

6414 SARGENT ROAD

Hyattsville, MD 20782

FOR LEASE

IMMEDIATE OCCUPANCY!!



1,200 - 4,400SF

- RETAIL STRIP CENTER
- 4,400 SF -DIVISIBLE TO FOLLOWING SIZES: *1,200 SF *2,000 SF *2,400 SF
- RETAIL, OFFICE, & MEDICAL USES
- MINUTES TO THE DC LINE
- JOIN NEIGHBORING WENDYS & PIZZA HUT
- SIGNALIZED INTERSECTION ON CORNER OF RIGGS RD (21,635 VPD) & SARGENT RD (12,696 VPD)
- 274,654 POPULATION WITHIN 3 MI. RADIUS
- GREAT SIGNAGE OPPORTUNITY ON RIGGS RD



438 N. Frederick Ave, Suite 450
Gaithersburg, MD 20877
Office: 301-738-7777

LUCAS GLAESER

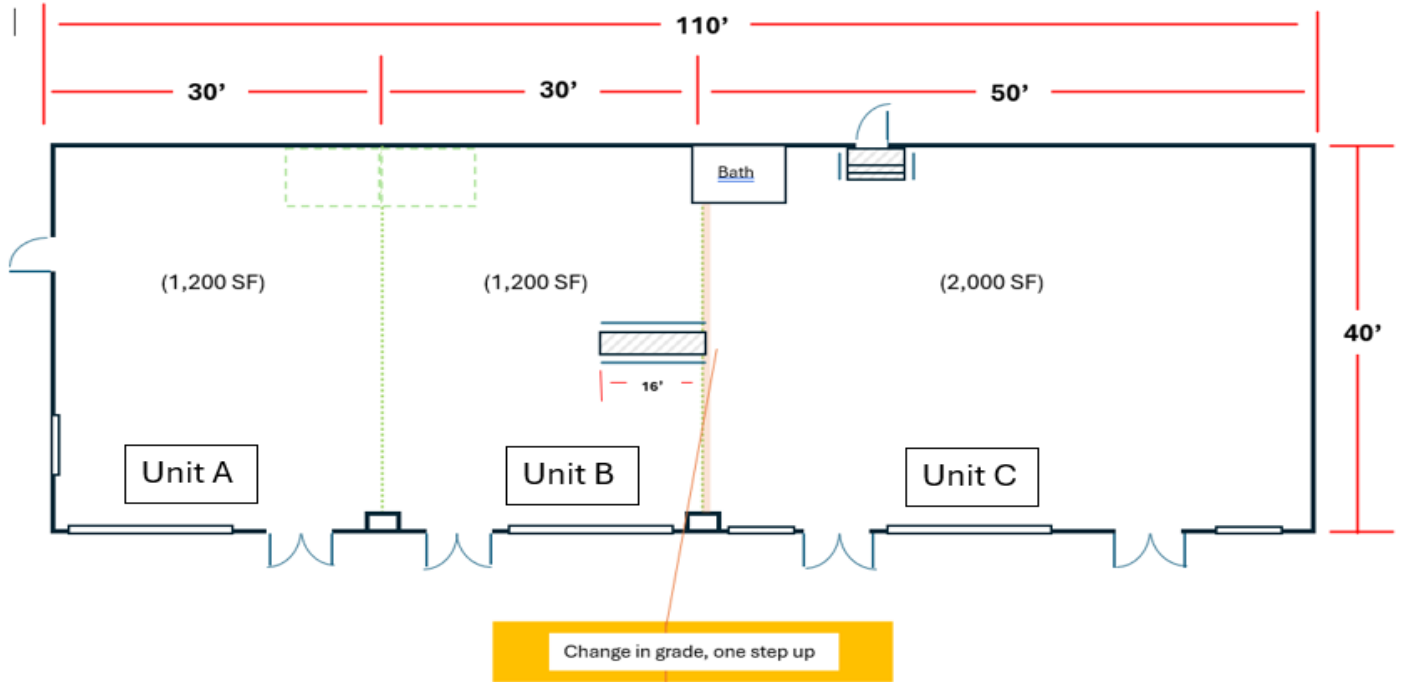
Lglaeser@capstarco.com

1+ 240 505 9331

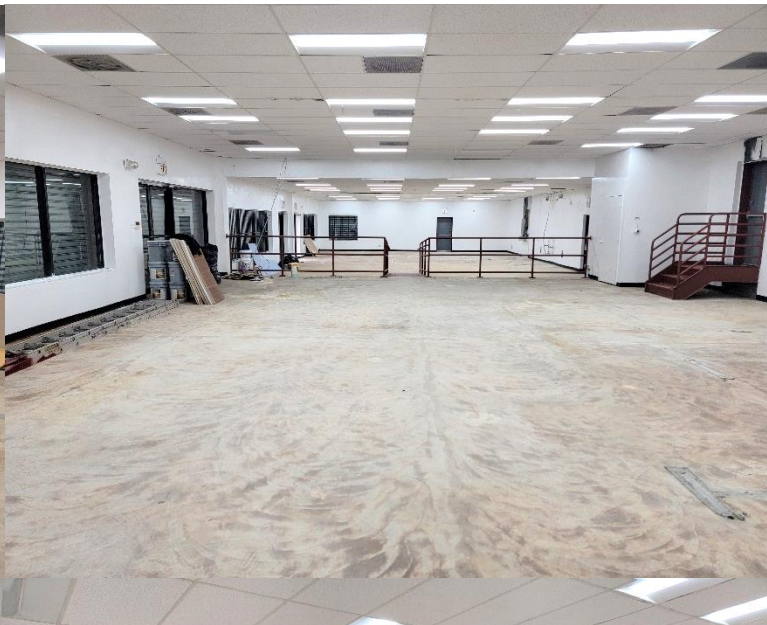
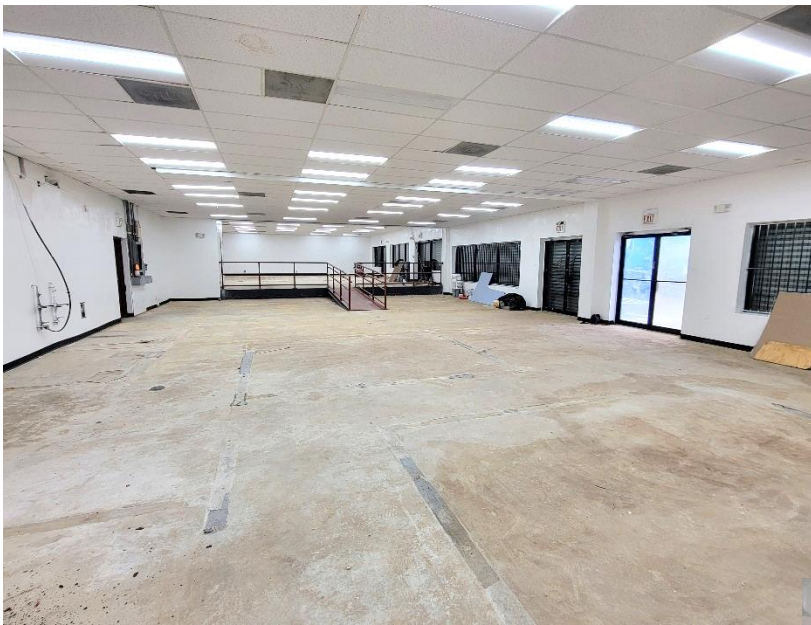


CURRENT LAYOUT

4,400 SF* (COLUMN FREE)



 	<p>Lucas Glaeser Assistant Vice President lglaeser@capstarco.com Cell: (240) 505-9331 438 N. Frederick Ave., Suite 450 Gaithersburg, MD 20877</p>	<p>6414 Sargent Road Hyattsville, MD 20782</p>
		<p>*Floorplan is not to scale. Measurements are approximate</p>



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