

Turnkey Restaurant & Bar, Kitchen and Bar Already In Place.

6451 America Blvd, Suite 101, Hyattsville, MD 20782 · University Town Center

FOR LEASE
2,375 SF · Turnkey



±2,375 SF

second-generation
restaurant & bar

Turnkey

kitchen, bar and dining
room in place

12,000+

daytime employees
within one mile

10 min

walk to Hyattsville Crossing
Metro (Green Line)

WHY THIS SPACE

- ◆ **Turnkey:** hood line, walk-in cooler, three-compartment sink, dish machine, and a finished bar and dining room all in place.
- ◆ **Grease interceptor** already in place.
- ◆ **Finished dining room** behind full-height storefront glass on America Blvd.
- ◆ **Back of house:** walk-in, dish pit, water filtration, hand sinks, tiled kitchen with floor drains.
- ◆ **University Town Center:** a walkable mixed-use center of offices, apartments, restaurants and the Regal cinema.
- ◆ **Residents on site:** roughly 450 apartments and student residences within University Town Center itself, with average household income near \$120,000 within one mile.

THE SPACE

Suite	6451-101
Size	±2,375 SF
Condition	Turnkey, 2nd-gen restaurant
Kitchen	Hood line, walk-in, 3-comp sink, dish machine
Grease interceptor	In place
Frontage	Full glass, America Blvd
Parking	UTC Garage B
Metro	Green Line, walkable
Available	Immediately

IDEAL FOR

Full-Service Restaurant

Fast Casual

Bar / Tavern

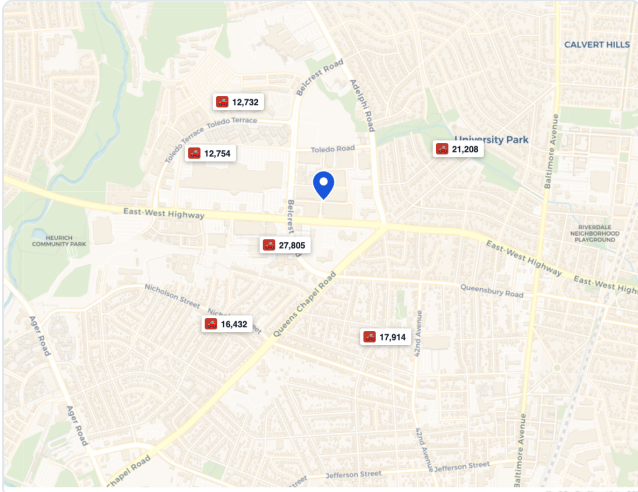
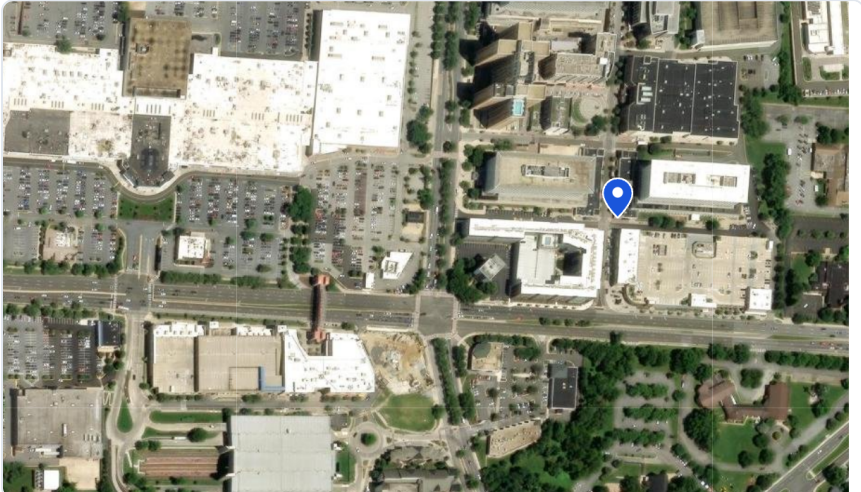
Brewpub

Café / Bakery

NEARBY MAJOR RETAILERS



THE LOCATION



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