

**SUBLEASE**

**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

**YOUR SIGN HERE**

**1331 CHILLUM RD**

Hyattsville, MD 20782



**Presented By:**

**Scott Douglas**

Principal Broker

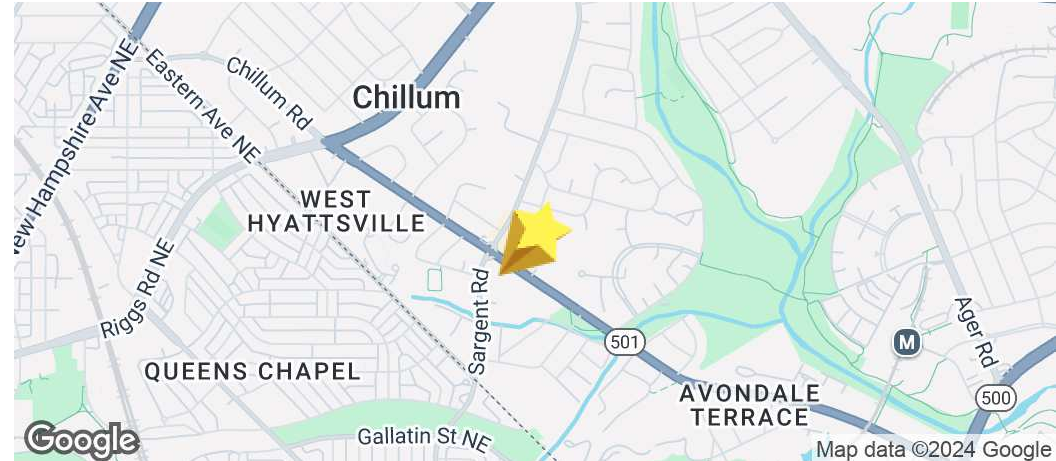
301.655.8253

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# 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.

### PROPERTY HIGHLIGHTS

- Prime Location
- Signage Available
- Fully Equipped, Including a built-in cooler
- Sublease runs through October 31, 2027
- Large Parking lot

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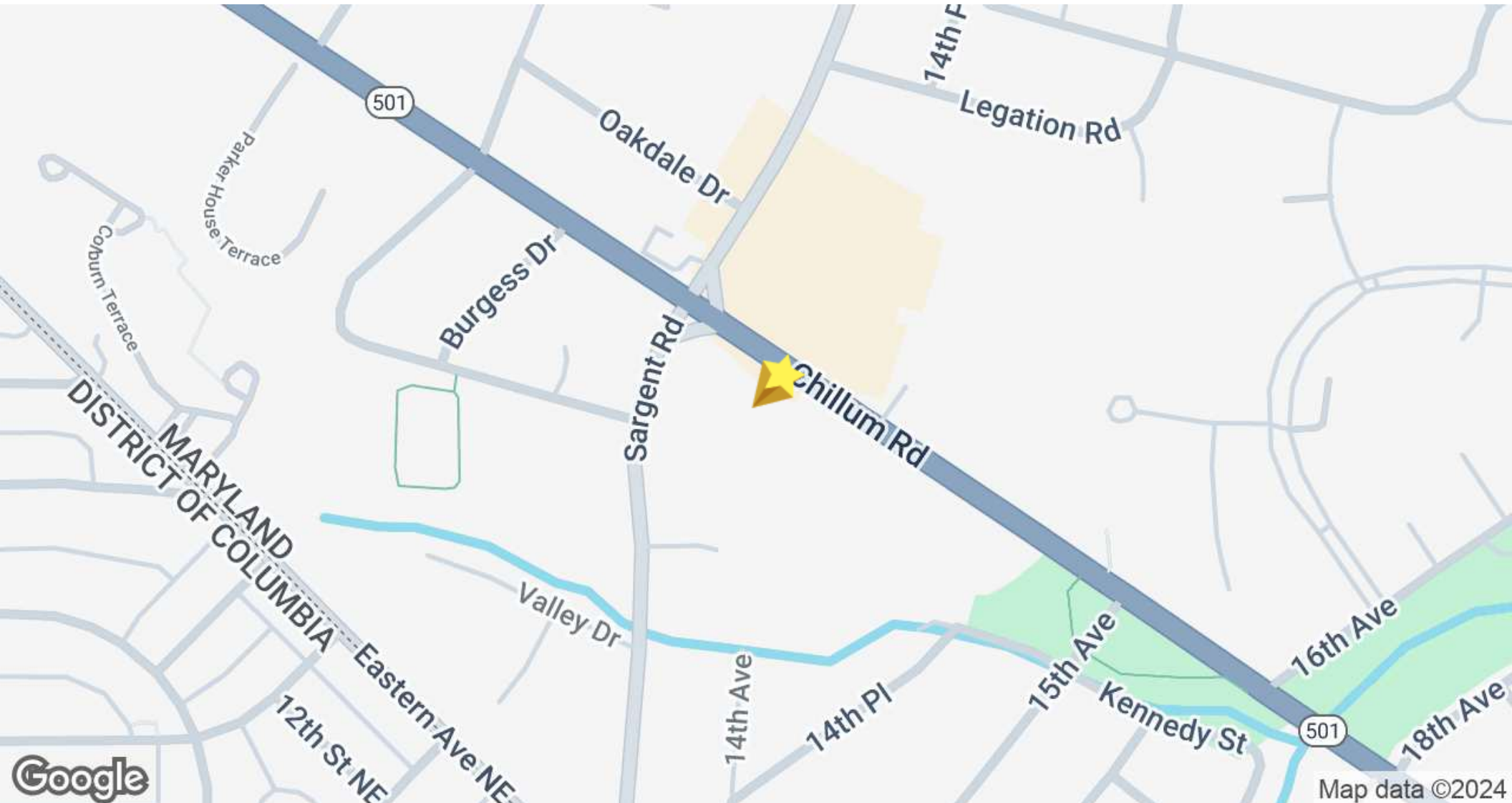
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## LEASE INFORMATION

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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