

A PRIME ADDRESS FOR BUSINESS IN HYATTSVILLE



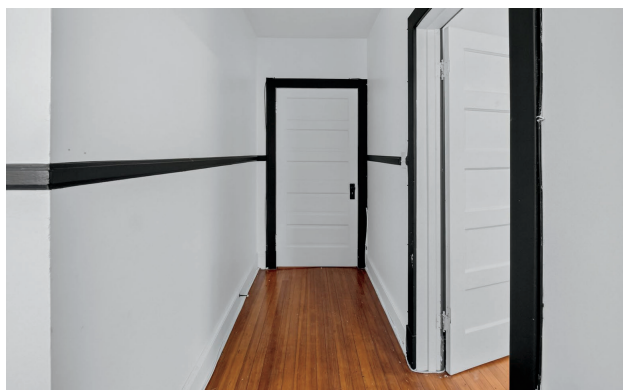
4806 RHODE ISLAND AVE (2ND FLOOR), HYATTSVILLE, MD

ABOUT THE PROPERTY

Use:	Professional Office / Healthcare / Service Business
Size:	Approx. 1,365 SF (Second-Floor Office Suite)
Zoning	Commercial Mixed-Use Corridor
Levels:	2 nd Floor Space Available
Rent/Term:	\$20.22 PSF NNN
Availability:	Immediate

LEASING OPPORTUNITY OVERVIEW

- 1,365 SF of flexible second-floor commercial space
- Well-suited for office, retail, professional services, or customer-facing businesses
- Located along the established Rhode Island Avenue / Route 1 corridor
- Opportunity to establish a presence within a neighborhood commercial environment
- Ideal for small businesses, entrepreneurs, service providers, and professional practices
- Surrounded by a growing mix of retail, dining, arts, and service-oriented businesses



TRANSIT & PARKING

- Convenient access to Rhode Island Avenue, Baltimore Avenue, and MD-201/Kenilworth Ave
- Approximately 1.5 miles from West Hyattsville Metro Station (Green & Yellow Lines)
- Nearby access to Hyattsville Crossing Metro Station (Green Line)
- Accessible via Metrobus and local transit routes
- Nearby street and public parking available
- Excellent connectivity to Washington, DC, College Park, and Prince George's County

NEARBY BUSINESSES & AMENITIES

- Streetcar 82 Brewing Co. — Popular brewery and neighborhood gathering destination
- Pizzeria Paradiso — Established regional restaurant concept
- Franklin's Restaurant, Brewery & General Store — Dining, retail, and entertainment destination
- Busboys and Poets — Restaurant, bookstore, and cultural venue
- Vigilante Coffee — Local coffee roastery and café
- Gateway Arts District — Arts corridor featuring galleries, murals, studios, and community events
- Nearby salons, wellness providers, fitness studios, and neighborhood retail
- Surrounded by growing residential communities and mixed-use development activity

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