



5904-5928 RIGGS RD, HYATTSVILLE, MD 20783

Ahmad Dorani

CRE and M&A Specialist
571-523-5519
DoraniRealty@gmail.com







This Comparative Market Analysis (CMA) evaluates the competitive positioning of two retail suites within the Sheridan Station shopping center located at 5904-5928 Riggs Road, Hyattsville, Maryland. The analysis is based on recent closed transactions, active listings, and market intelligence within a 1-mile radius of the subject property, with emphasis on comparable retail spaces in Prince George's County.





SUBJECT PROPERTY PROFILE

Property Name	Sheridan Station
Address	5904-5928 Riggs Rd, Hyattsville, MD 20783
Property Type	Retail / Storefront / Neighborhood Center
Gross Leasable Area (GLA)	33,899 SF
Total Land Area	2.52 Acres
Year Built / Renovated	1952 / 1987
Parking Ratio	4.02 spaces per 1,000 SF
Zoning	CSC (Commercial Shopping Center)

Proximity Advantages::

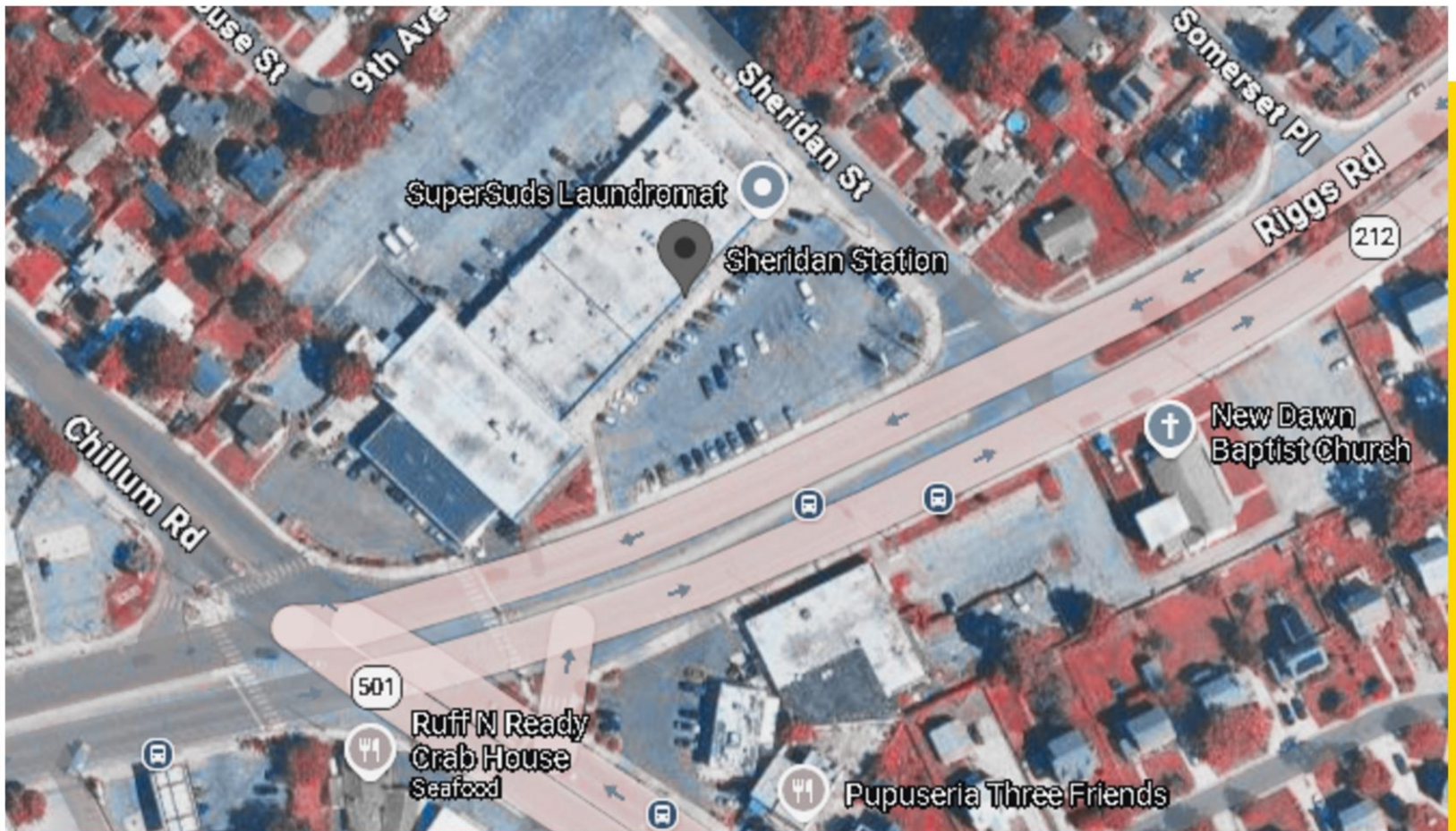
- Less than 8 miles from Washington, D.C.
- Adjacent to established residential neighborhoods including Chillum Terrace
- Within the Chillum submarket of Prince George's County



LOCATION & ACCESSIBILITY ANALYSIS

The subject property is situated at the signalized intersection of Riggs Road and Chillum Road, providing exceptional visibility and convenient access from multiple directions.

Street	Cross Street	Traffic Volume (VPD)	Year	Distance
Riggs Rd	Chillum Rd, NE	21,544	2022	0.10 mi
Chillum Road	8th Ave, NW	8,328	2022	0.13 mi
Chillum Rd	8th Ave, NW	8,276	2022	0.13 mi
Riggs Rd	Rosedale Pl, SW	19,114	2022	0.19 mi
Chillum Road	–	8,496	2022	0.27 mi





SUMMARY OF TERMS

5904-5928 Riggs Rd, Hyattsville, MD 20783

LEASE TERM:

5 - 10 years

PRICE PER SQUARE FOOT:

Unit A Rate (1,800 SF)	\$33.00 /SF/YR (NNN)
Unit B Rate (12,000 SF)	\$16.00 /SF/YR (NNN)



Hyattsville Submarket Advantages

- **Proximity** to Washington, D.C.: Attracts tenants and customers from the District
- **Diversity** Diverse Demographics: Stable consumer base with consistent spending
- **Art District** Revitalization: Positive spillover effects for surrounding retail
- **Limited** New Supply: No significant new retail development within immediate trade area





TARGET TENANT PROFILE





THE 1800 SQFT SPACE IS IDEAL FOR:

- Bubble Tea / Dessert Shops**
- Cell Phone & Electronics Stores**
- Smoke Shops / Vape Stores**
- Insurance or Tax Offices**
- Boutique Clothing Stores**
- Beauty Supply Stores**
- Tutoring / Learning Centers**
- Shipping / Mailing Stores**
- Pet Grooming Businesses**
- Jewelry Stores**
- Spa & Massage Businesses**
- Bakery / Coffee Shops**

THE 12000 SQFT SPACE IS IDEAL FOR:

- Fitness Centers / Gyms / Boxing / MMA**
- Ethnic Supermarkets**
- Furniture Showrooms**
- Indoor Sports Facilities**
- Medical Clinics / Urgent Care Centers**
- Appliance & Electronics Stores**
- Home Improvement & Flooring Stores**
- Indoor Children's Playgrounds**
- Pet Supply Stores**
- Thrift Stores**
- Beauty Supply Superstores**
- Call Centers / Office Showrooms**
- Auto Parts Retail Stores**



TO LEASE THIS SPACE, CALL US TODAY

Ahmad Dorani

Commercial Real Estate and
M&A Specialist

571-523-5519

DoraniRealty@gmail.com

Sara Shin

Commercial & Residential
Real Estate Broker

201-446-7705

Sara@SaraShinSelect.com