



**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



