

SUBLEASE



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

A photograph of a single-story commercial building with a large glass front and a dark roofline. A dark rectangular sign is mounted on the roofline with the text "YOUR SIGN HERE" in white. The building is set against a blue sky with white clouds. A blue banner on the right side of the image contains the address and location. A blue diagonal banner in the top left corner says "SUBLEASE".

YOUR SIGN HERE

1331 CHILLUM RD

Hyattsville, MD 20782

Presented By:

Scott Douglas

Principal Broker

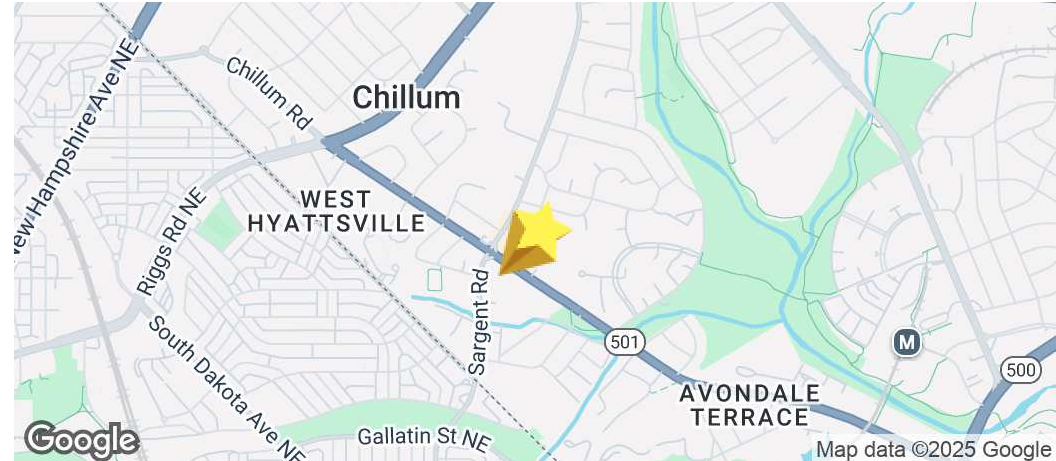
301.655.8253

sdouglas@douglascommercial.com

SUBLEASE RETAIL BUILDING

1331 CHILLUM RD

Hyattsville, MD 20782



OFFERING SUMMARY

Available SF: 3,200+/- SF

Lease Rate: \$30.00 SF/yr (NNN)

Lot Size: 0.27 Acres

Year Built: 1967

Zoning: CSC

PROPERTY OVERVIEW

Great opportunity to sublease a former 7-Eleven at 1331 Chillum Road in Hyattsville, MD. This versatile 3,200+/- SF space comes fully equipped, including a built-in cooler, making it an ideal fit for retail, convenience, or other service businesses. Zoned CSC, this property is ready for immediate use and sublease runs through October 31, 2027. With excellent visibility and high traffic on Chillum Road, this location provides prime access to a strong local customer base.

****Please Note: Smoke shops, vape shops and convenience stores are not permitted****

PROPERTY HIGHLIGHTS

- Prime Location
- Signage Available
- Fully Equipped, Including a built-in cooler
- Sublease runs through October 31, 2027
- Large Parking lot
- Smoke shops, vape shops and convenience stores are not permitted

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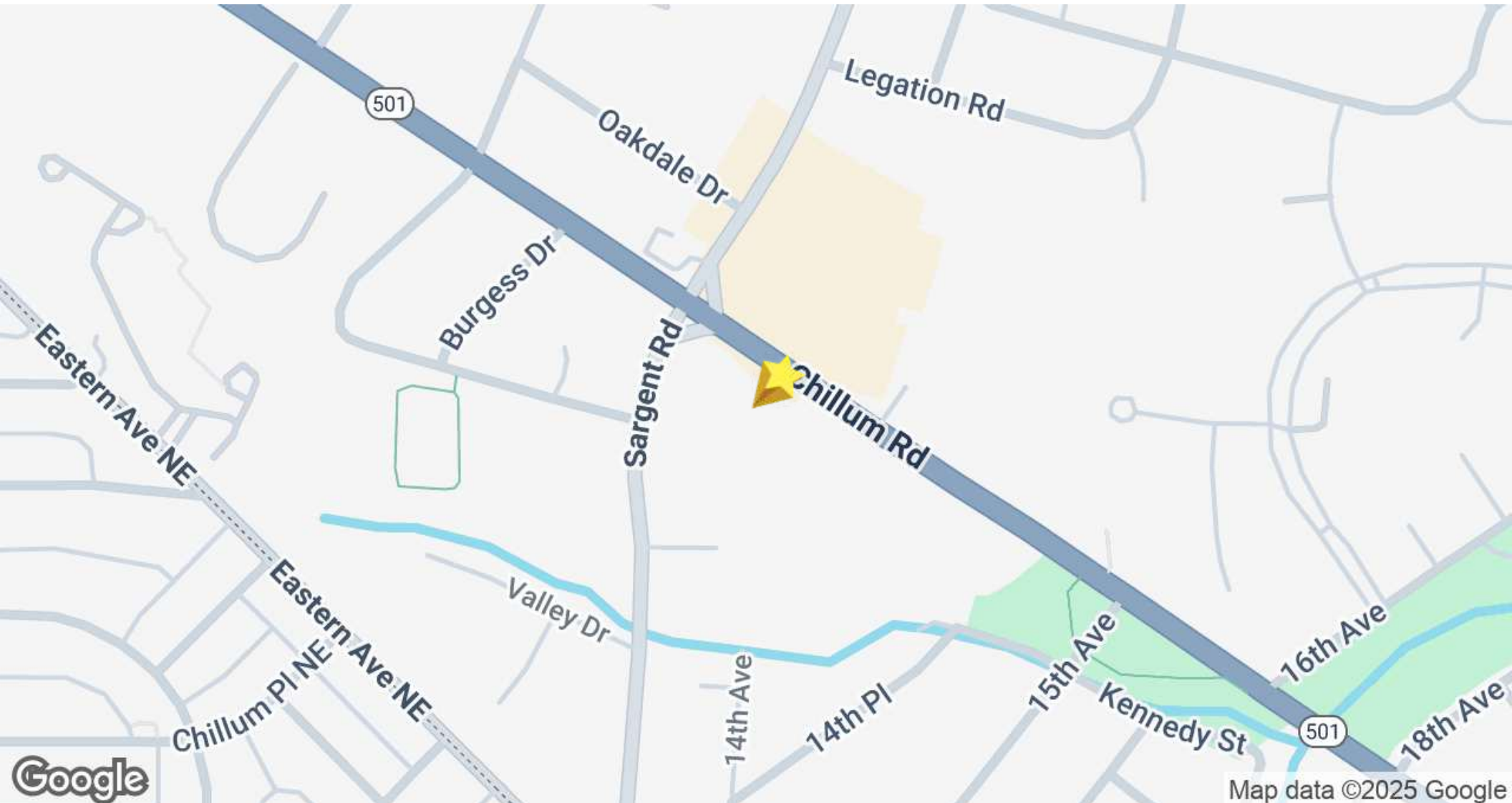
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,200+/- SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1331 Chillum Road	Available	3,200 SF	NNN	\$30.00 SF/yr



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