



**RENAUD**  
**CONSULTING**  
 COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

61,548± SF

### AVAILABILITY

Fully Leased

### DEMOGRAPHICS

POPULATION    AVG. INCOME

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

# Metzerott Plaza

9101-9147 Riggs Road, Hyattsville, MD 20783

**Retail Space For Lease**



**J. Duggan Hirt**

Direct | 571.765.4432

Cell | 703.328.6482

Email | dhirt@renaudconsulting.net

Located in an established neighborhood center at busy intersection, good visibility from Riggs Road and Adelphi Road with traffic counts exceeding 25,000 VPD. Potential uses include: restaurant and liquor store (license required).

JOIN THESE RETAILERS:



[Click For Street View](#)



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# Floor Plan

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### Tenants

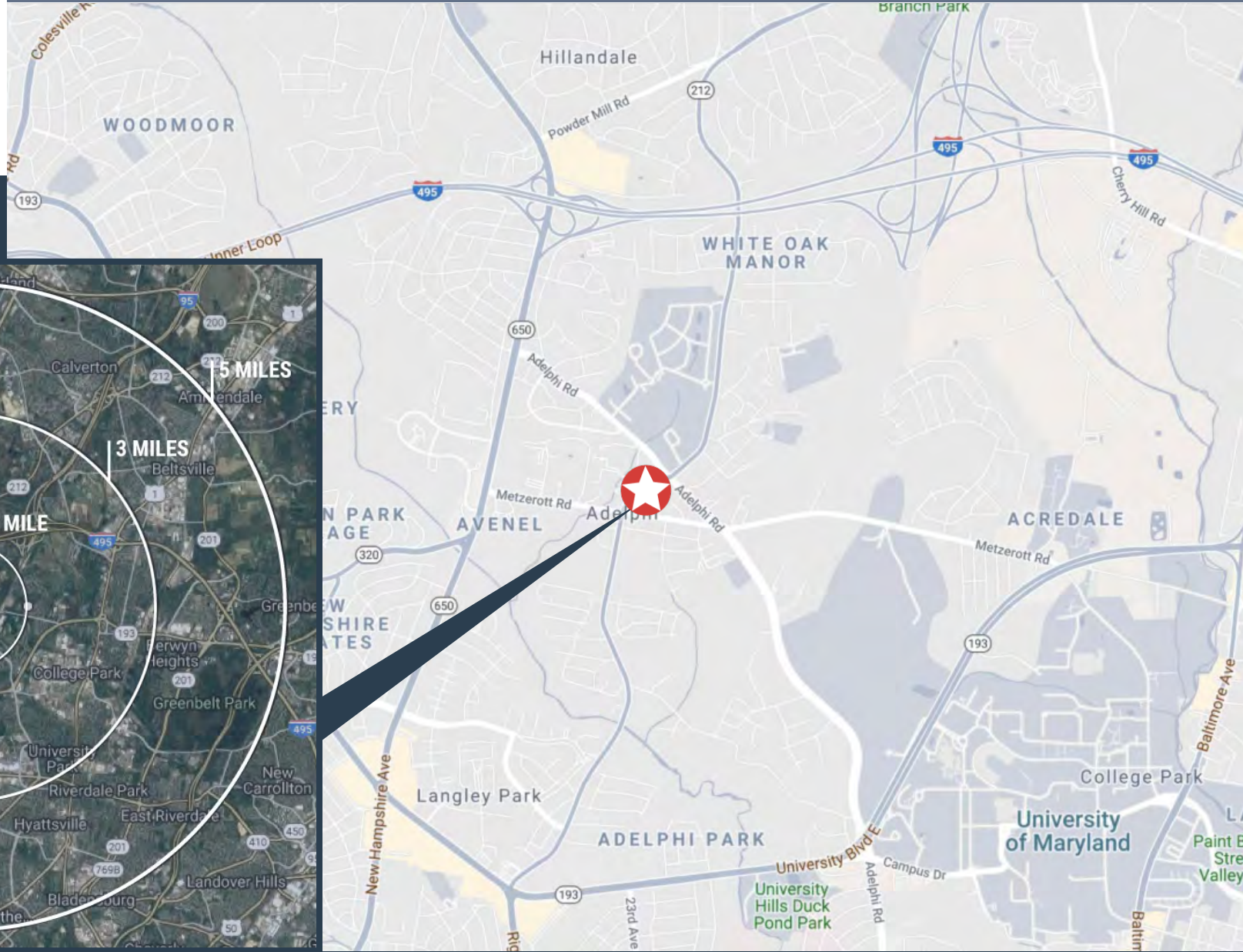
9101	Skylake Laundromat	3,000
9107	El Toro Liquors	9,835
9111	Bank of America	2,952
9113	Basil's Pizza and Subs	1,200
9115	Style Salon	600
9119	El Mexicano Bakery	1,616
9121	Value Dollar	3,000
9123	Lost Antojitos	1,200
9125	Boost Mobile	1,600
9127	China Golden	1,600
9139	Rite Aid	10,600
9145	Bestway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



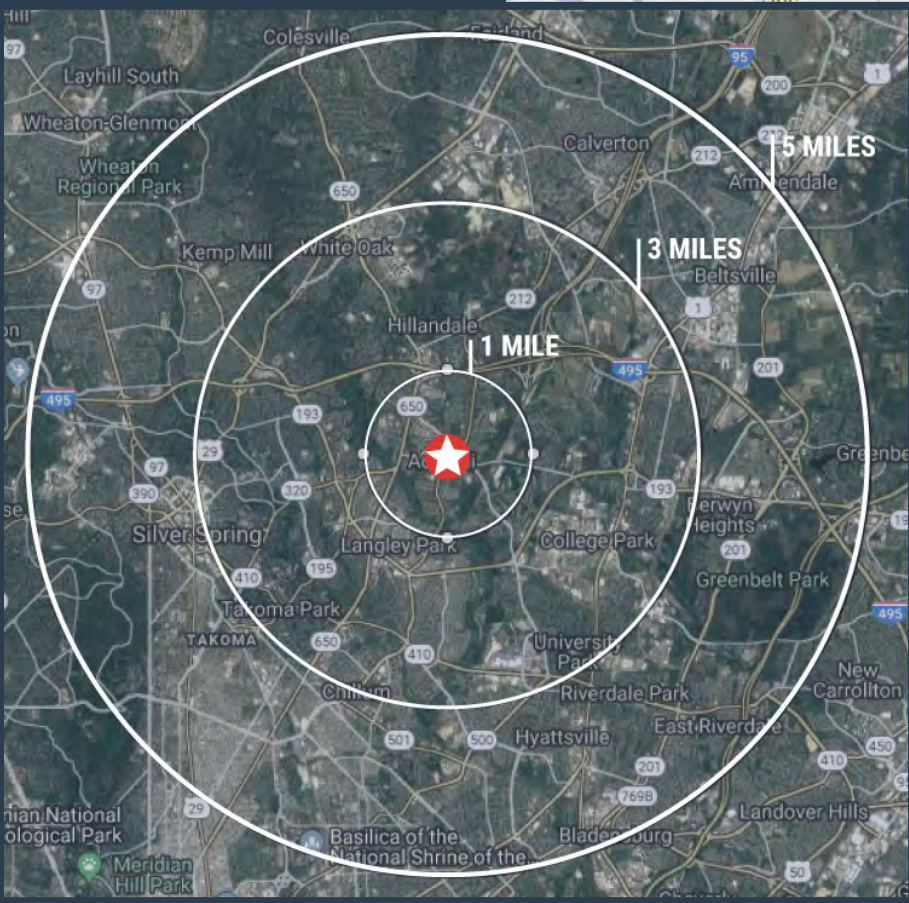


# Location Map

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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

