



# Unilang Center

1335-45 University Blvd East, Takoma Park, MD 20912

**Retail Space For Lease**

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

## Quick Facts

### PROJECT SIZE

29,023 SF

### AVAILABILITY

3,675 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP.

1 mile  
3 mile  
5 mile

POPULATION	AVG. INCOME	DAYTIME EMP.
38,569	\$71,071	4,953
255,475	\$81,710	29,398
586,710	\$88,810	60,368



**J. Duggan Hirt**

Direct | 571.765.4432

Cell | 703.328.6482

Email | dhirt@renaudconsulting.net

Shopping center with two levels. Front of building (ground level) includes Halal Meat & Grocery, Star Beauty Salon, Tiffin, and Amertel. Second level is entered from the rear and occupied by CentroNia, a bilingual quality preschool. Located on the busy intersection of University Blvd. (38,795 VPD) and New Hampshire Ave. (36,288 VPD).

[Click For Street View](#)



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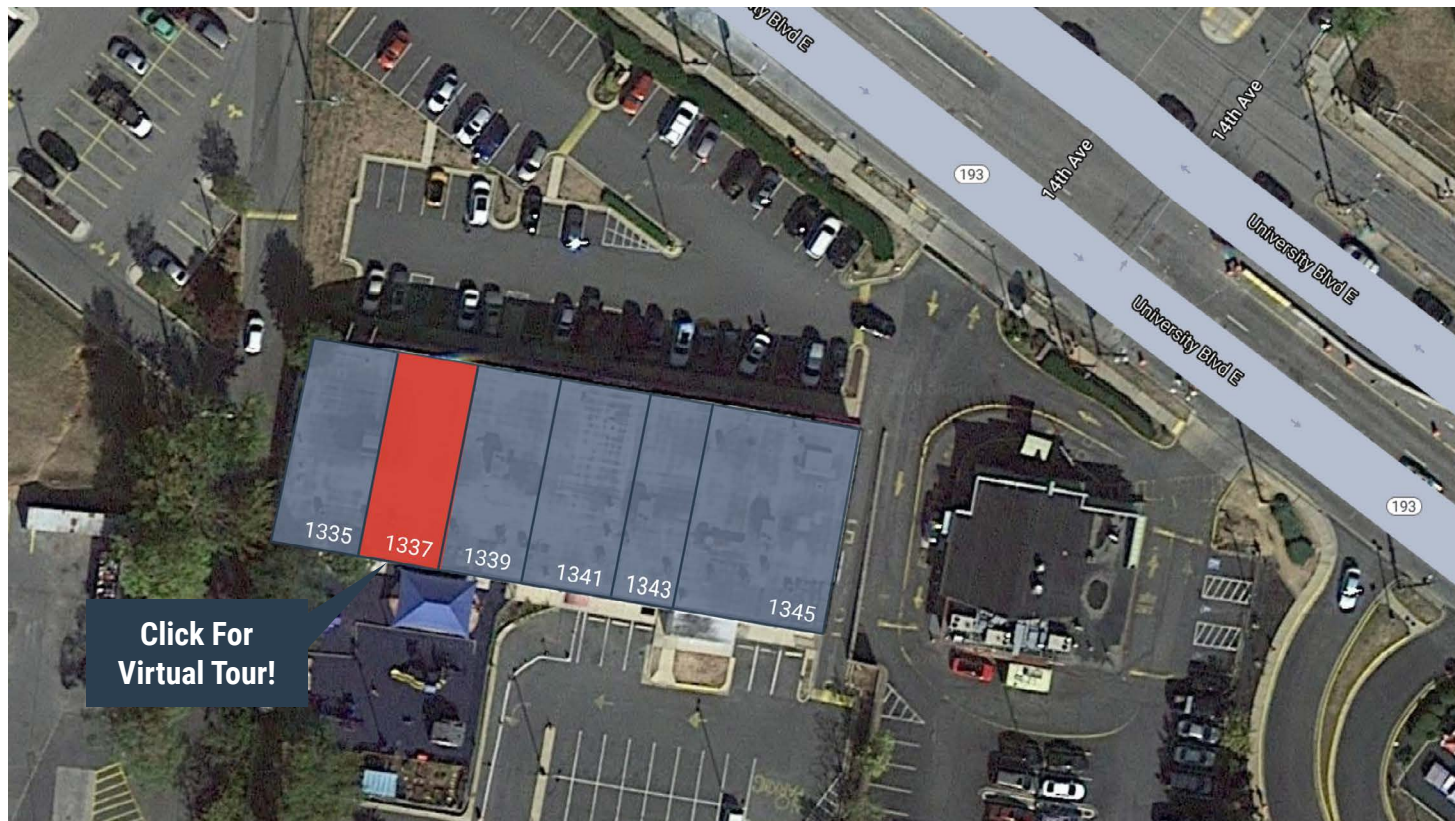
# Leasing Plan

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### Tenants

1335	Halal Meat & Grocery	2,498
1337	<b>Available</b>	<b>3,675</b>
1339	Star's Beauty Salon	2,700
1341	Red Chillies Restaurant	3,750
1343	Amertel Communications	1,400
1345	CentroNia	15,000
	<b>Total Site</b>	<b>29,023</b>

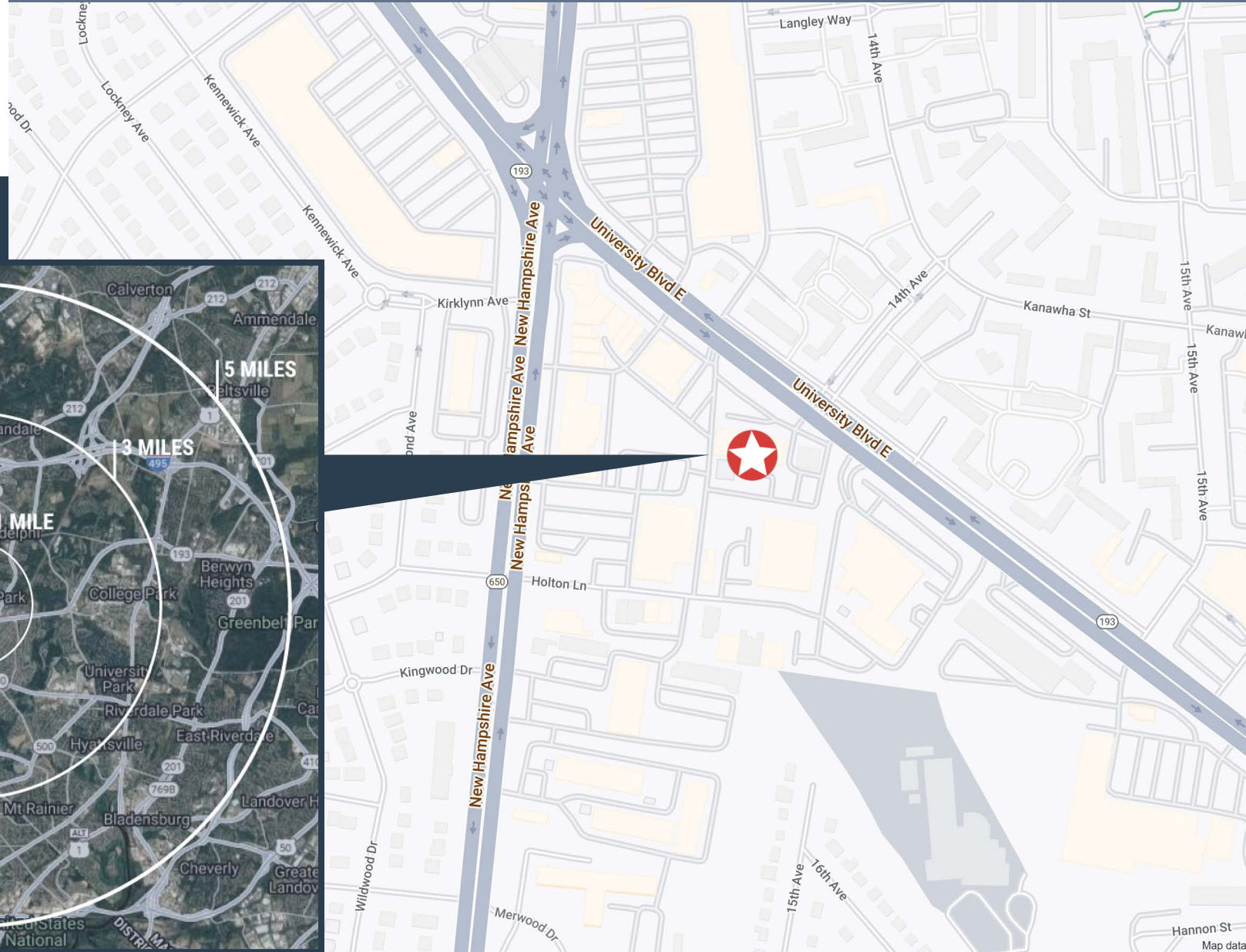
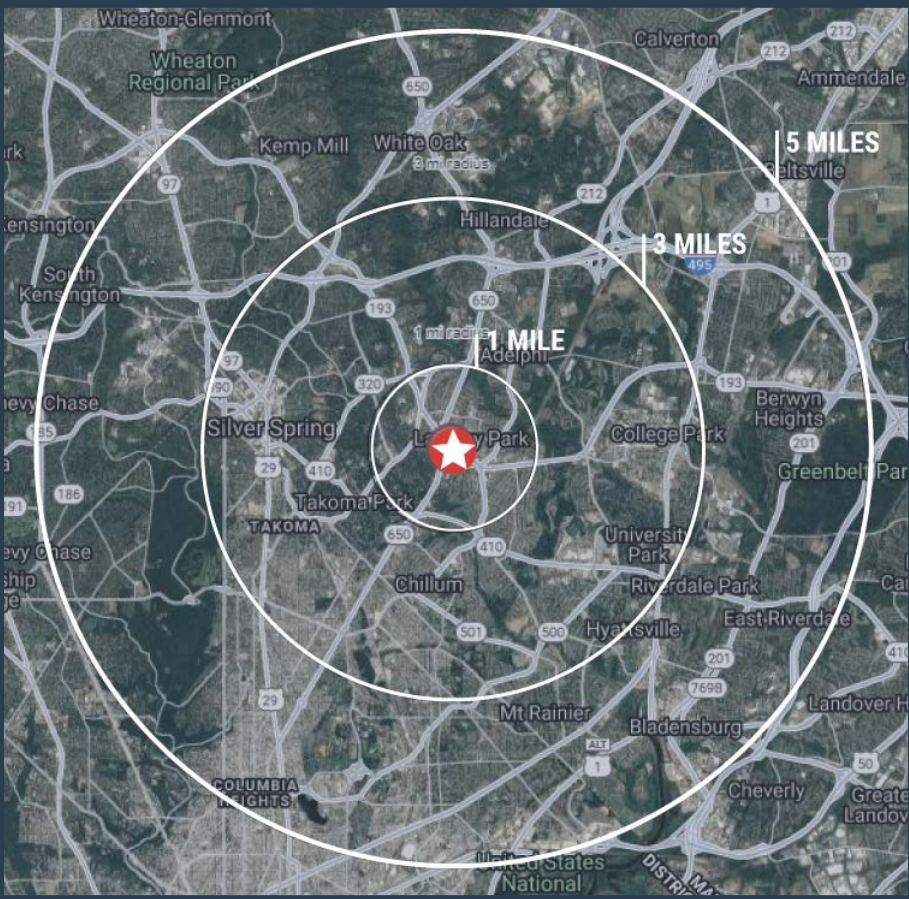




# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Sally Beauty Supply
- Overstock Furniture
- Cricket Wireless
- Advance Auto Parts
- Little Caesars
- Starbucks
- Sprint
- Capital One
- Wells Fargo
- Walgreens
- CVS Pharmacy
- 7-11
- T-mobile
- Taco Bell
- Aldi
- Dollar Tree
- IHOP
- Wendy's
- AutoZone

