



RETAIL SPACE FOR LEASE



2900 BELCREST CENTER DRIVE
HYATTSVILLE, MD 20782



Contact us for more information:

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Property Highlights

- Variety of retail spaces available for lease, ranging from 1,256 to 4,451 SF.
- Pad site for lease with a size range of 2,500 to 5,000 SF.
- Adjacent to the Hyattsville Crossing Metro Station, with a high daily ridership of over 10,000 people.
- Convenient access to East West Highway, Belcrest Road, and Route 1.
- Surrounded by a highly trafficked regional mall and 1.4 million SF of office space.
- Great proximity to the University of Maryland, with a student population of over 36,000.
- Strong demographic profile with significant daytime population, average household income, and large populations within 1, 3, and 5-mile radius.
- Ample parking available.



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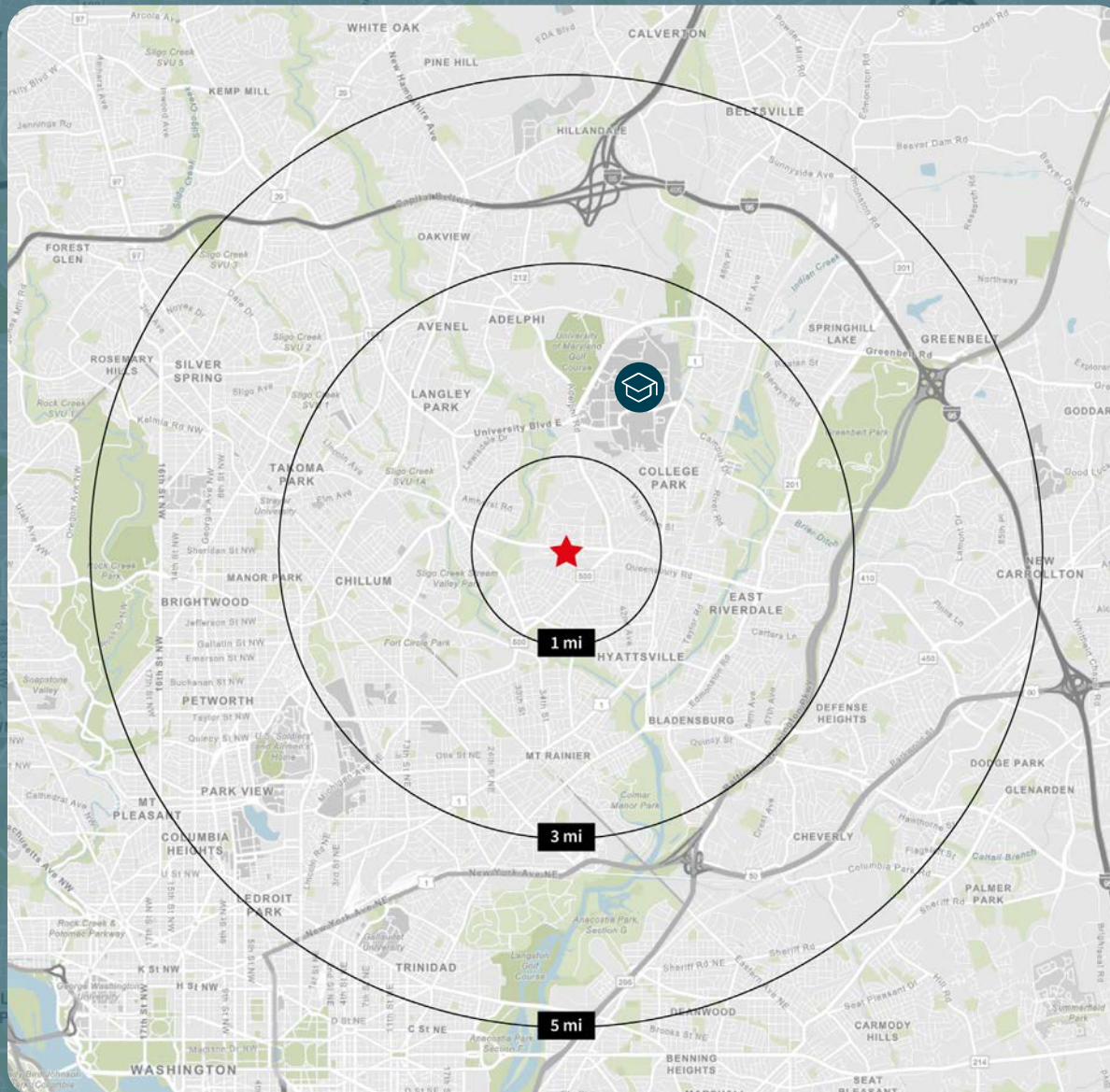


FITNESS



The Citibank logo, featuring the word "citibank" in a blue, sans-serif font, with a stylized blue arc above the "i".

DEMOGRAPHICS



Total
Population



Total
Households



Avg. HH
Income

1 mi

29,247

10,522

\$111,944

3 mi

232,150

76,428

\$105,598

5 mi

625,163

231,509

\$121,819



University of Maryland
Over 40,000 students



Hyattsville Crossing Metro Station
Over 10,000 RPD

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TRADE AREA



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NEARBY RETAILERS

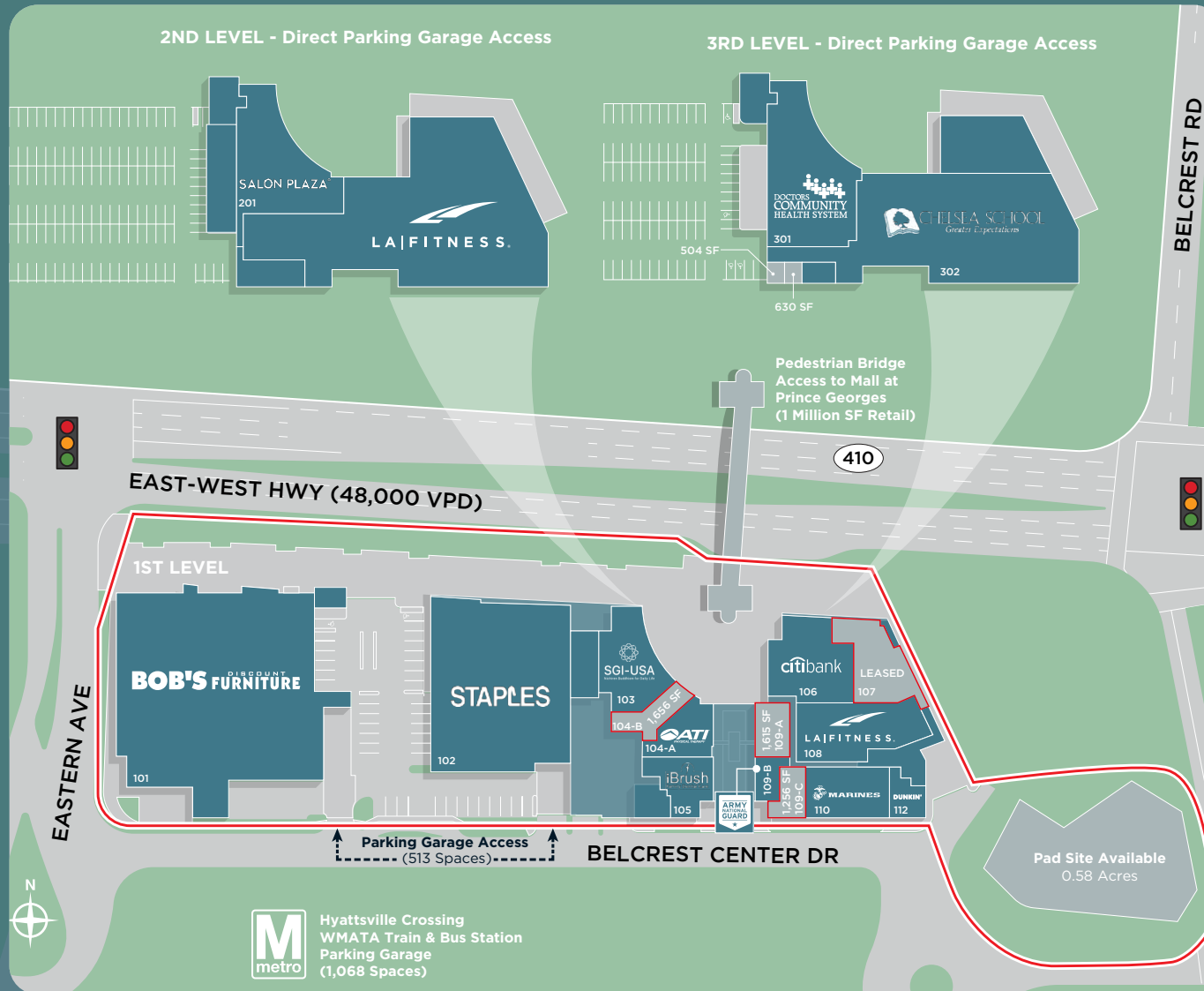


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SITE PLAN



UNIT	TENANT	SF
101	Bob's Discount Furniture	34,773
102	Staples	20,400
103	Soka Gakkai International	6,602
104-A	ATI Physical Therapy	2,520
104-B	VACANT	1,656
105	iBrush Family Dental Care	2,651
106	Citibank	5,470
107	LEASED	4,451
108	LA Fitness	32,550
109-A	VACANT	1,615
109-B	US Govt-MD Army National Guard	1,020
109-C	VACANT	1,256
110	US Govt-Marine Corps Recruiting	3,588
112	Dunkin'	1,212
201	Salon Plaza	8,221
301	Doctor's Community Hospital	8,434
302	Chelsea School	23,070
TOTAL		160,623

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