



# Metzerott Plaza

9101-9147 Riggs Road, Hyattsville, MD 20783

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts

#### PROJECT SIZE

61,548± SF

#### AVAILABILITY

10,600 SF

#### DEMOGRAPHICS

POPULATION    AVG. INCOME

Distance	POPULATION	AVG. INCOME
1 mile	21,468	\$70,565
3 mile	171,636	\$87,964
5 mile	431,600	\$92,284



### ○ Matt Gorman

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Large space available in an established neighborhood center at the busy intersection of Riggs and Adelphi roads Excellent visibility with traffic counts exceeding 25,000 VPD.

[Click For Street View](#)



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# Leasing Plan

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### Tenants

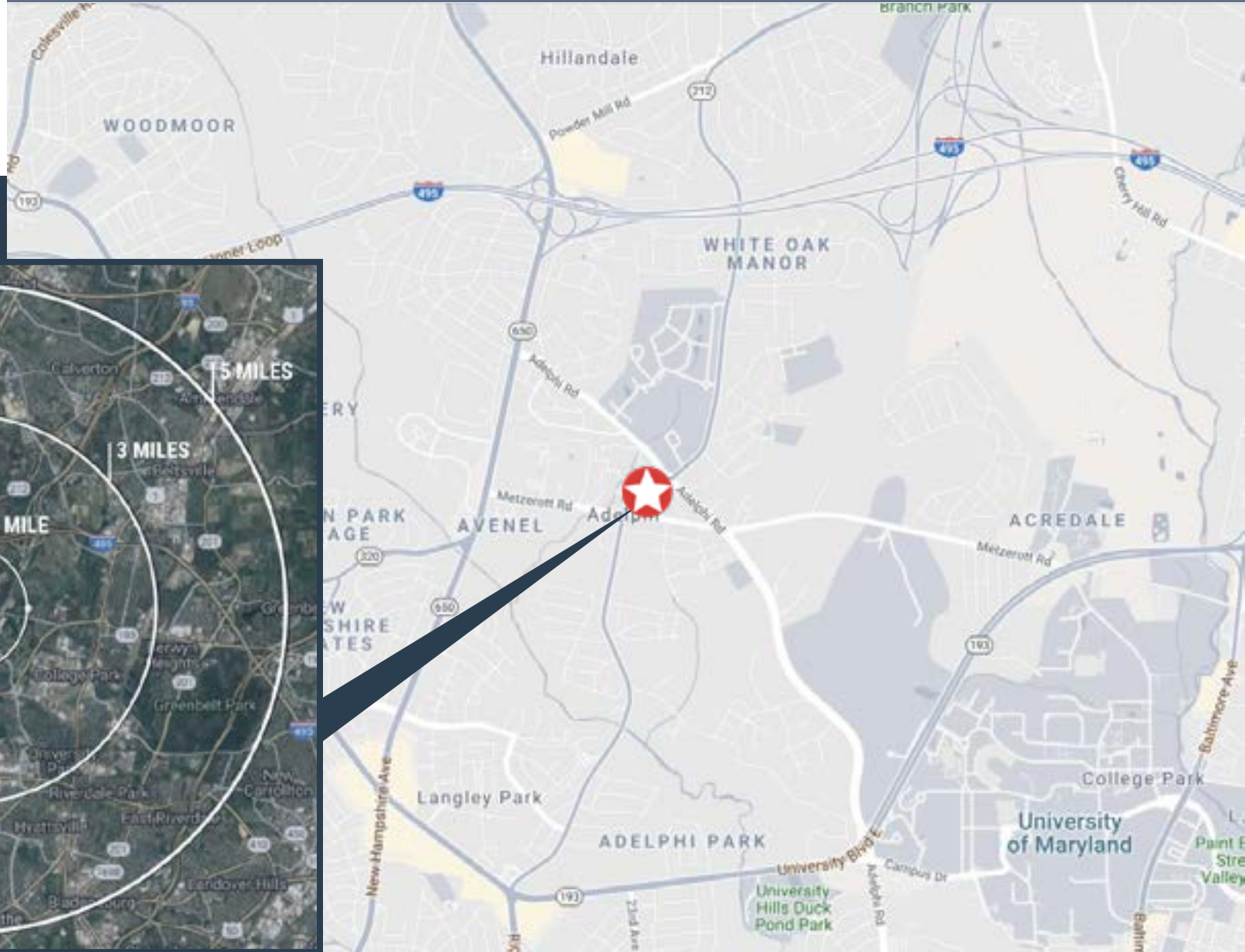
9101	Skylake Laundromat	3,000
9107	El Toro Liquors	9,835
9111	Bank of America	2,952
9113	Basil's Pizza and Subs	1,200
9115	Style Salon	600
9119	El Mexicano Bakery	1,616
9121	Value Dollar	3,000
9123	Lost Antojitos	1,200
9125	Boost Mobile	1,600
9127	China Golden	1,600
9139	Available	10,600
9145	Bestway Supermarket	22,500
9147	Popeye's	1,845
<b>Total</b>		<b>61,548</b>



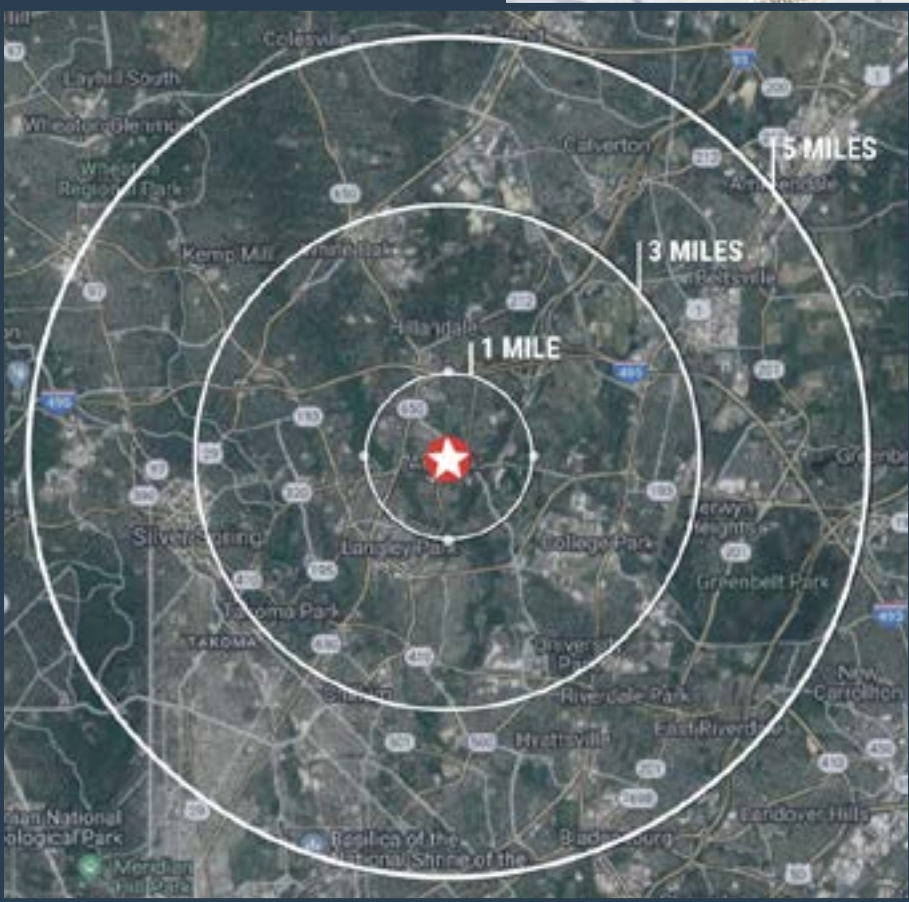


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- 7 Eleven
- Pizza Hut
- Chuck E. Cheese's
- McDonald's
- Exxon
- CVS Pharmacy
- Payless
- Wendy's
- Advance Auto Parts
- Aldi
- Walgreens
- Dunkin' Donuts
- Arby's
- Starbucks

