

PRIME RETAIL SPACE IN HYATTSVILLE'S ARTS DISTRICT

ABOUT THE PROPERTY

Use:	Food & Beverage / Restaurant / Retail Space
Size:	Approx. 1,166 sq. ft.
Rent/Term:	\$34 PSF NNN
Zoning:	Commercial Mixed-Use Corridor
Availability:	Immediate Possession



4816 RHODE ISLAND AVE, HYATTSVILLE, MD

LEASING OPPORTUNITY OVERVIEW

High-profile end-cap restaurant opportunity located within Hyattsville's thriving Gateway Arts District corridor. This move-in-ready food and beverage space includes existing hood ventilation, operational restaurant infrastructure, and a functional layout already configured for restaurant use—significantly reducing startup costs and accelerating time-to-open for incoming operators.

The premium end-cap positioning provides maximum visibility, dual street-facing exposure, and strong branding presence along Rhode Island Avenue. Surrounded by a growing residential base and destination dining concepts, this location offers an exceptional opportunity for neighborhood-driven food and beverage operators seeking long-term growth within one of the region's most active culinary corridors.



Walkability
Score:
80/100



Vehicle Traffic:
Approx. 16,440
cars/day + MDOT



Neighborhood Vibe:
Hyattsville growing
Arts & Enter. District

