

INDUSTRIAL OFFICE SPACE 1,941 ± SF FOR LEASE



5000 FROLICH LANE Hyattsville, MD 20781

PROPERTY HIGHLIGHTS

- 1,941 ± SF Available
- Zoned IH
- Shared access with key fob
- 24/7 external security
- One (1) bathroom
- Kitchenette
- New four zoned HVAC system
- Built in 1970
- Reserved parking available
- Tenant is responsible for their own improvements
- **AVAILABLE IMMEDIATELY!**
- **MONTHLY LEASE RATE: \$2,800.00 PSF NNN**



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	7,515	2,768	\$108,378
3 Miles	186,787	67,662	\$94,917
5 Miles	564,877	216,385	\$114,058

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

Located in an industrial park in downtown Hyattsville with easy access to dining, entertainment, and retail options. Convenient access to major transportation routes, Route 50, I-295, I-495 (Capital Beltway) providing seamless connectivity, making the area an attractive choice for prospective tenants.

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