

THE RETAIL AT DEVON

HYATTSVILLE





Discover The Devon

The Devon offers an unparalleled opportunity for a retail tenant to thrive in tandem with the quirky, thriving neighborhood. Amidst vibrant Hyattsville, this transit-oriented community offers a modern-vintage haven. The two courtyards, resort-style pool, dog parks, fitness center, and unique amenities promote resident wellness and a new standard of living.

320

Upscale
Apartment Units

3,700

Residents within
Walking Distance

1,238 SF

Retail
Opportunity

Q4 2024

Initial Residential Occupancy
and Retail Delivered

Hyattsville Crossing Metro
Station (Green Line)

0.5 Miles

Adelphi Road Metro
Station (Purple Line)

1 Mile

The College Park – U of MD
(MARC Train Station)

1.5 Miles



Trade Area Stats

Area Demographics

0.5 MILES | 1 MILE | 3 MILES

Residential Population

5,414 | 27,288 | 222,939

Daytime Population

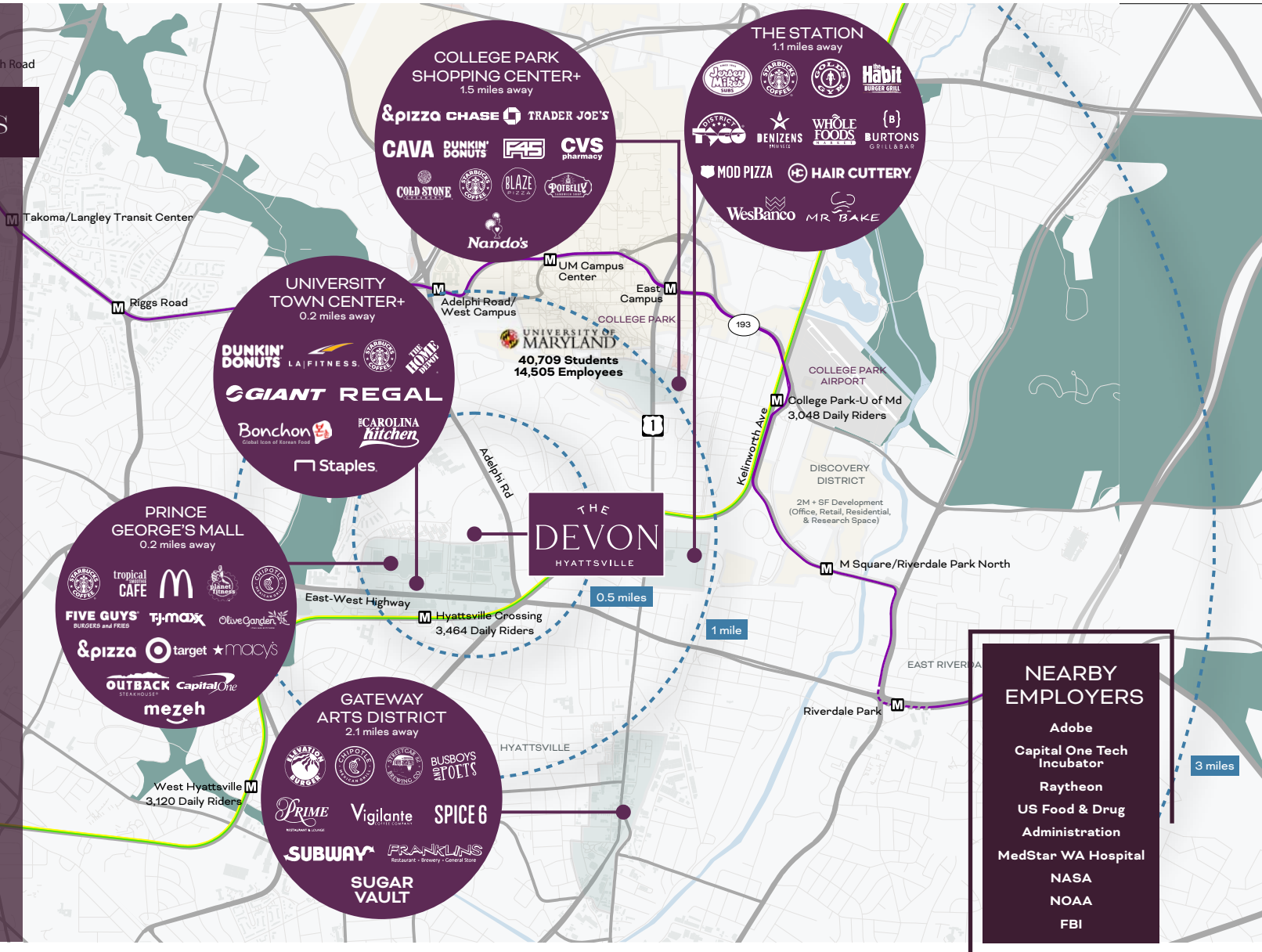
10,523 | 25,744 | 195,274

Average HH Income

\$124,333 | \$122,788 | \$110,107

Median Age

32.4 | 31.7 | 32.5



Our Customers

Within 3 Miles



10.2%

Urban Villages

Median age: 34

- Multigenerational and multilingual
- Homes are older, primarily single family
- Comfortable with technology and interested in the latest innovations
- Brand conscious but not necessarily brand loyal



9.3%

NeWest Residents

Median age: 27.3

- New to America and their careers, often with new, young families
- Reside in mostly renter-occupied apartments in older, mid- to high-rise buildings
- Half of all households have children



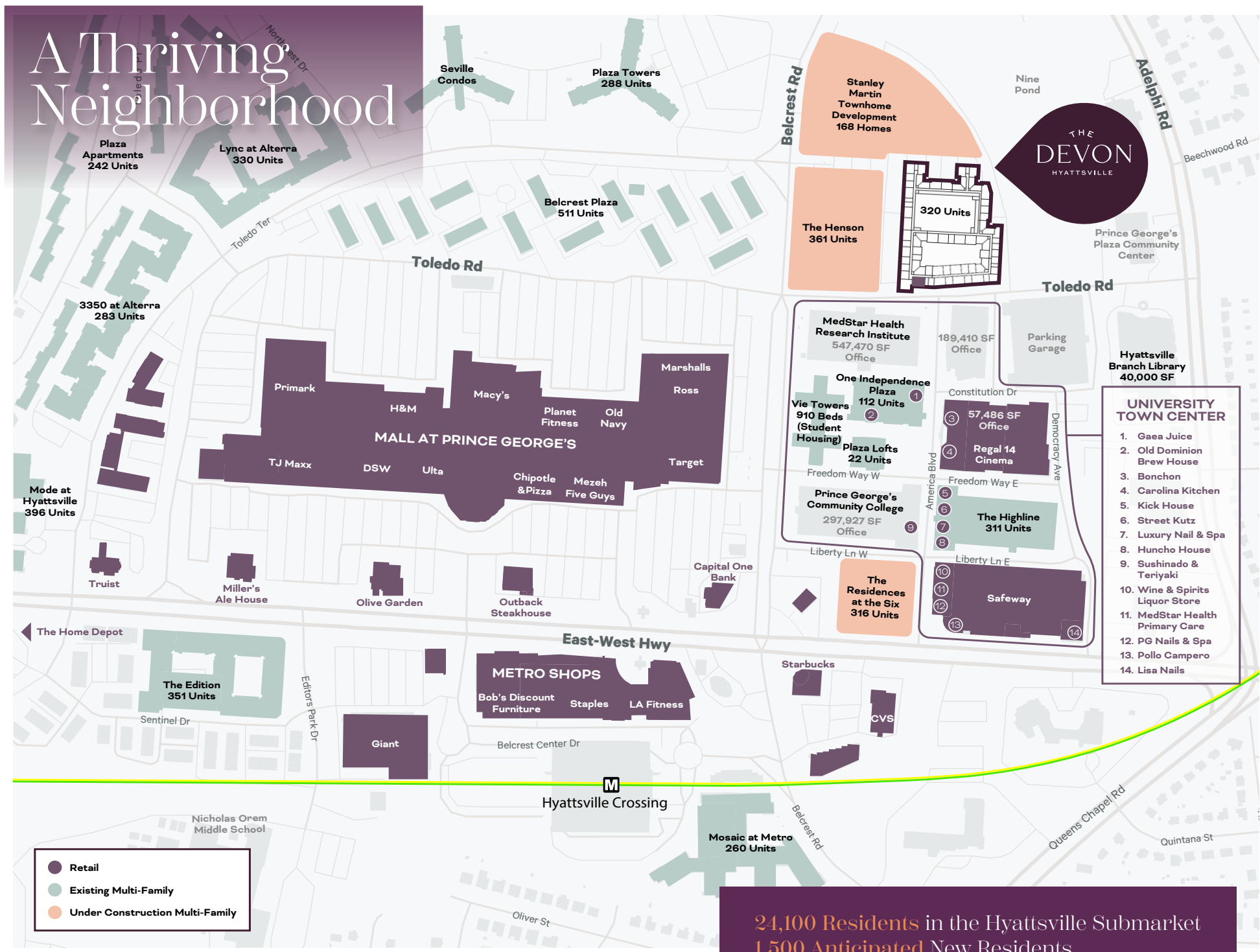
8.8%

Dorms to Diplomas

Median age: 21.6

- On their own for the first time and Just learning about finance/cooking
- More than 80% of the housing is apartments
- Impulse buyers who experiment with different brands.

A Thriving Neighborhood



THE DEVON
HYATTSVILLE

UNIVERSITY TOWN CENTER

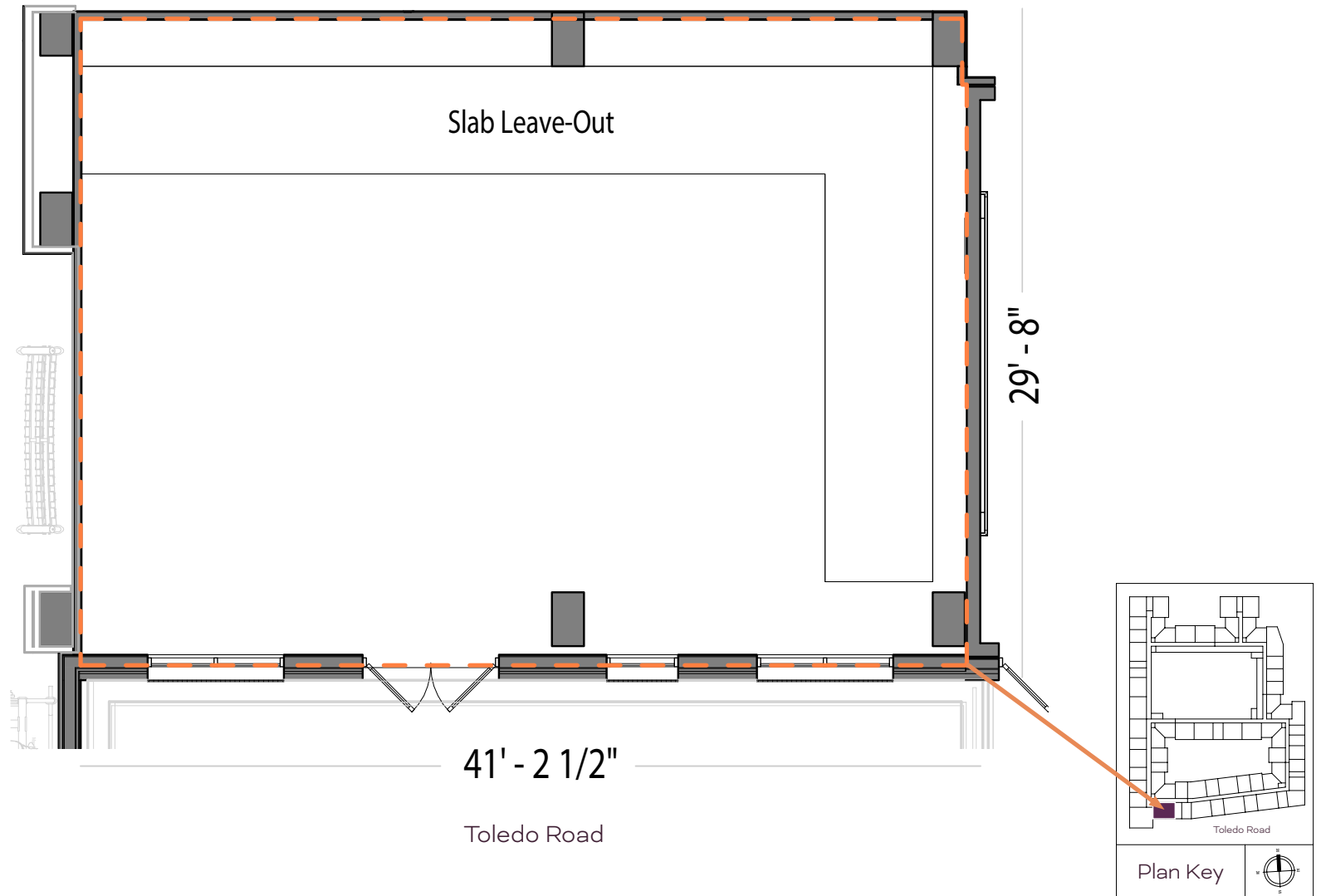
1. Gaea Juice
2. Old Dominion Brew House
3. Bonchon
4. Carolina Kitchen
5. Kick House
6. Street Kutz
7. Luxury Nail & Spa
8. Huncho House
9. Sushinado & Teriyaki
10. Wine & Spirits Liquor Store
11. MedStar Health Primary Care
12. PG Nails & Spa
13. Pollo Campero
14. Lisa Nails

24,100 Residents in the Hyattsville Submarket
1,500 Anticipated New Residents

Retail Opportunity

1,238 SF

- 10' 7" Ceiling Heights Slab to Slab
- Outdoor Seating
- Black Iron Exhaust Duct (Type 1)
- 10 Retail Parking Spaces
- Opportunity for Direct Internal Connection with Apartment Amenity Space





THE
DEVON
HYATTSVILLE

Hines

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