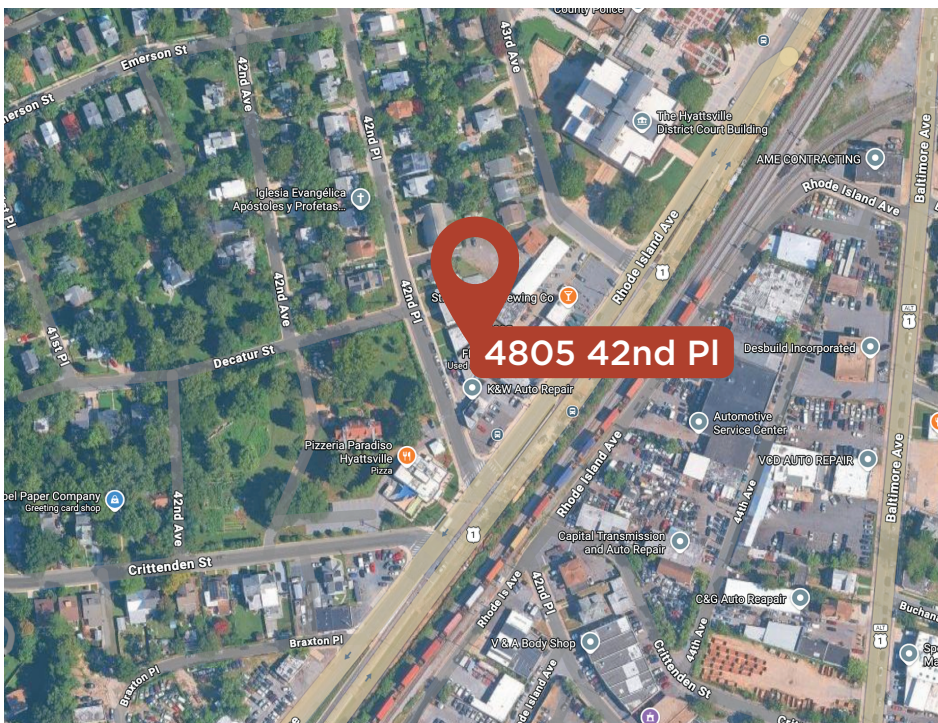




LOCAL BUSINESSES & AMENITIES:

- Vigilante Coffee — Popular local coffee roastery and café
- Franklin's Restaurant, Brewery & General Store — Well-known restaurant and neighborhood destination
- Gateway Arts District — Arts and entertainment corridor with galleries, studios, and public art
- Busboys and Poets — Restaurant, bookstore, and cultural gathering space
- Yes! Organic Market — Grocery and wellness retail nearby
- Streetcar 82 Brewing Co. — Local brewery and community gathering destination
- Close proximity to neighborhood retail, cafés, fitness studios, and professional services
- Surrounded by growing residential developments and active mixed-use investment throughout the corridor

TRANSIT & PARKING

- Convenient access to Baltimore-Washington Parkway (MD-201) and major commuter routes
- Approximately 1.5 miles from West Hyattsville Metro Station (Green & Yellow Lines)
- Nearby access to Hyattsville Crossing Metro Station (Green Line)
- Accessible via Metrobus and TheBus transit routes
- On-street parking available for tenants and visitors
- Excellent connectivity to Washington, DC, College Park, and Prince George's County

NEARBY TRANSPORTATION



Brookland-CUA

7 min drive



Fort Totten

8 min drive



West Hyattsville

6 min drive

JOE MARTIN

PRESIDENT OF COMMERCIAL & RESIDENTIAL SALES

📞 561.716.5970 ✉️ JOE@MENKITIGROUP.COM

DON ISAAC

VP, COMMERCIAL & ACQUISITIONS

📞 202.802.5005 ✉️ DISAAC@MENKITIGROUP.COM

MARTHA LIRIANO

REAL ESTATE ADVISOR, RESIDENTIAL & COMMERCIAL

📞 202.848.5138 ✉️ MARTHA@MENKITIGROUP.COM