

RESTAURANT SPACE FOR LEASE

5516 BALTIMORE AVE
HYATTSVILLE, MD 20781



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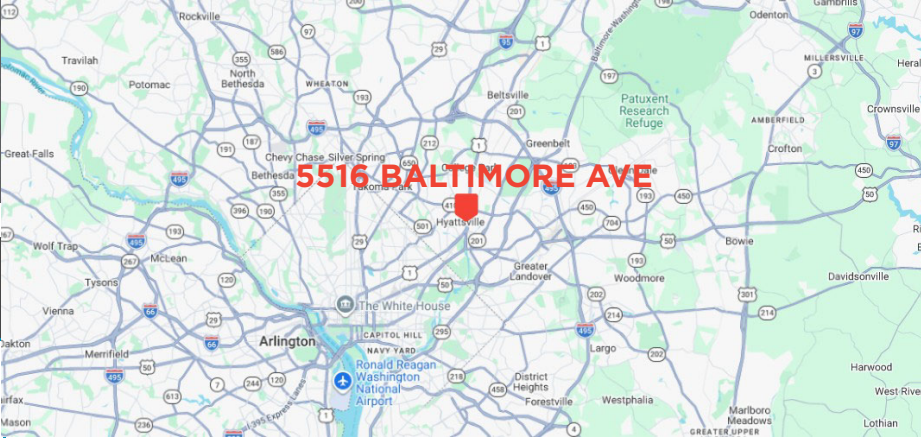
o 202.255.2491

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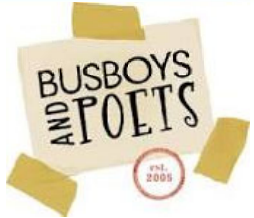
PROPERTY HIGHLIGHTS

- 1,400 SF free-standing building for lease
- Second generation restaurant
- Unparalleled visibility and access from Baltimore Avenue
- Over 26,000 cars passing the site daily

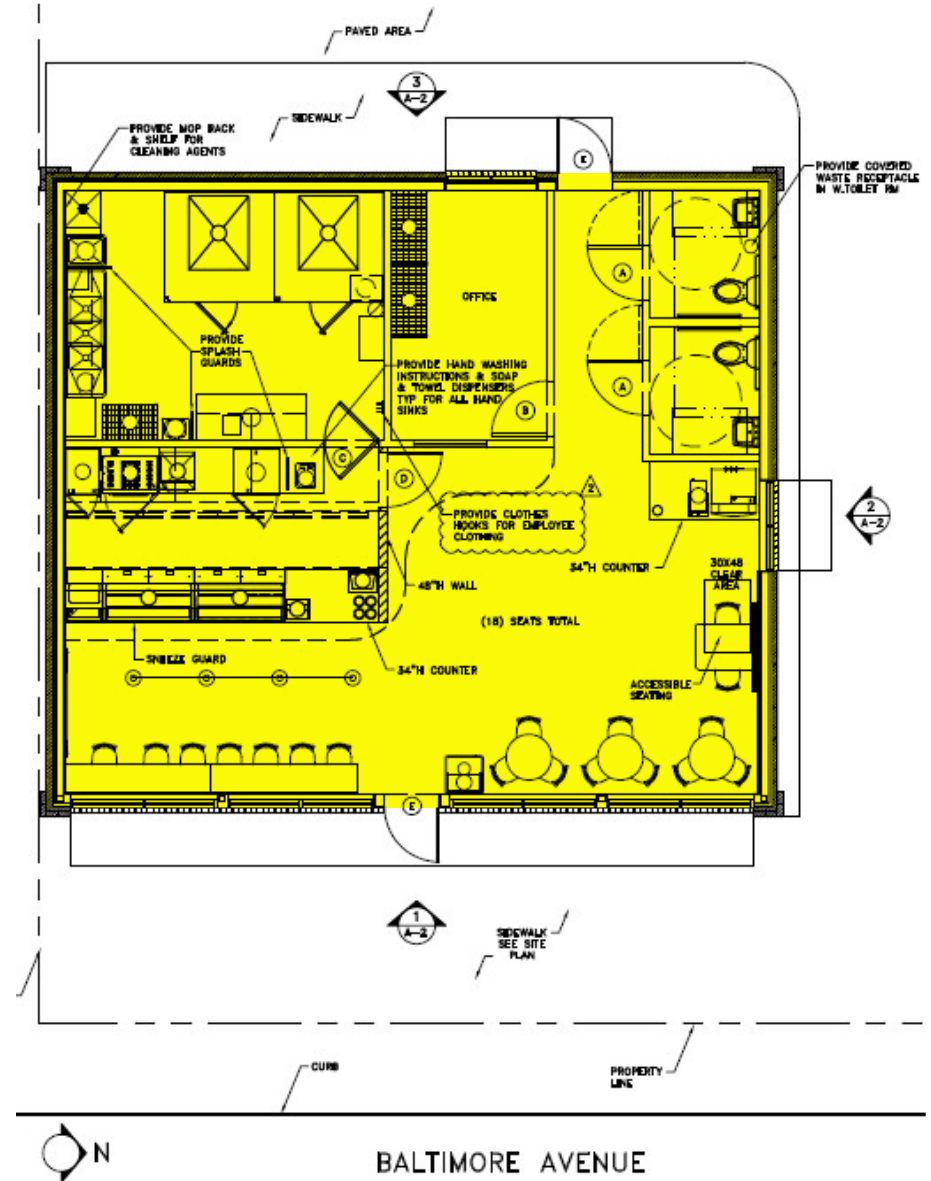


| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------|-----------|-----------|-----------|
| POPULATION: | 20,245 | 194,791 | 614,190 |
| AVERAGE HH INC: | \$148,565 | \$127,588 | \$140,496 |
| # OF EMPLOYEES: | 8,446 | 82,937 | 228,892 |

JOIN AREA RETAILERS:



CONCEPTUAL RENDERS & PLAN



AERIAL



SUGAR VAULT

SITE

BALTIMORE AVE | 27,000 ADT

SPICE B MEXICAN RESTAURANT

CHIPOTLE MEXICAN GRILL

Siam Thai Restaurant

SUGA & SPICE

TERIYAKI TEPPENYAKI GRILL & SUSHI

KAIZEN

KUNG FU TEA 功夫茶

POSTNET

HM

yes! organic Market

myevedr.

BUSBOYS & SPORTS

AERIAL



BALTIMORE AVE | 27,000 ADT

SITE

HM