



**INDUSTRIAL PROPERTY FOR LEASE**

**2775 HAMILTON ST**

HYATTSVILLE, MD 20782



# 2775 HAMILTON ST

**PROPERTY SUMMARY**



**PROPERTY DESCRIPTION**

6,354 SF freestanding industrial building is strategically situated at the intersection of Queens Chapel/500 & Jamestown Rd, experiencing a high traffic flow of 35,850 VPD. Zoned LTOC, the versatile space provides an ideal setting for a wide range of industrial ventures.

**PROPERTY HIGHLIGHTS**

- 6,354 SF freestanding industrial building
- Located at the intersection of Queens Chapel/500 & Jamestown Rd (35,850 VPD)
- Onsite parking
- Zoned LTOC

**OFFERING SUMMARY**

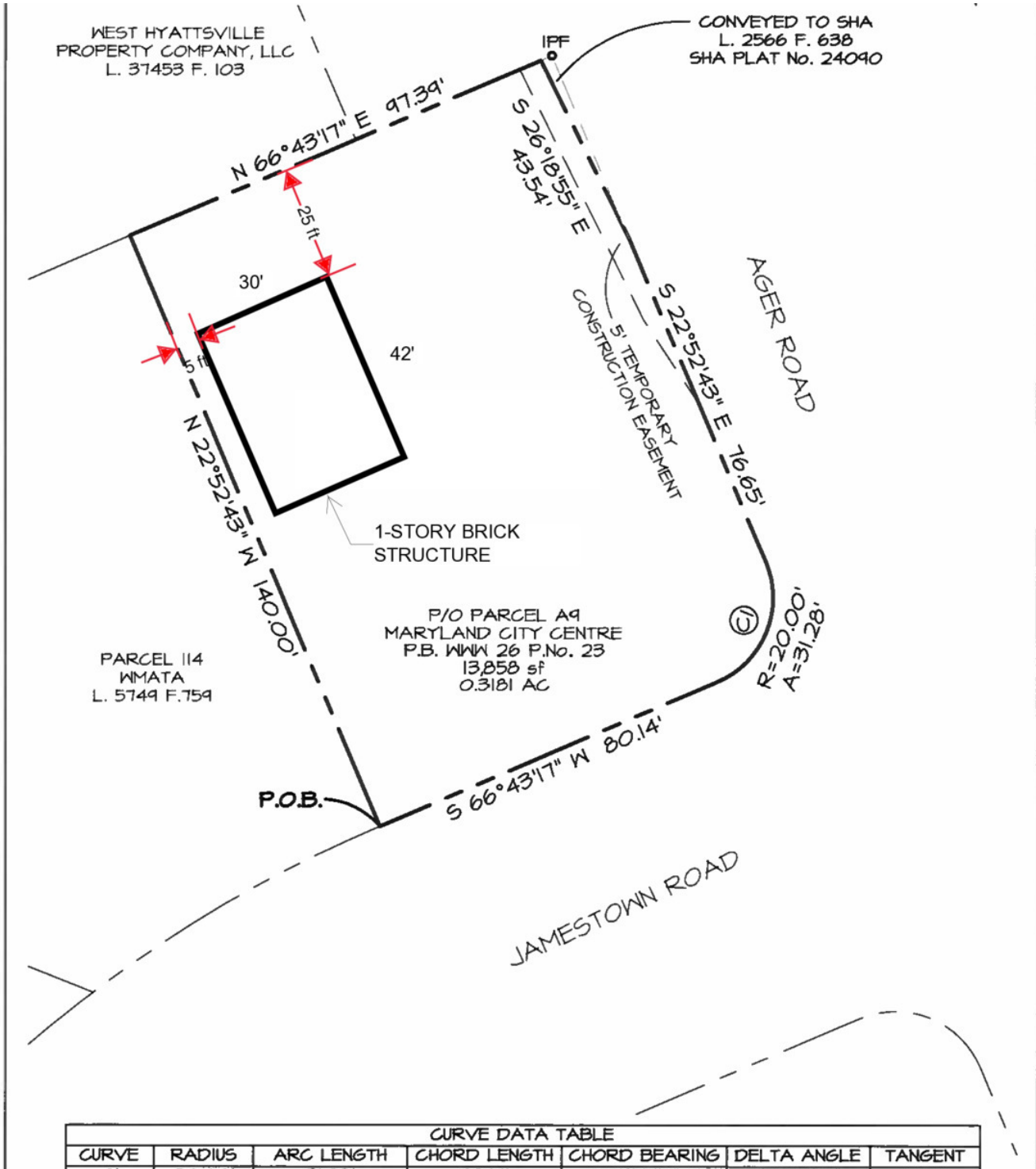
<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	6,354 SF
<b>Lot Size:</b>	35,082 SF
<b>Building Size:</b>	6,354 SF

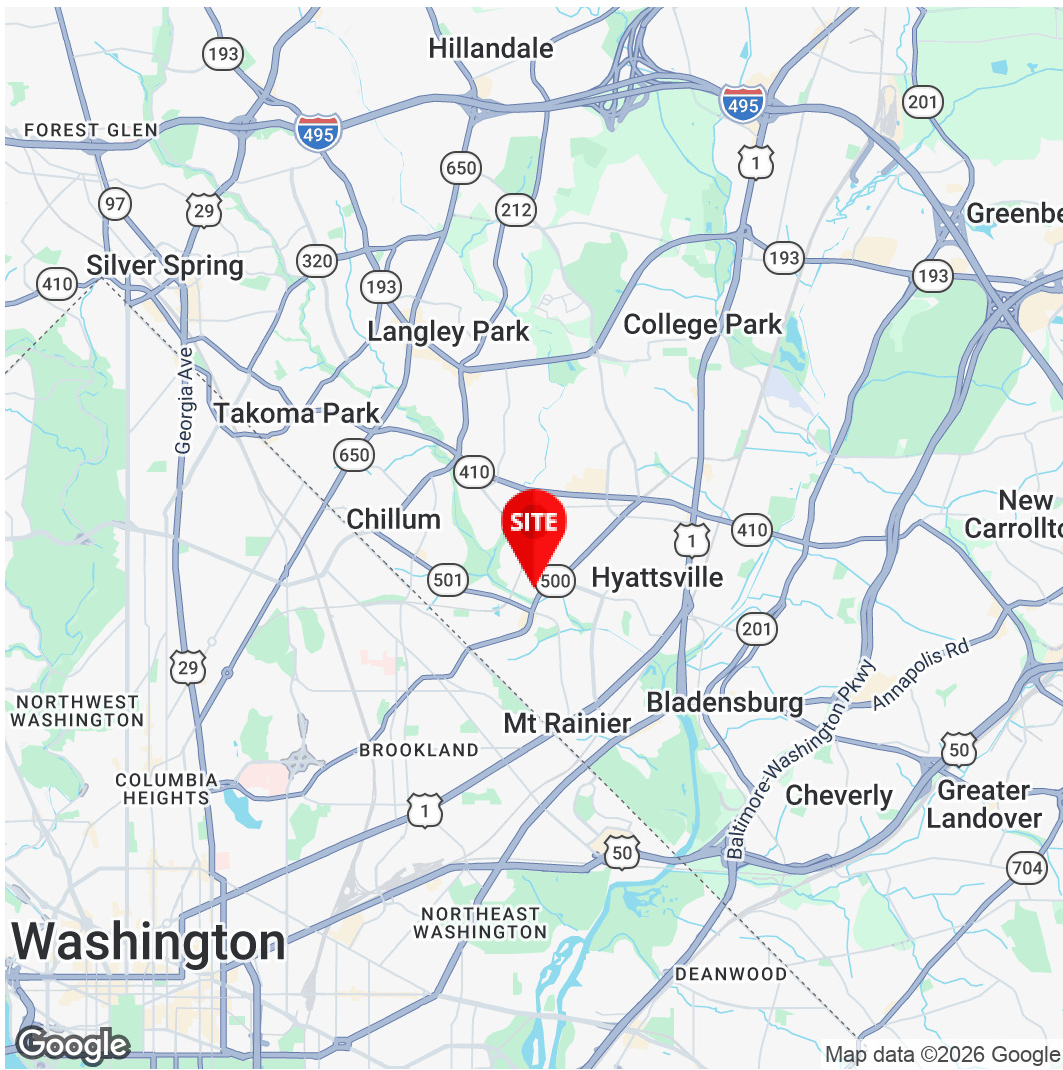
**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	11,115	81,609	306,877
<b>Total Population</b>	29,521	230,499	743,390
<b>Average HH Income</b>	\$97,073	\$117,585	\$139,803

2775 HAMILTON ST

SITE PLAN





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