



ONE | STREET
COMMERCIAL PROPERTIES

ental Center



EXCELSIA
INJURY CARE

7503 Annapolis Rd Hyattsville, MD 20784

Retail, Office or Medical Property For Lease

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to present this new listing. Discover the prime leasing opportunity at this strategically positioned property located at 7503 Annapolis Rd, Hyattsville, MD, 20784. The property is ideally located next to the new Purple Line Metro station, just 4 miles from downtown Washington, DC, and the University of Maryland. With versatile space for lease, this property presents an exceptional chance to establish a successful business in a high-traffic location reaching 50,000 vehicles daily. Boasting modern amenities and a flexible layout, the property offers an ideal canvas for businesses seeking a dynamic, customizable space. With its attractive leasing terms and prime positioning, this property is sure to attract the attention of businesses looking to thrive in the vibrant Hyattsville area. Don't miss the chance to secure a valuable lease at this sought-after property.

PROPERTY HIGHLIGHTS

- Adjacent to the new Purple Line Metro station
- Traffic Count Reaching 50,000 Daily
- Close proximity to Washington, DC and the University of Maryland
- Ample parking for tenants and visitors
- High visibility and signage opportunities

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	5,800 SF
Lot Size:	0.92 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,439	6,983
Total Population	1,026	4,524	21,604
Average HH Income	\$104,736	\$105,928	\$100,088

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NAC

Neighborhood Activity Center

Zoning Category: Transit-Oriented / Activity Center

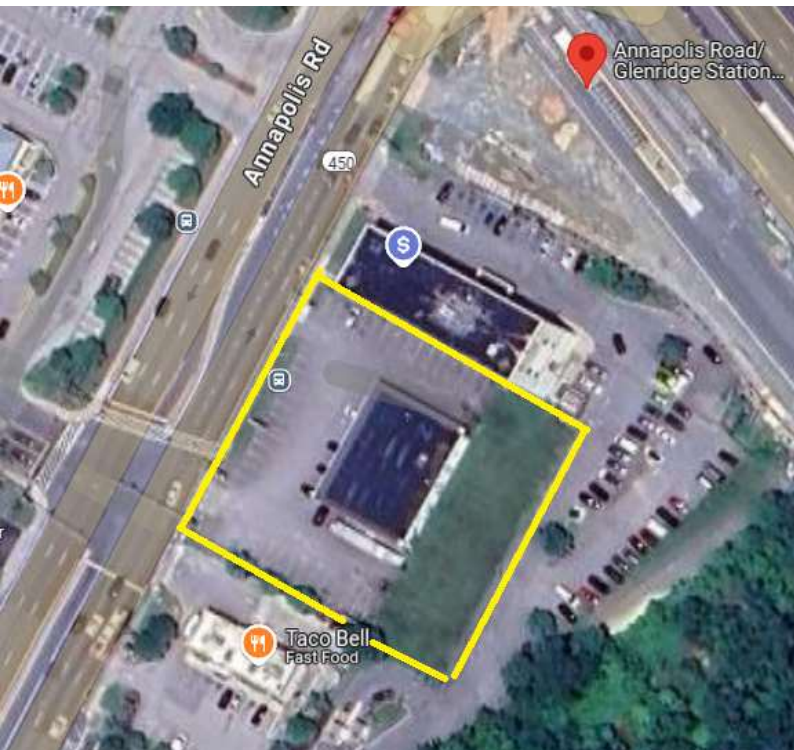
Overlay Zones: none**

Existing Land Use: Office

Council District: 3

Street View: [view...](#)

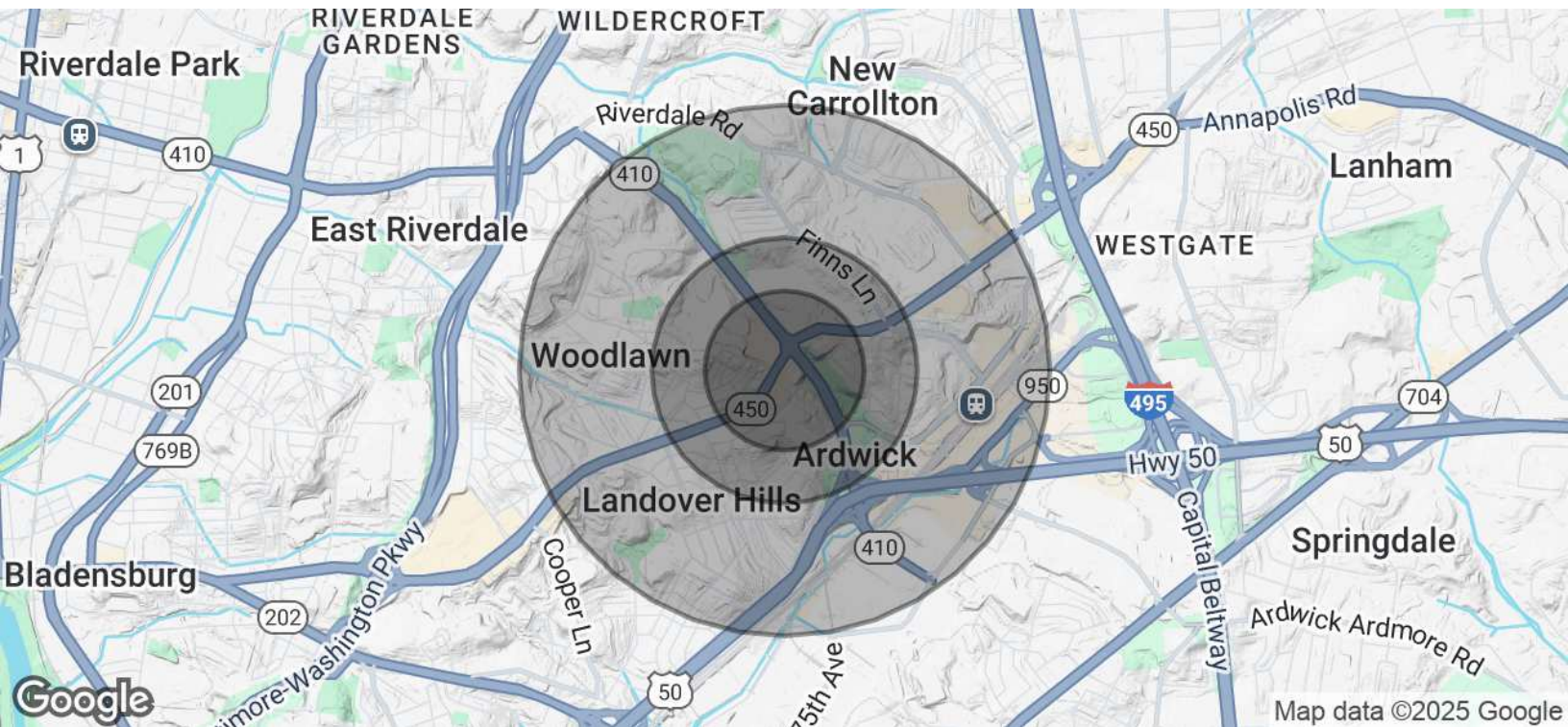
Tax Account: [2221125](#)



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,026	4,524	21,604
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,439	6,983
# of Persons per HH	3	3.1	3.1
Average HH Income	\$104,736	\$105,928	\$100,088
Average House Value	\$378,534	\$375,376	\$332,330

TRAFFIC COUNTS
50,000/day

Demographics data derived from AlphaMap

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