



**KLEIN  
ENTERPRISES**

# SHOPPES AT ARTS DISTRICT

5501 Baltimore Avenue  
Hyattsville, MD 20781



## AVAILABILITIES:

- Available: 2,249 SF & 2,360 SF 2<sup>ND</sup> Generation Restaurant Space



## PROPERTY HIGHLIGHTS:

- Total Square Feet: 35,676 ± SF
- Parking Spaces: 536 (5:1000)
- Zoning: CMX (Corridor Mixed Use)
- 2 miles from the Washington DC border
- 1.5 miles from the University of Maryland



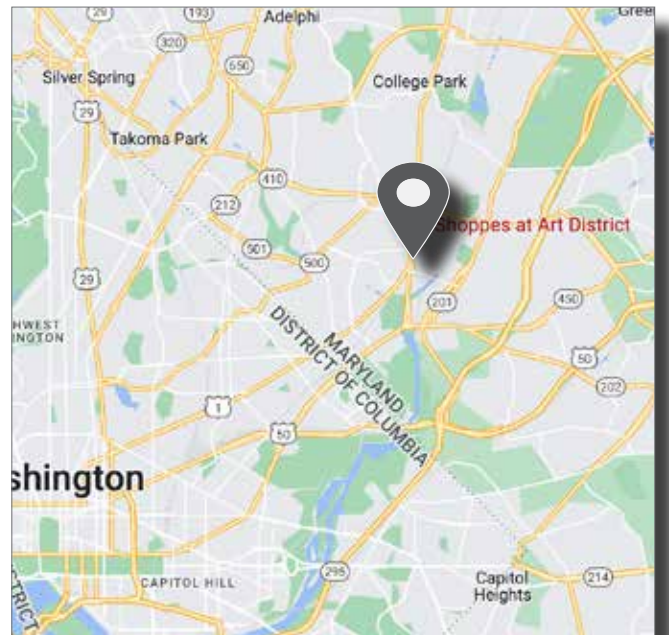
## TRAFFIC COUNTS

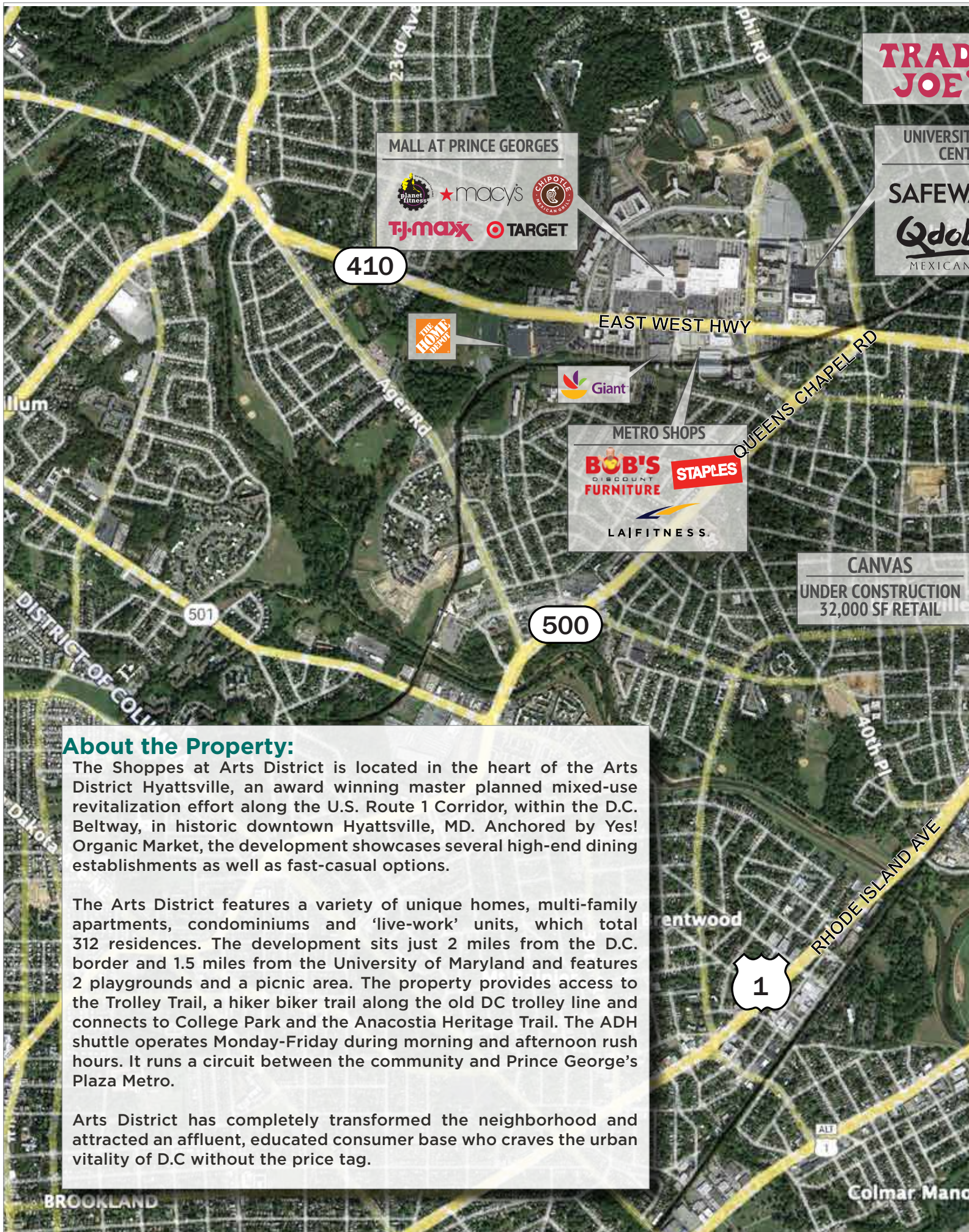
- 26,274 ADT



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	19,857	177,901	580,436
Households	1,760	18,170	35,112
Avg. HH Income	\$103,643	\$92,267	\$98,835





MALL AT PRINCE GEORGES

Planet Fitness  
 Macy's  
 Chipotle  
 T.J. Maxx  
 Target

TRAD JOE'S

UNIVERSITY CENT

SAFECO

Qdoba MEXICAN

410

THE HOME DEPOT

Giant

EAST WEST HWY

METRO SHOPS

BOB'S DISCOUNT FURNITURE  
 STAPLES  
 LA FITNESS

CANVAS  
 UNDER CONSTRUCTION  
 32,000 SF RETAIL

500

**About the Property:**

The Shoppes at Arts District is located in the heart of the Arts District Hyattsville, an award winning master planned mixed-use revitalization effort along the U.S. Route 1 Corridor, within the D.C. Beltway, in historic downtown Hyattsville, MD. Anchored by Yes! Organic Market, the development showcases several high-end dining establishments as well as fast-casual options.

The Arts District features a variety of unique homes, multi-family apartments, condominiums and 'live-work' units, which total 312 residences. The development sits just 2 miles from the D.C. border and 1.5 miles from the University of Maryland and features 2 playgrounds and a picnic area. The property provides access to the Trolley Trail, a hiker biker trail along the old DC trolley line and connects to College Park and the Anacostia Heritage Trail. The ADH shuttle operates Monday-Friday during morning and afternoon rush hours. It runs a circuit between the community and Prince George's Plaza Metro.

Arts District has completely transformed the neighborhood and attracted an affluent, educated consumer base who craves the urban vitality of D.C without the price tag.

1

RHODE ISLAND AVE

entwood

Colmar Manor

BROOKLAND

DER'S

TY TOWN  
TER



Kenilworth Ave

Good Luck Rd

RIVERDALE PARK STATION



Riverdale Park

Riverdale Rd

SHOPPES AT ARTS DISTRICT

East Riverdale

BALTIMORE AVE.



Decatur St

CAPITAL PLAZA

BALTIMORE AVE.

BLADENSBURG S/C

Bladensburg

450

Kenilworth

LANDOVE

BALTIMORE AVE



1



45TH AVE

1	JC Organics	7,169 SF
2	My Eye Doctor	1,936 SF
3	Busboys and Poets	9,889 SF
4	Frame Savvy	1,012 SF
5	NVV Nails & Spa	1,712 SF
6	Chipotle	2,425 SF
7	Teriyaki	1,132 SF
8	Siam Thai Cuisine	2,465 SF
9	AVAILABLE	2,360 SF
10	Bank of America ATM	200 SF
11	Kung Fu Tea	1,418 SF
12	AVAILABLE	2,249 SF
13	Spice 6	1,709 SF

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