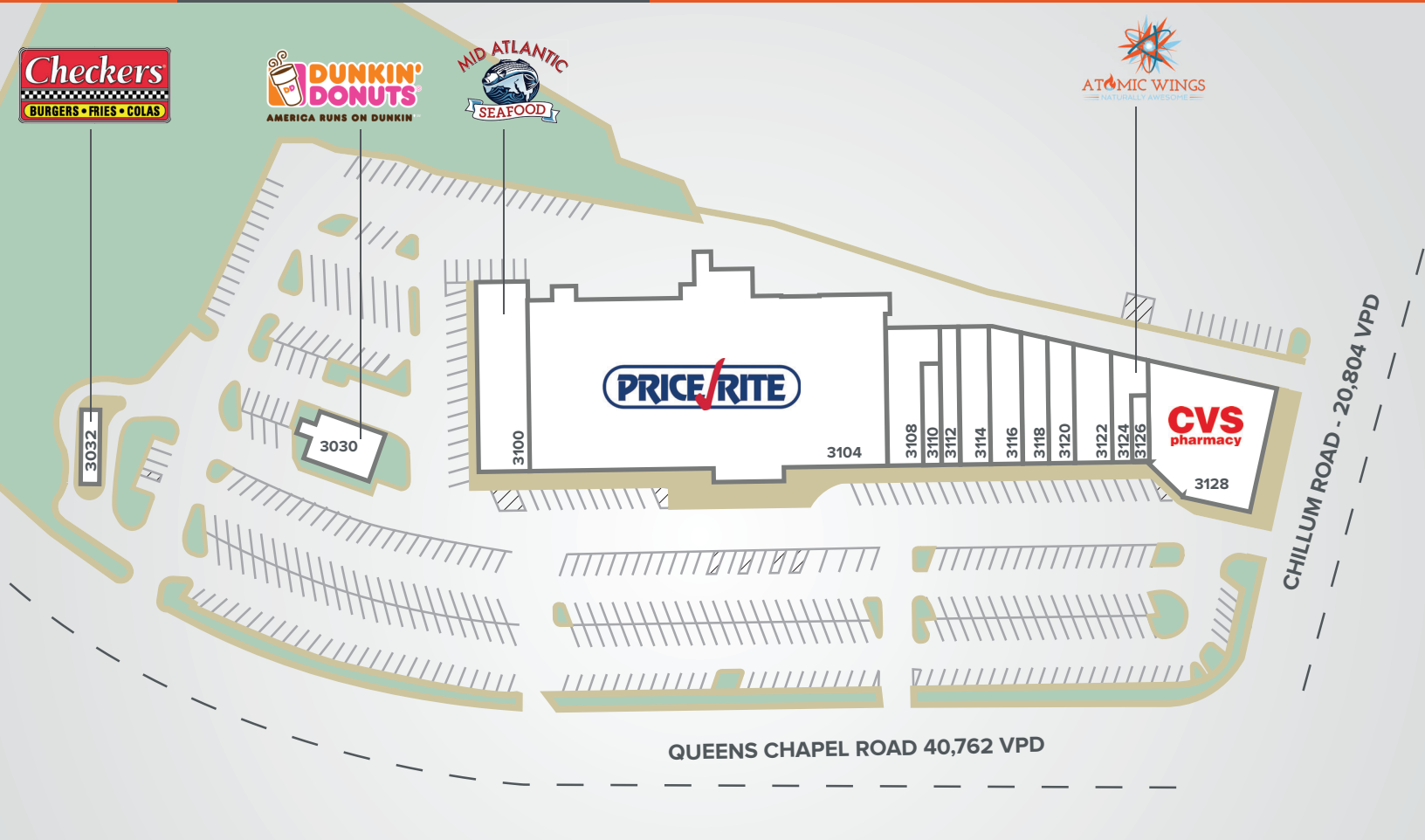


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UNIT	SQ FT	TENANT
3032	780	Checkers
3030	1,725	Dunkin Donuts
3100	6,079	Mid-Atlantic Seafood
3104	40,451	Price Rite
3108	3,530	Q.C. Liquors
3110	1,181	Iris Hair Salon
3112	1,564	Mobile Depot
3114	2,668	Healthy Dental of Hyattsville

UNIT	SQ FT	TENANT
3116	2,684	DC Charboiled Chicken
3118	2,053	Today's Nails
3120	1,943	Super Japan
3122	2,775	Dollar City & More
3124	1,944	Atomic Wings
3126	613	Kut Klose Barbershop
3128	8,940	CVS Pharmacy

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