



**KLEIN
ENTERPRISES**

SHOPPES AT ARTS DISTRICT

5501 Baltimore Avenue
Hyattsville, MD 20781



PROPERTY HIGHLIGHTS:

- Total Square Feet: 35,676 ± SF
- Parking Spaces: 536 (5:1000)
- Zoning: CMX (Corridor Mixed Use)
- 2 miles from the Washington DC border
- 1.5 miles from the University of Maryland



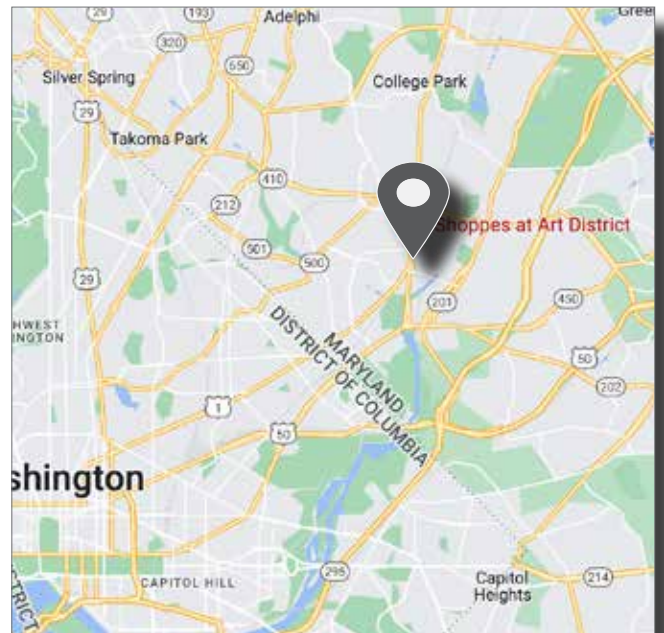
TRAFFIC COUNTS

- 26,274 ADT



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	21,072	195,403	614,138
Households	7,061	62,920	221,057
Avg. HH Income	\$124,923	\$104,811	\$112,646



BALTIMORE AVE



45TH AVE

1	JC Organics	7,169 SF
2	My Eye Doctor	1,936 SF
3	Busboys and Poets	9,889 SF
4	AVAILABLE	1,012 SF
5	NVV Nails & Spa	1,712 SF
6	Chipotle	2,425 SF
7	Teriyaki	1,132 SF
8	Siam Thai Cuisine	2,465 SF
9	Nash & Smashed	2,360 SF
10	Bank of America ATM	200 SF
11	Kung Fu Tea	1,418 SF
12	Haraka Run & Walk	2,249 SF
13	Spice 6	1,709 SF

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For Leasing Information, Contact:

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