



Hamilton Shopping Center

\$16.75 /SF/YR

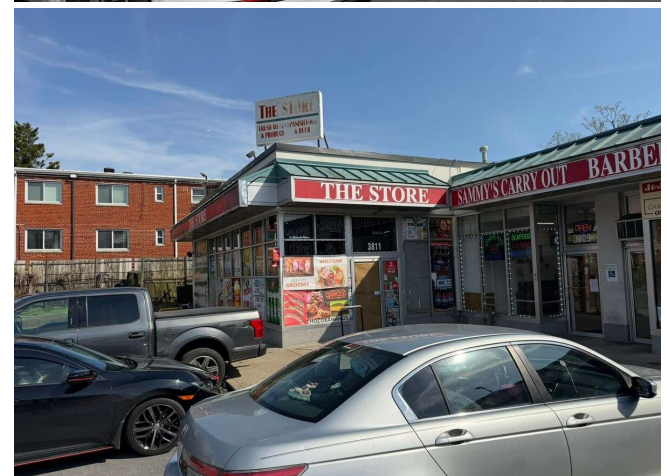
5,000 SF End-Cap Retail Opportunity | Hamilton Street Shopping Center – Hyattsville, MD Prominent 5,000 square foot end-cap retail space available at the well-located Hamilton Street Shopping Center (3811

Hamilton Street, Hyattsville, MD 20781). This highly visible corner suite was formerly occupied by a long-standing neighborhood convenience store, making it ideally suited for a variety of retail, food service, or

specialty uses. The space features 16'+ ceiling heights, providing excellent volume and flexibility for

buildout, along with heavy power capacity to accommodate refrigeration, kitchen equipment, or other high-demand electrical uses. Existing improvements include...

- Illuminated Pylon Signage with Top Panel / Anchor Panel available to new tenant
- Wide variety of permitted uses within CSC
- High traffic, solid infill demographics



Rental Rate:	\$16.75 /SF/YR
Property Type:	Retail
Gross Leasable Area:	11,500 SF
Year Built:	1948
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	70 (Moderately friendly)
Taxes:	\$0.29 USD/SF/MO
Rental Rate Mo:	\$1.40 /SF/MO

1st Floor Ste 3811

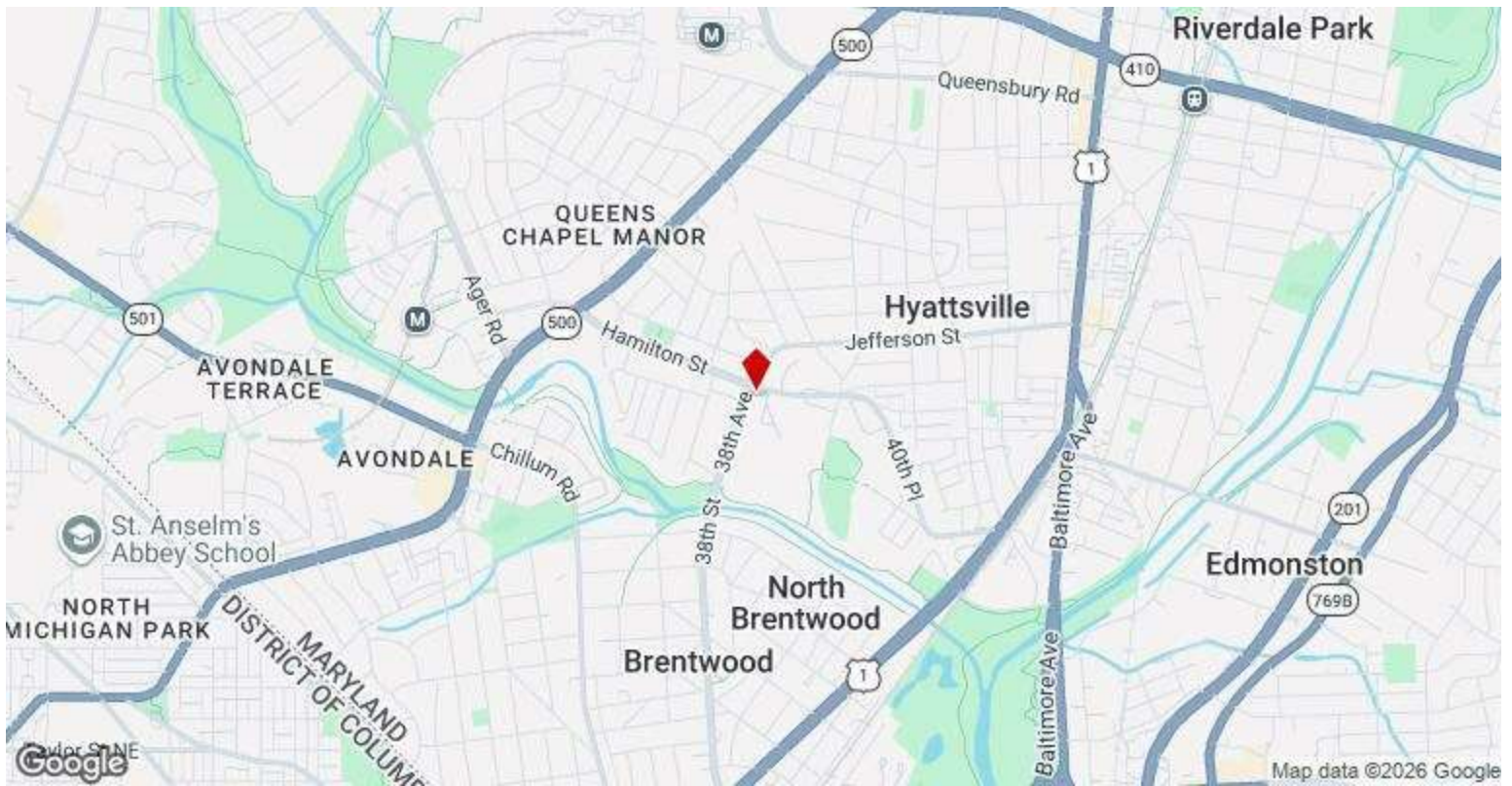
Space Available	5,000 SF
Rental Rate	\$16.75 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	Negotiable

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Summary: CN Zoning – Commercial, Neighborhood (Prince George’s County, MD) The CN (Commercial, Neighborhood) Zone is one of Prince George’s County’s most desirable and accessible retail zoning classifications, specifically designed to support vibrant, neighborhood-serving commercial destinations with strong built-in customer bases and long-term stability.

Overview & Positioning The CN zone is intended to accommodate small-scale, high-visibility retail and service uses that cater directly to the daily needs of surrounding residential communities. This zoning is ideal for shopping centers, strip retail, and main-street-style commercial nodes, offering a consistent flow of local traffic and repeat customer engagement.

Permitted Uses (Ideal for Retail Leasing) CN zoning allows for a broad mix of complementary commercial uses, including: Retail stores (convenience, specialty, boutique, grocery) Restaurants, cafés, carry-out, and neighborhood dining concepts Personal services (salons, barbers, nail spas, fitness studios) Medical, dental, and professional office space Entertainment and recreation uses (limited scale) Institutional/community-serving uses Limited automotive-related services (select uses) These uses are intentionally curated to support synergistic tenant mixes within a shopping center format while maintaining a cohesive retail environment.



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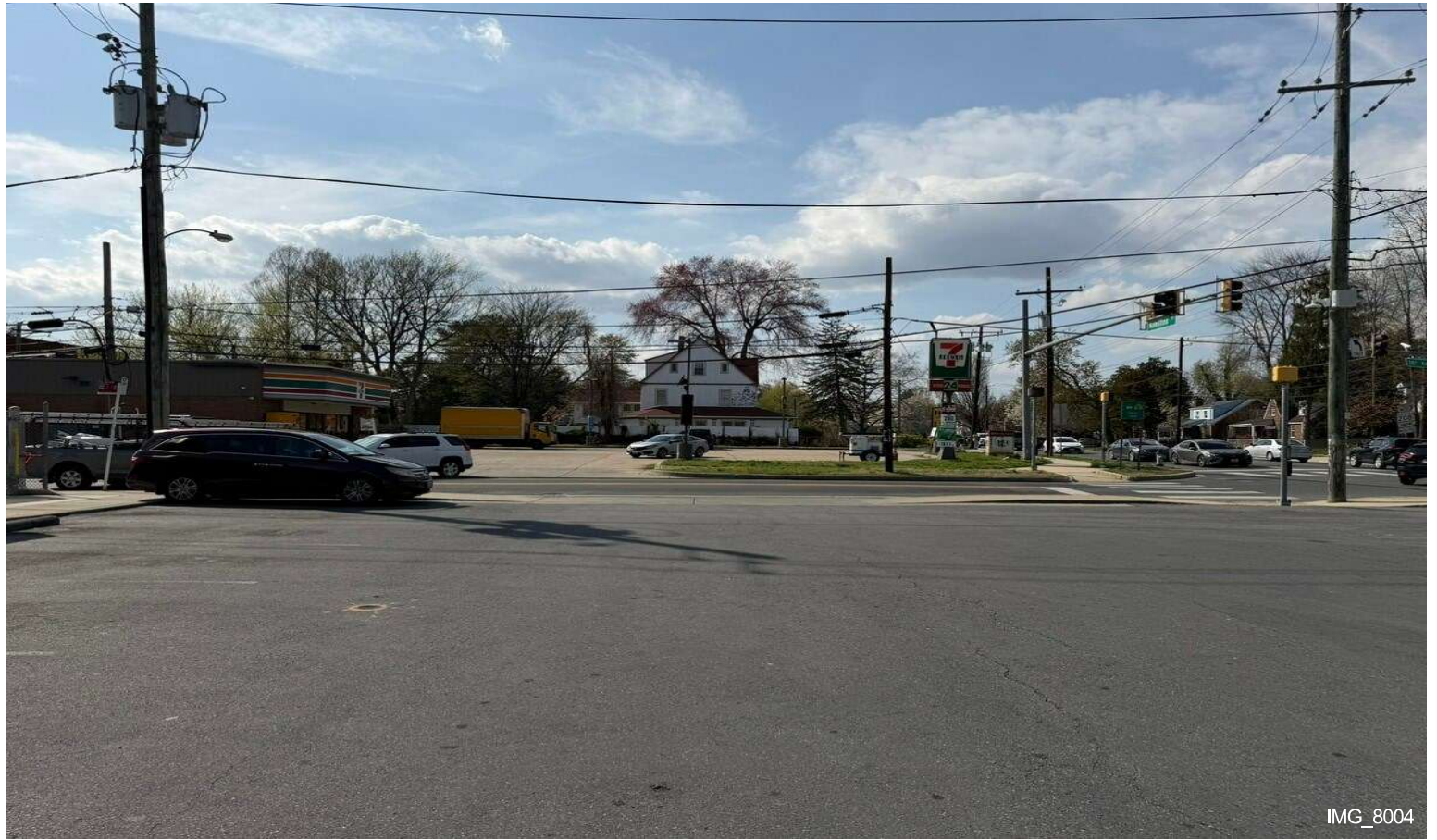
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Property Photos



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