

# FOR SALE OR LEASE | 4009 34TH STREET

## Production Kitchen & Flex Retail

4009 34TH ST, MT RAINIER, MD 20712

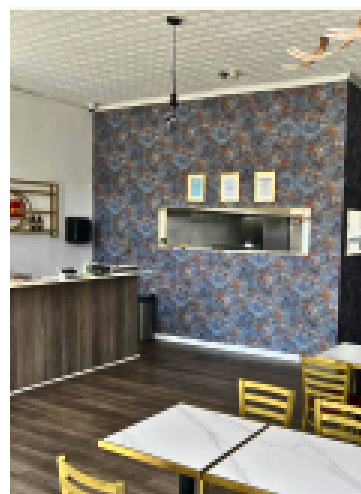


## OFFERING SUMMARY

Located in the heart of the historic Mount Rainier Town Center—known for its walkable shops, vibrant arts scene, and historic neighborhoods—this ±2,300 SF two-level property offers a fully built-out second-generation restaurant opportunity. The main level features a dining area with an open kitchen, grille, and half bathroom, while the lower level includes an office, additional half bath, built-in refrigeration, triple sink, freezer space, and a mop room. The kitchen infrastructure includes a new commercial hood and exhaust system, grease trap, multiple sinks, and extensive food prep areas. The building is served by three-phase power, natural gas, and municipal water and sewer. Ideal for fast-casual, café, or specialty food operators seeking a move-in ready setup in a walkable, community-oriented setting just minutes from Washington, D.C.

## PROPERTY SUMMARY

Space Available:	~2,300
Floors:	2
Build-Out:	2nd Gen. Restaurant
Utilities:	Seperately Metered
Frontage:	25 FT on 34 <sup>th</sup> Street
Traffic Count:	~26,000 VPD on Rte. 1
Zoning:	LMUTC (Prince George's Co.)



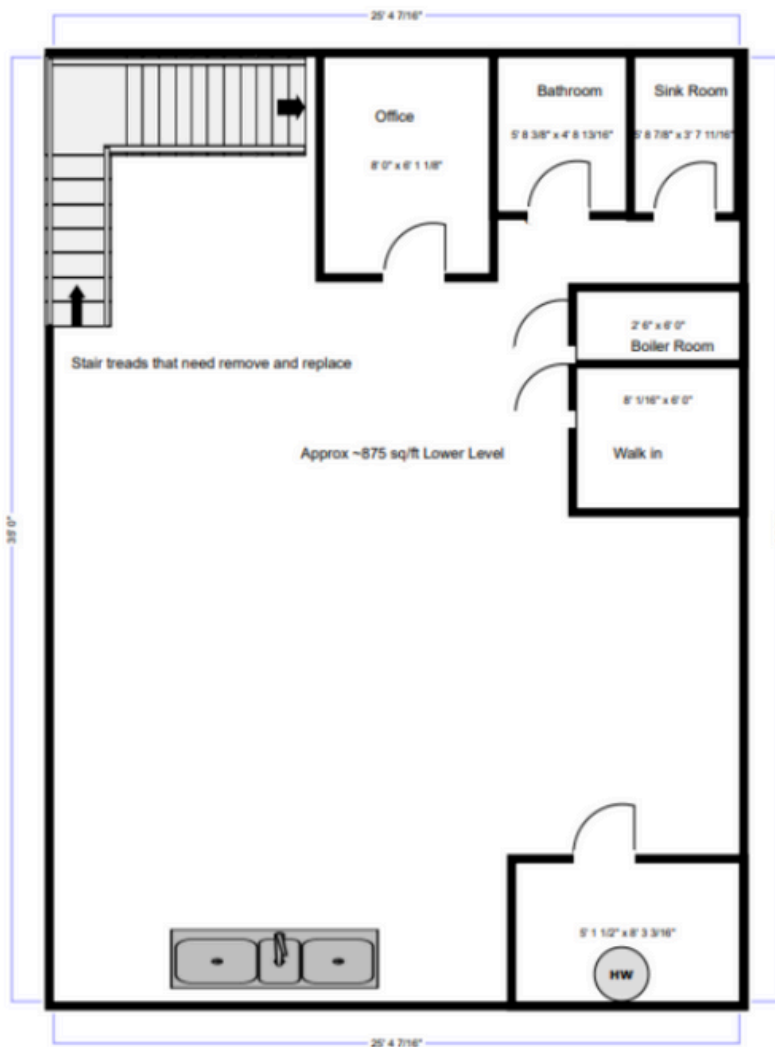
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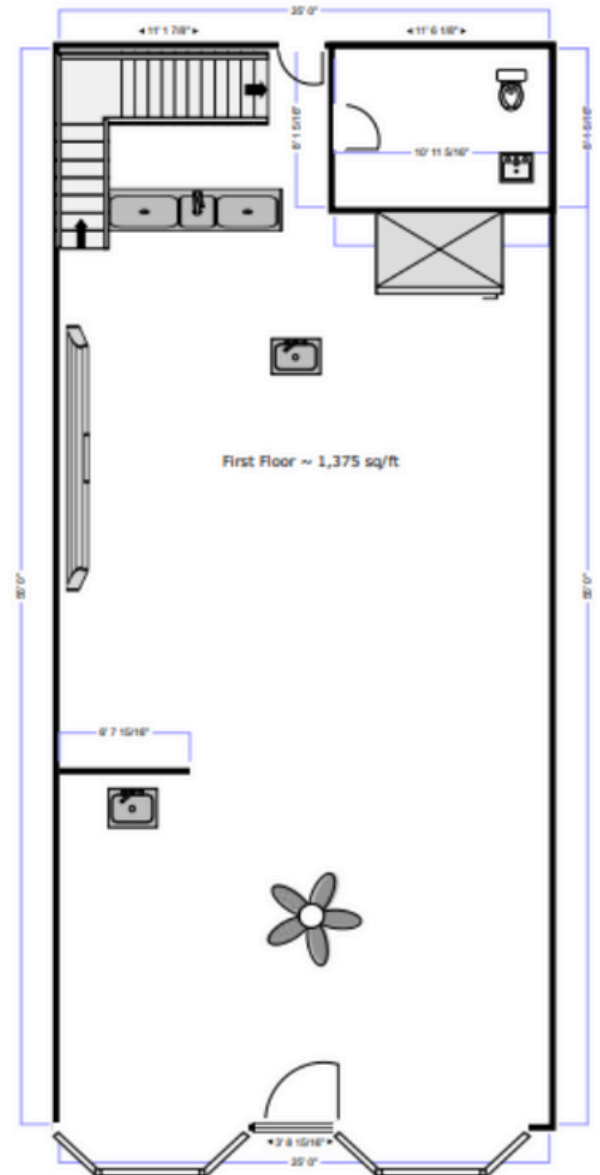
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4009 34th Street Draft Floor Plan Lower Level  
Approx: ~875 sq/ft

**Lower Level: ~875 SF**



**1st Floor: ~1,375 SF**



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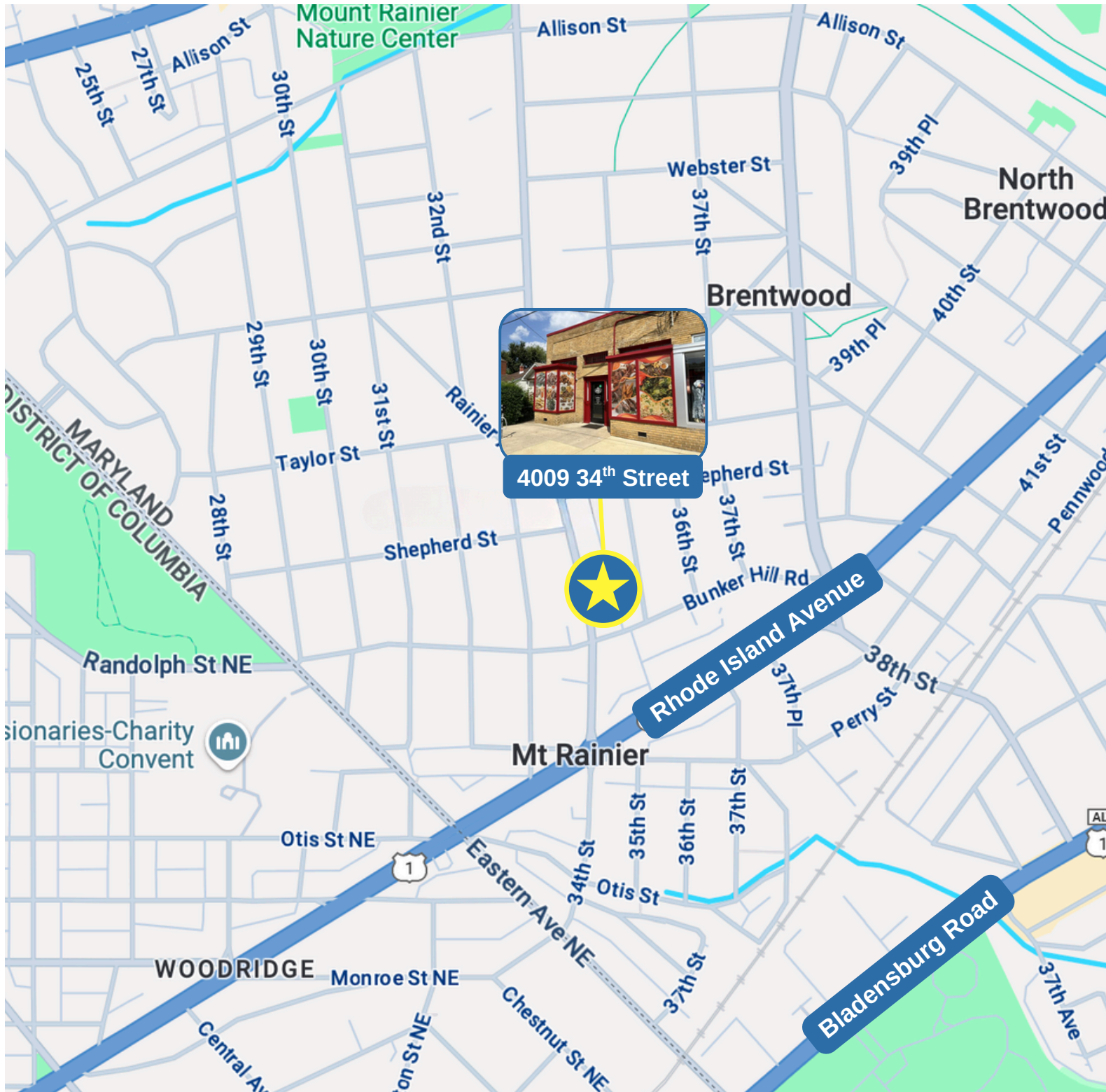
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