

PRIME RETAIL/RESTAURANT SPACE IN HYATTSVILLE'S ARTS DISTRICT

ABOUT THE PROPERTY

Use:	Retail, Office, Service Business
Size:	Approx. 1,166 sq. ft.
Rent/Term:	\$35 psf NNN
Availability:	Immediate Occupancy



4808 RHODE ISLAND AVE, HYATTSVILLE, MD 20781

LEASING OPPORTUNITY OVERVIEW

Warm lit shell retail and office opportunity positioned along Hyattsville's highly active Rhode Island Avenue corridor within the Gateway Arts District. Major mechanical, electrical, and plumbing systems are already roughed in, reducing upfront buildout costs and significantly accelerating the path to opening day.

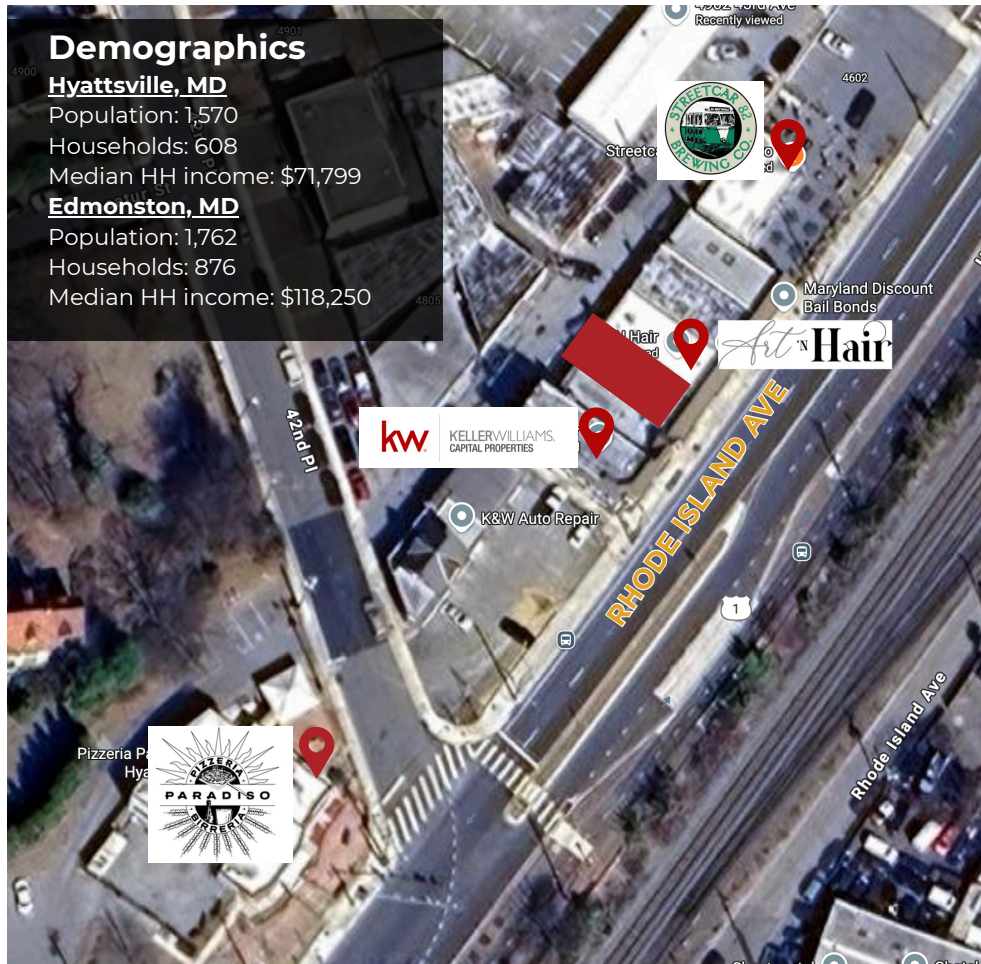
This flexible space is ideal for a wide range of retail, office, wellness, and neighborhood-serving concepts seeking visibility, accessibility, and long-term growth within one of the region's most active commercial and arts corridors.

LOCATION BENEFITS

- Located within the Gateway Arts District along Rhode Island Avenue
- Positioned between Washington, DC, and the Maryland suburbs
- The trade area includes over 110,000 households within a 3-mile radius
- Strong visibility along one of the region's busiest commuter corridors
- Supported by Hyattsville's small business and corridor revitalization initiatives
- Surrounded by residential growth, independent businesses, and arts-focused destinations
- Strong mix of commuters, families, and creative community activity



SITE MAP



TRANSIT & PARKING

- Convenient access to Rhode Island Avenue, Baltimore Avenue, and MD-201/Kenilworth Ave
- Approximately 1.5 miles from West Hyattsville Metro Station (Green & Yellow Lines)
- Nearby access to Hyattsville Crossing Metro Station (Green Line)
- Accessible via Metrobus and local transit routes
- Nearby street and public parking available
- Excellent connectivity to Washington, DC, College Park, and Prince George's County

NEARBY BUSINESSES & AMENITIES

- Streetcar 82 Brewing Co. — Popular brewery and neighborhood gathering destination
- Pizzeria Paradiso — Established regional restaurant concept
- Franklin's Restaurant, Brewery & General Store — Dining, retail, and entertainment destination
- Busboys and Poets — Restaurant, bookstore, and cultural venue
- Vigilante Coffee — Local coffee roastery and café
- Gateway Arts District — Arts corridor featuring galleries, murals, studios, and community events
- Nearby salons, wellness providers, fitness studios, and neighborhood retail
- Surrounded by growing residential communities and mixed-use development activity

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