

RARE FREESTANDING BUILDING

Hyattsville, MD | Baltimore Ave
5504 Baltimore Ave, Hyattsville, MD 20781

2,424 SF AVAILABLE

- 15 DEDICATED PARKING SPACES
- PYLON SIGN
- ACCESS OFF OF BALTIMORE AVE AND 44TH AVE



Join these neighboring retailers...

Charm, Culture, and Community



TODD SHUGARMAN (202) 255.2491 | tshugarman@greenlightretail.com
EVAN ALBERT (443) 204.7321 | evan@mfirealty.com



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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population	17,685	81,874	159,551
Households	7,031	32,748	63,018
Avg HH Income	\$125,161	\$99,679	\$104,648
Med HH Income	\$95,501	\$70,908	\$74,919
Daytime Employees	7,727	49,064	132,018

 MARC Train - Riverdale Commuter Rail
0.7 Miles - 2 Min walk

Less than 2 miles from University of Maryland with over 82,000 students. The full-time enrollment at University of Maryland-College Park is 72,862 and the part-time enrollment is 9,682.

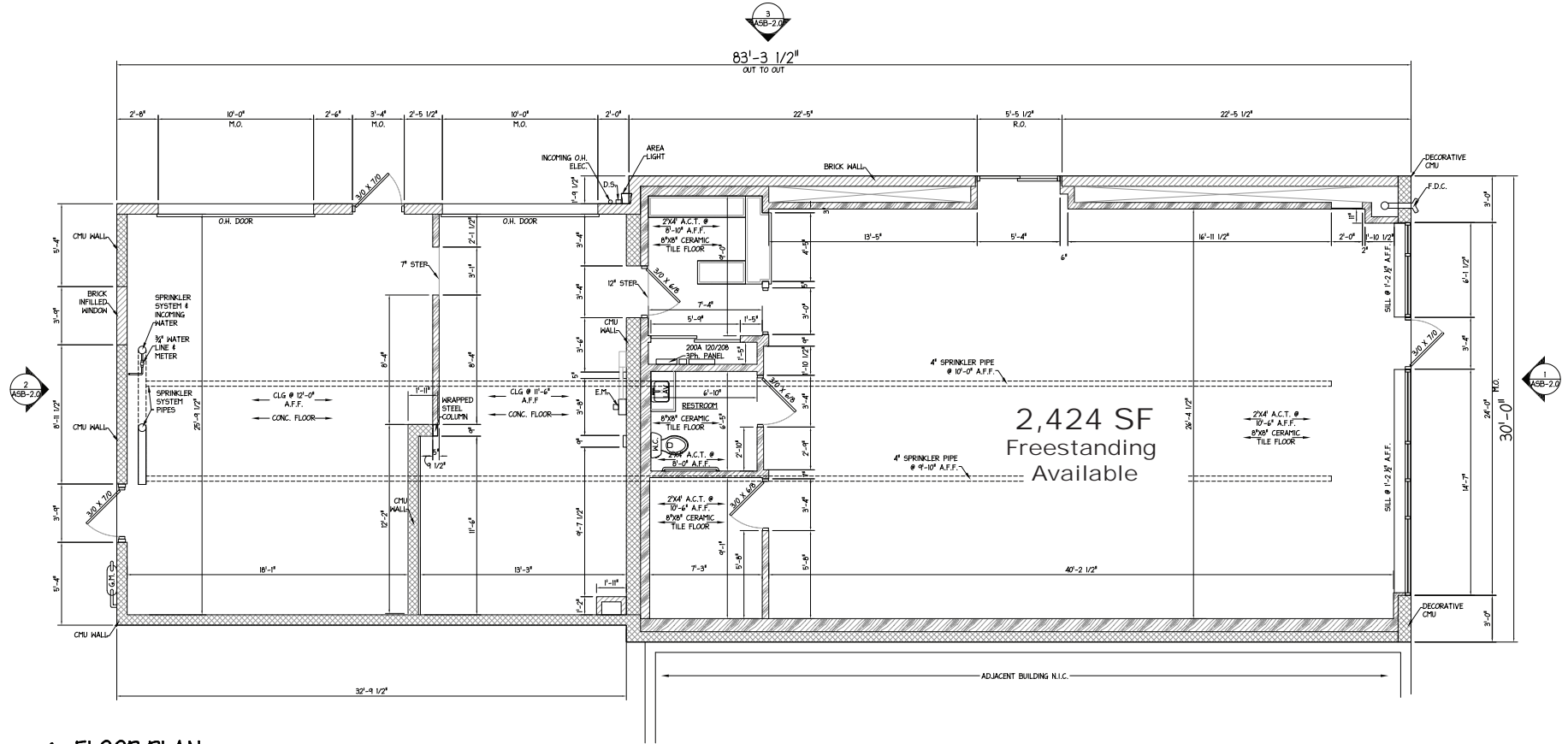


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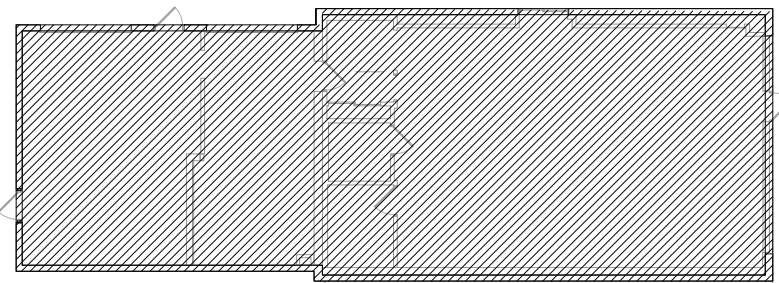
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



BUILDING DATA
☑ I FASFD ARFA 23% 5 F



NORTH



Discovering Hyattsville: A Glimpse into its Charm, Culture, and Community

Historic Charm

Hyattsville is known for its historic charm, with tree-lined streets, Victorian-style homes, and historic buildings, giving the city a unique character.



Local Businesses

Hyattsville has a thriving local business scene, including restaurants, cafes, boutiques, and small businesses that contribute to the city's economy and provide unique shopping and dining experiences.



Location

Hyattsville is a city located in Prince George's County, Maryland, United States. It is situated northeast of Washington, D.C., making it part of the Washington metropolitan area.

Arts and Culture

The city has a vibrant arts and culture scene, with art galleries, theaters, and cultural events that showcase the talents of local artists and performers.



Revitalization Efforts

In recent years, Hyattsville has undergone revitalization efforts, with the development of new residential complexes, shops, and dining establishments, attracting both residents and visitors.

Community Events

The city hosts various community events and festivals throughout the year, fostering a sense of community and providing entertainment for residents and visitors alike.

