



RETAIL PROPERTY/PAD SITE AVAILABLE

RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	250 - 10,000 SF
Lease Rate:	Negotiable
Lot Size:	2.83 Acres
Building Size:	95,531 SF
Zoning:	CSC
Market:	Hyattsville
Submarket:	Chillum
Traffic Count:	20,511

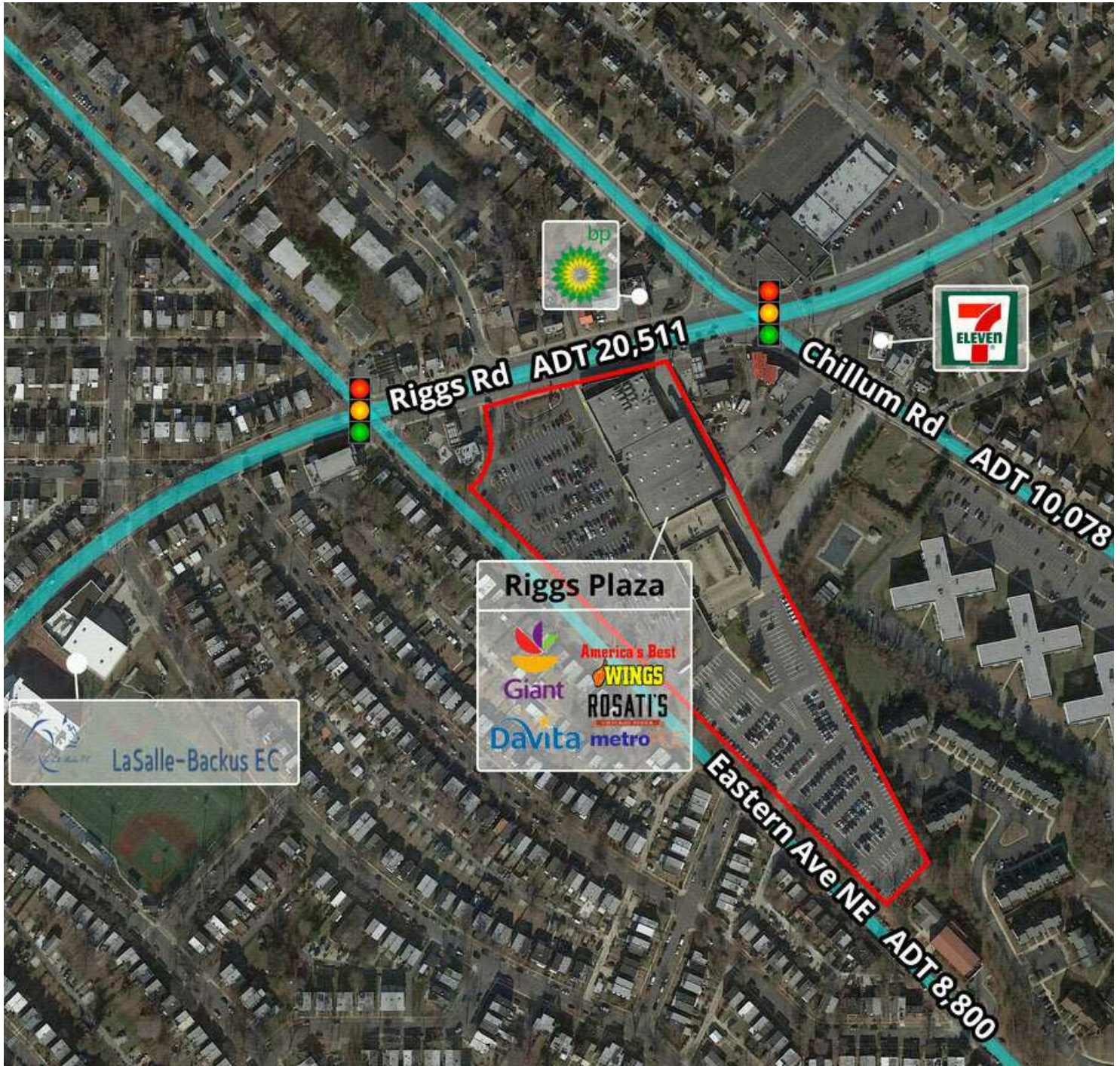
PROPERTY HIGHLIGHTS

- 10,000 square feet of lower level (on grade) space.
- Landlord will install a new roll up door for access to the space.
- 2.83 Acre pad site available.
- Tenants include Giant Foods, MetroPCS, & DaVita.
- Multiple points of access and strong visibility from Riggs Road (20,000 ADT).
- Densely populated area with 110,986 households within a 3-mile radius.
- Average household income of \$91,857 within a 3-mile radius.
- Abundant surface level parking.
- Located on the border of Maryland and Washington D.C.
- Strong PM side of the street traffic and access.

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RETAILER MAP



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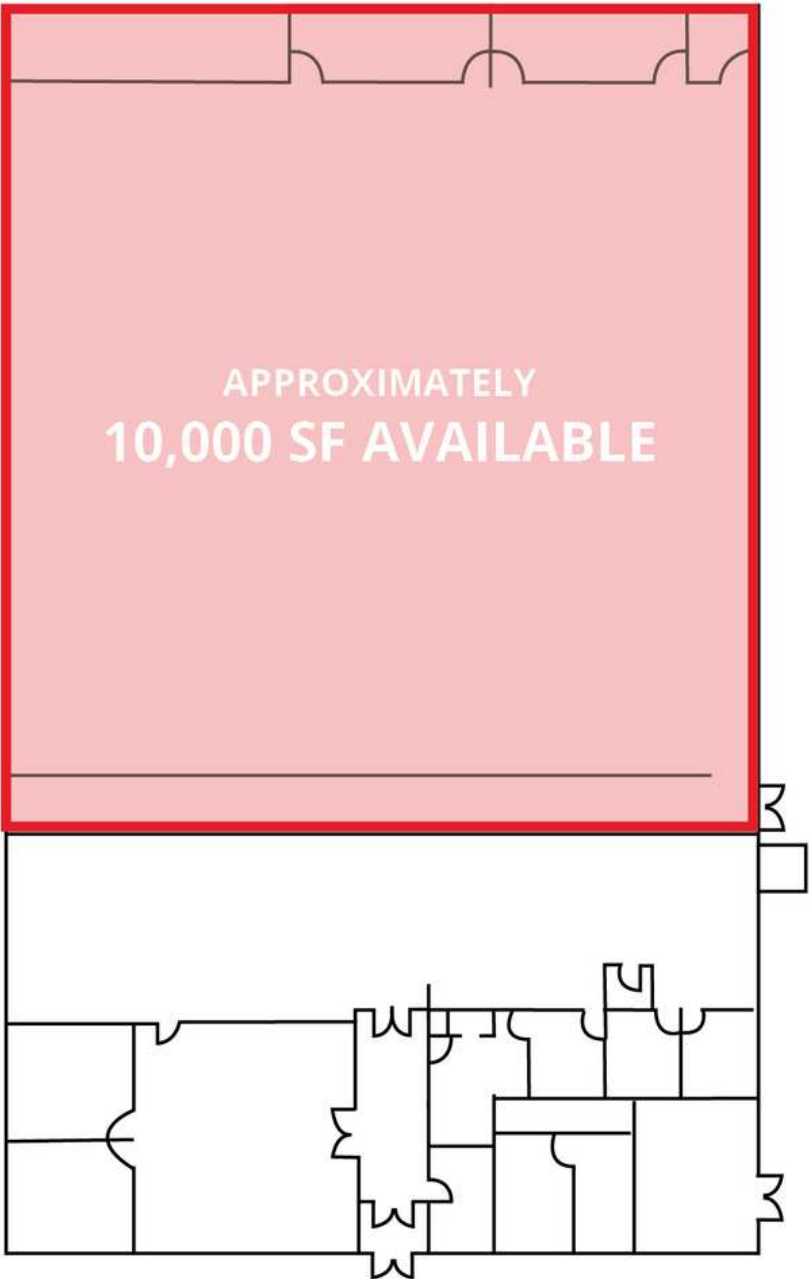
SITE PLAN



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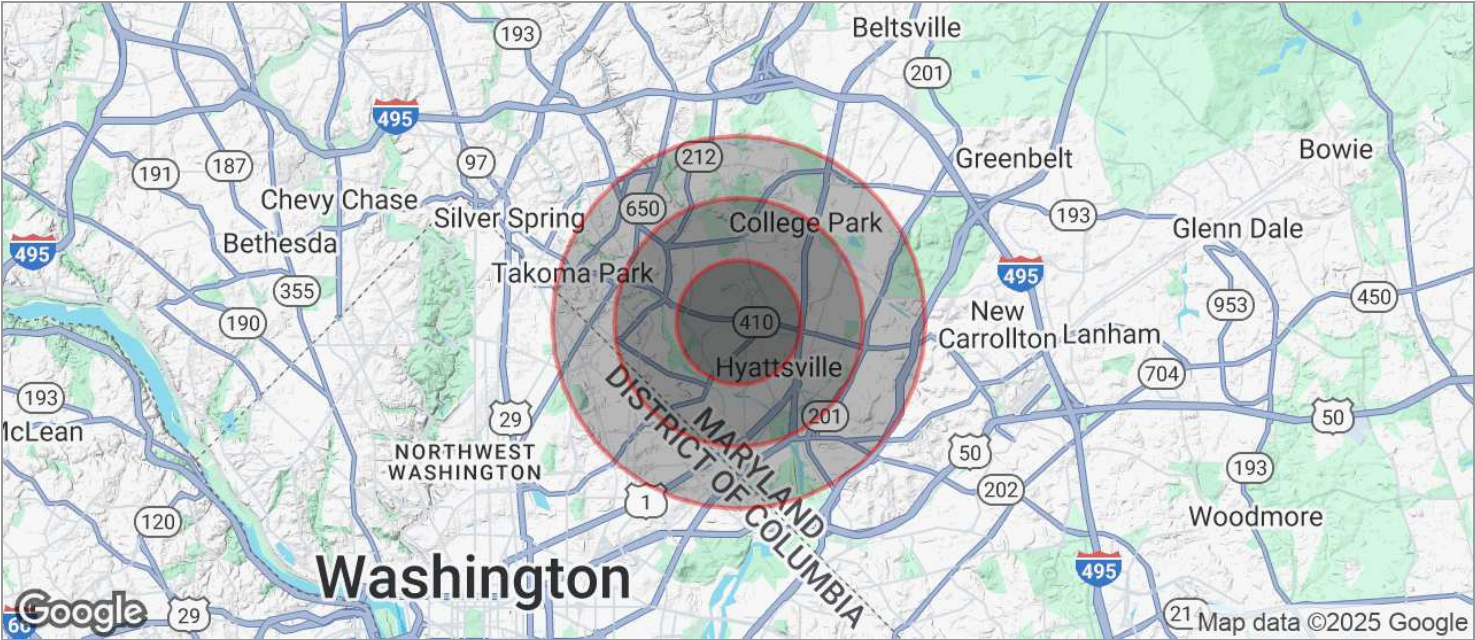
UNIT 8 | LOWER LEVEL



RIGGS PLAZA

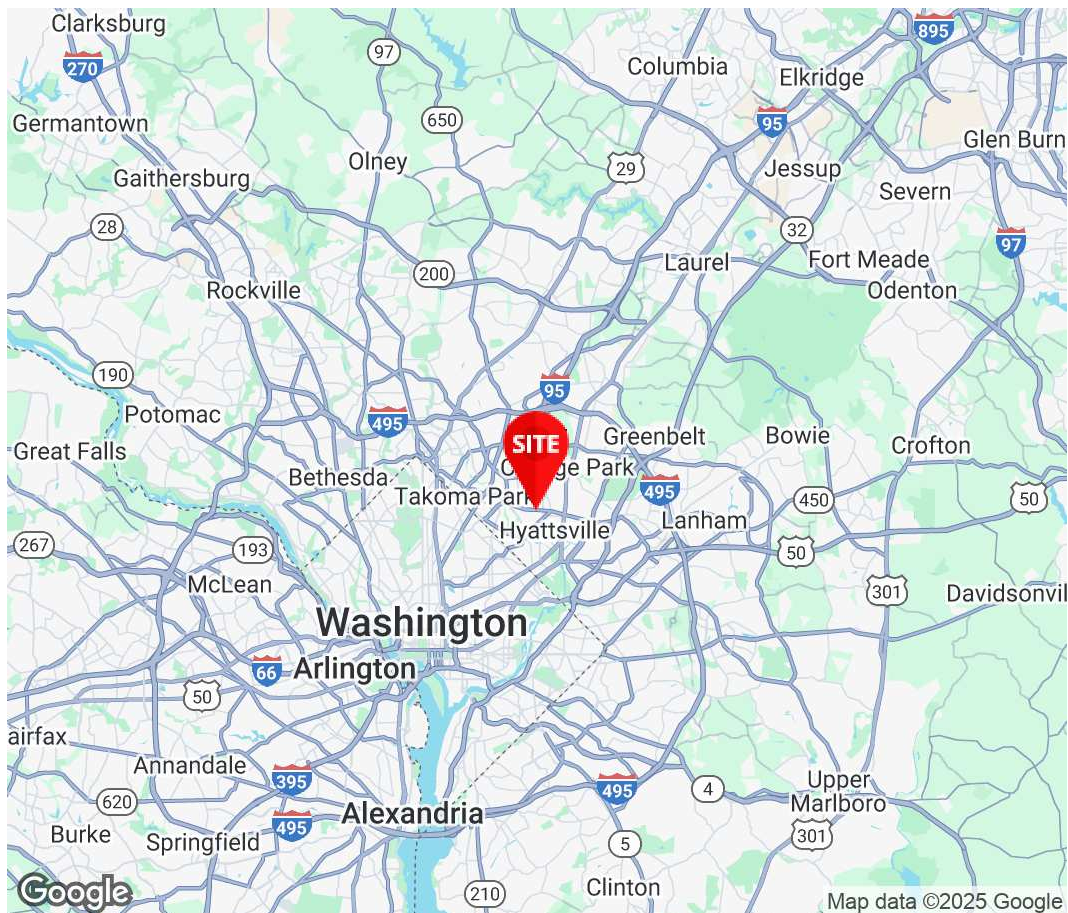
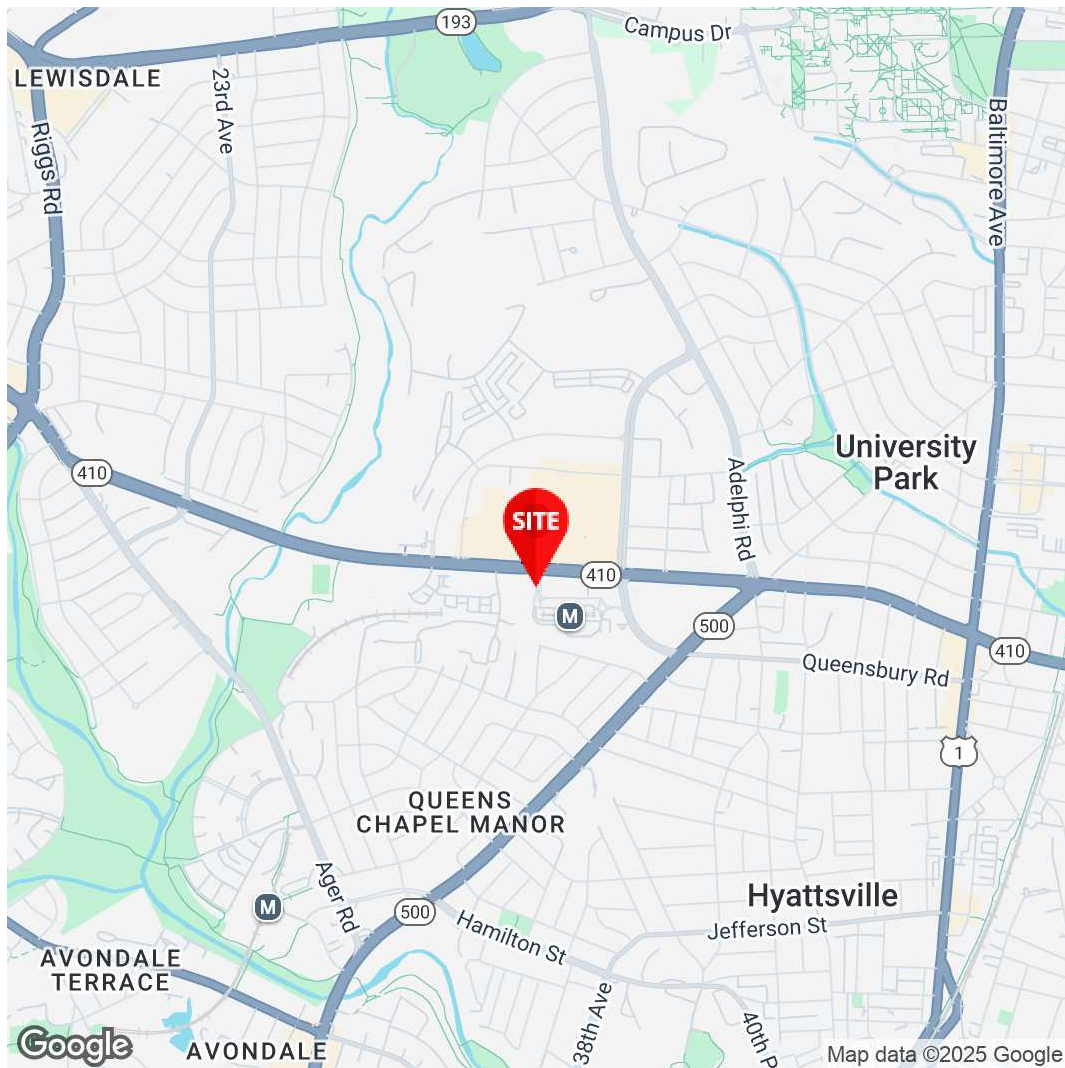
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	32,646	135,770	300,009
MEDIAN AGE	39.5	37.7	36.4
MEDIAN AGE (MALE)	35.7	35.9	34.5
MEDIAN AGE (FEMALE)	41.7	38.6	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	12,632	50,287	110,986
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$78,373	\$87,943	\$91,857
AVERAGE HOUSE VALUE	\$357,690	\$423,363	\$415,881

* Demographic data derived from 2020 ACS - US Census



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