

FOR SALE



**5700-5706 Tuxedo Road & 2301 57th Ave
Hyattsville, MD 20781**

INVESTMENT HIGHLIGHTS

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- **Infill Flex/Service-Commercial** on ±0.58 AC corner—three buildings + one paved parcel.
- **Immediate Access** to US-50/I-295; minutes to DC and Cheverly Metro.
- **Owner Occupant** Ideal for purchaser to acquire all four parcels and operate their business or lease out part of the site to collect offsetting income.
- **Short-Term Income** from one MTM occupant; repositioning upside through light improvements and lease-up.
- **Transit-Area Policy Context (LTO-C Zoning)** favors walkable, mixed-use, service-oriented operations today with longer-term redevelopment optionality. (Buyer to verify use approvals with Prince George's County)
- **Adaptive Footprints** for showroom + back-of-house, maker/production, studio/creative, or contractor office with indoor warehousing.



Owner Occupant
Optionality



Industrial/Service
Commercial



Redevelopment
Potential



Transit Accessible
Cheverly Metro

PARCEL SUMMARY & AERIAL OVERVIEW

Parcel #	Address	Type	Building SF	Lot SF	Tenant	Status
1	5700 Tuxedo Rd	House	1,606 SF	8,712 SF	Vacant	
2	5702 Tuxedo Rd	1-Level Autobody Shop	2,912 SF	4,838 SF	JEG Colorations	MTM
3	5706 Tuxedo Rd	2-Level Flex / Office	2,280 SF	6,188 SF	Vacant	
4	2301 57th Ave	Asphalt Lot	-	5,559 SF	Vacant	
TOTAL			6,798 SF	25,297 SF		



TOTAL SITE SUMMARY

± 0.58 Acres • 6,798 SF Buildings • 4 Contiguous Parcels • At the DC Border

MAP

