



RETAIL PROPERTY FOR LEASE

## RIGGS PLAZA

5735-5815 EASTERN AVE, HYATTSVILLE, MD 20782



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	10,000 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	11.0 Acres
<b>Year Built:</b>	1968
<b>Building Size:</b>	95,531 SF
<b>Renovated:</b>	1996
<b>Zoning:</b>	CSC
<b>Market:</b>	Hyattsville
<b>Submarket:</b>	Chillum
<b>Traffic Count:</b>	20,511

## PROPERTY HIGHLIGHTS

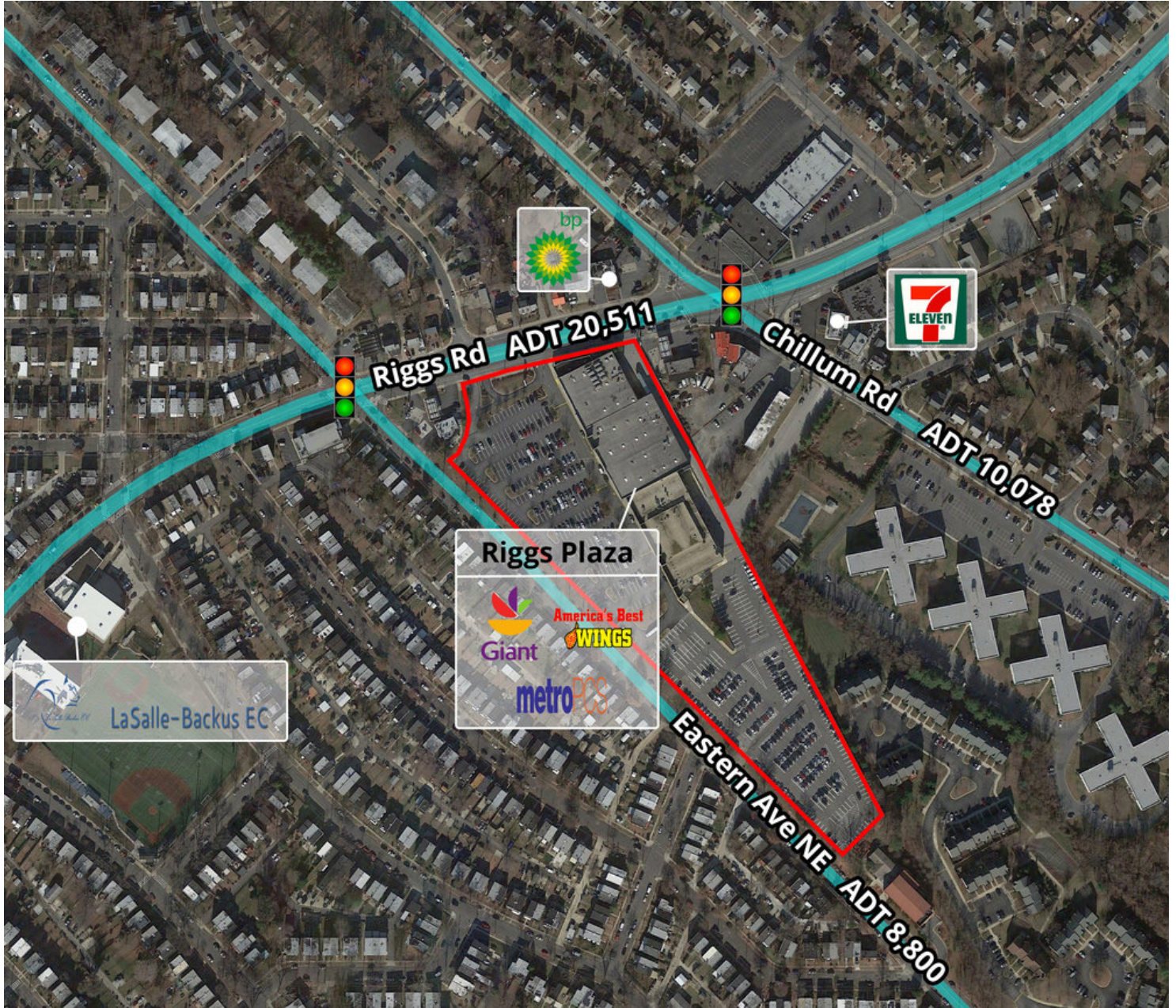
- 10,000 square feet of retail space & pad site available.
- Landlord will install a new roll up door for access to the space.
- Tenants include Giant Foods & MetroPCS.
- Multiple points of access and strong visibility from Riggs Road (20,000 ADT).
- Densely populated area with 110,986 households within a 3-mile radius.
- Average household income of \$91,857 within a 3-mile radius.
- Abundant surface level parking.
- Located on the border of Maryland and Washington D.C.
- Strong PM side of the street traffic and access



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RETAILER MAP





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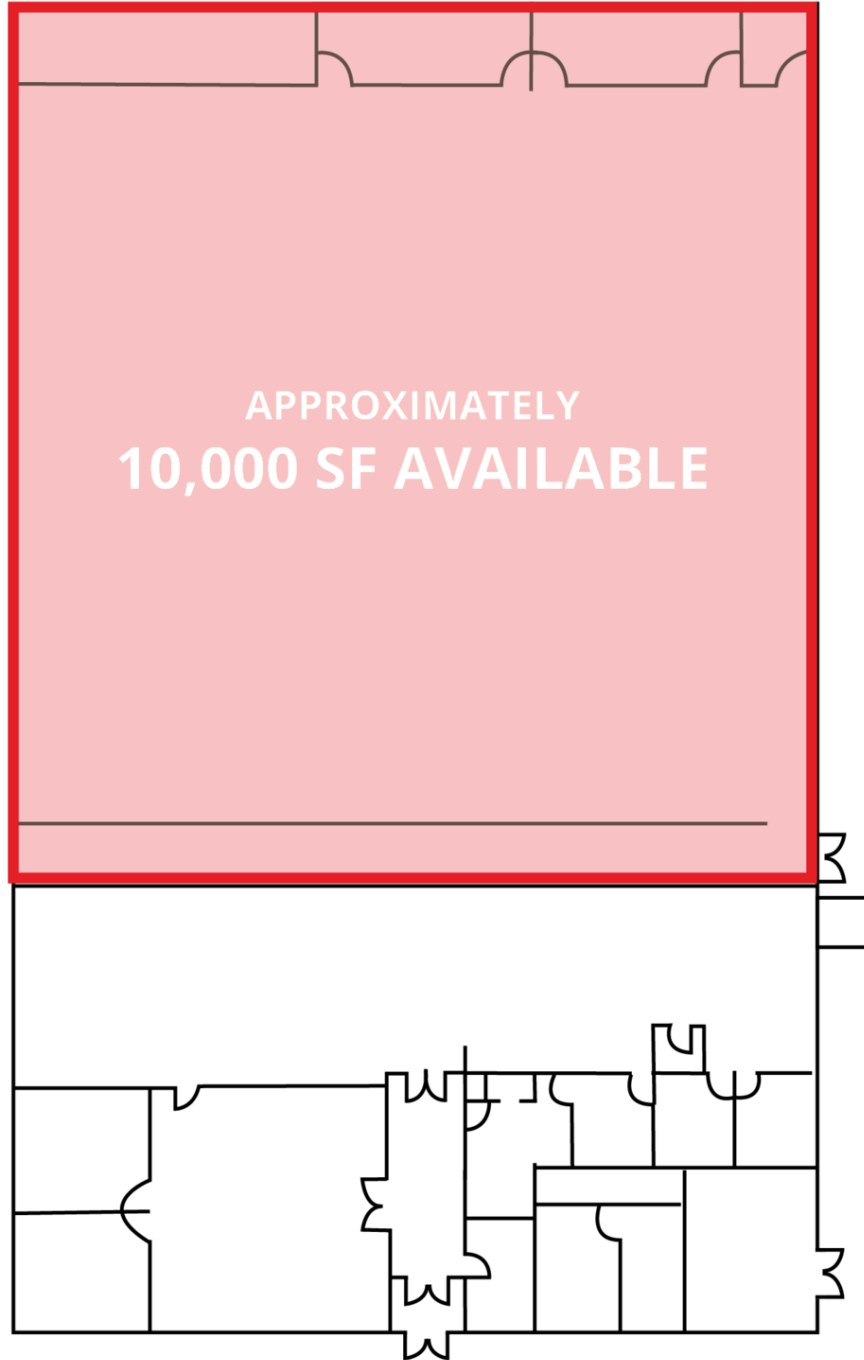
## SITE PLAN



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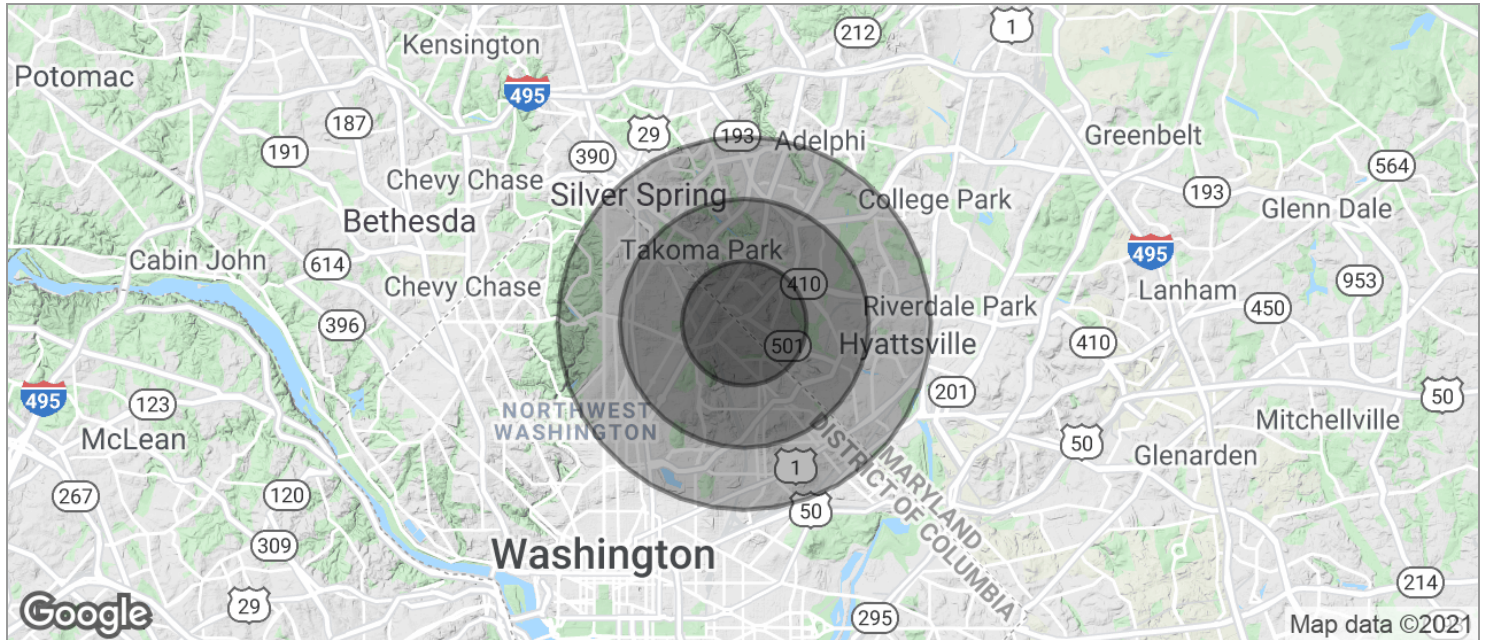
UNIT 8 | LOWER LEVEL



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## DEMOGRAPHICS MAP



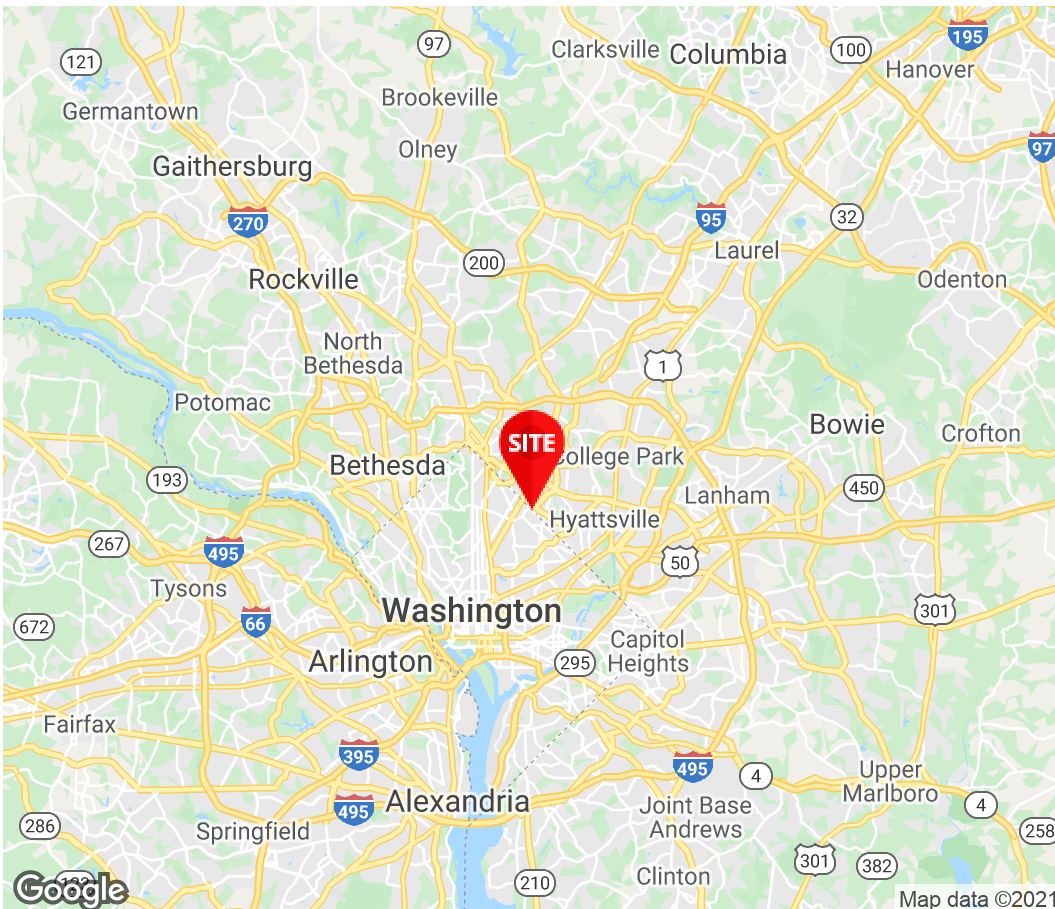
	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	32,646	135,770	300,009
MEDIAN AGE	39.5	37.7	36.4
MEDIAN AGE (MALE)	35.7	35.9	34.5
MEDIAN AGE (FEMALE)	41.7	38.6	37.6
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	12,632	50,287	110,986
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$78,373	\$87,943	\$91,857
AVERAGE HOUSE VALUE	\$357,690	\$423,363	\$415,881

\* Demographic data derived from 2010 US Census



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