

# PALETTE AT THE ARTS

PRINCE GEORGE'S COUNTY



**JBG SMITH**



## LOCATION

Prince George's County  
5557 Baltimore Ave,  
Hyattsville, MD 20782

## SPACE AVAILABLE

1,587 sq. ft.

## PROPERTY OVERVIEW

The area's most exciting retail destination. Just two miles from DC and within two miles of two Metro stations, Arts District Hyattsville includes over 300 new town homes, luxury multifamily homes and a vibrant new retail town center featuring Busboys and Poets, Yes! Organic Market, Chipotle, Tara Thai, Elevation Burger and more.

## CURRENT RETAILERS

Dry Cleaners, Post Net

## DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$86,460	17,934
3 mile:	\$77,047	181,458
5 mile:	\$78,786	571,112

## TRAFFIC COUNT

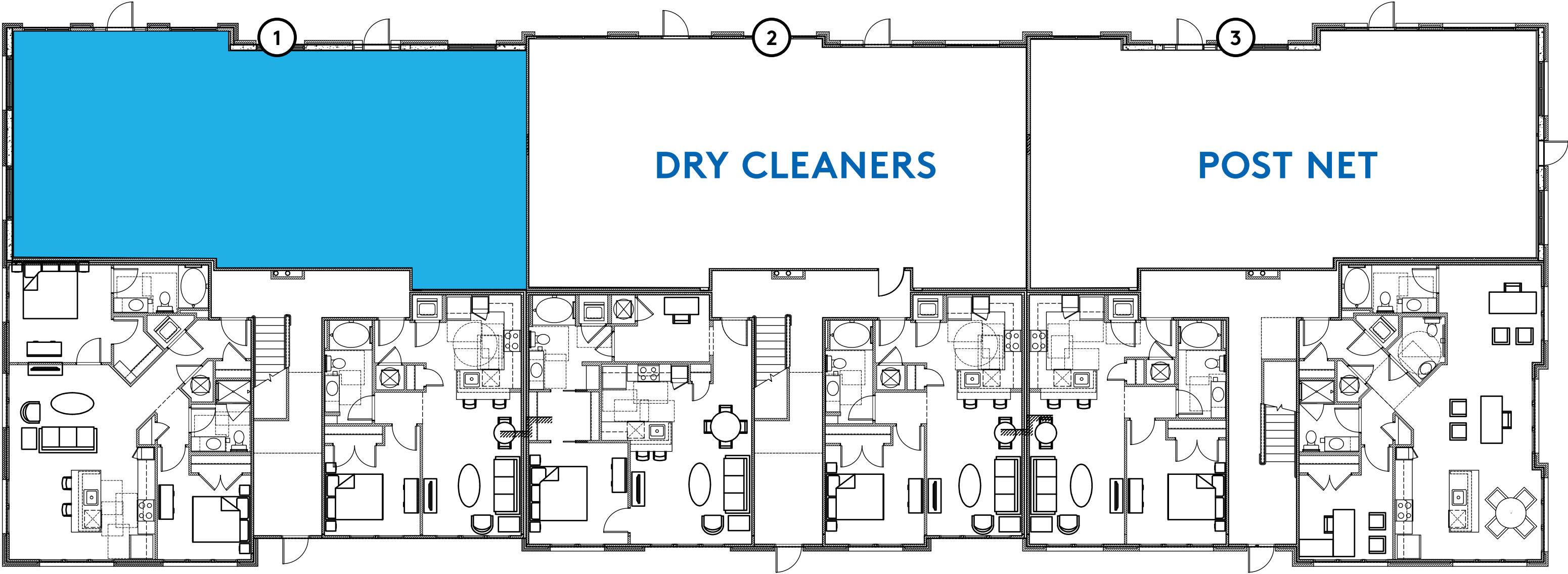
25,722 vehicles daily on Baltimore Avenue

## CONTACT

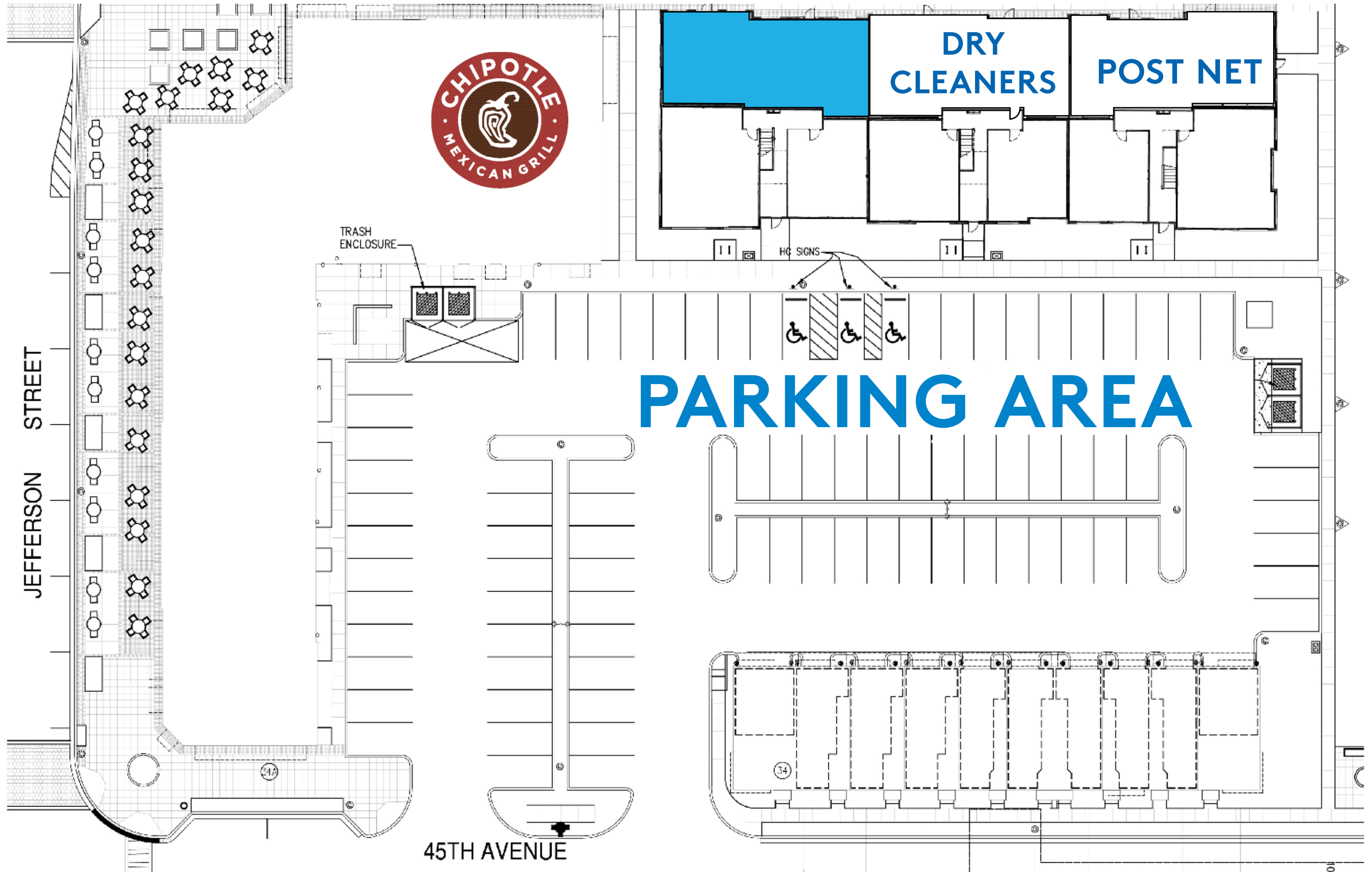
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# PALETTE AT THE ARTS / GALLERY

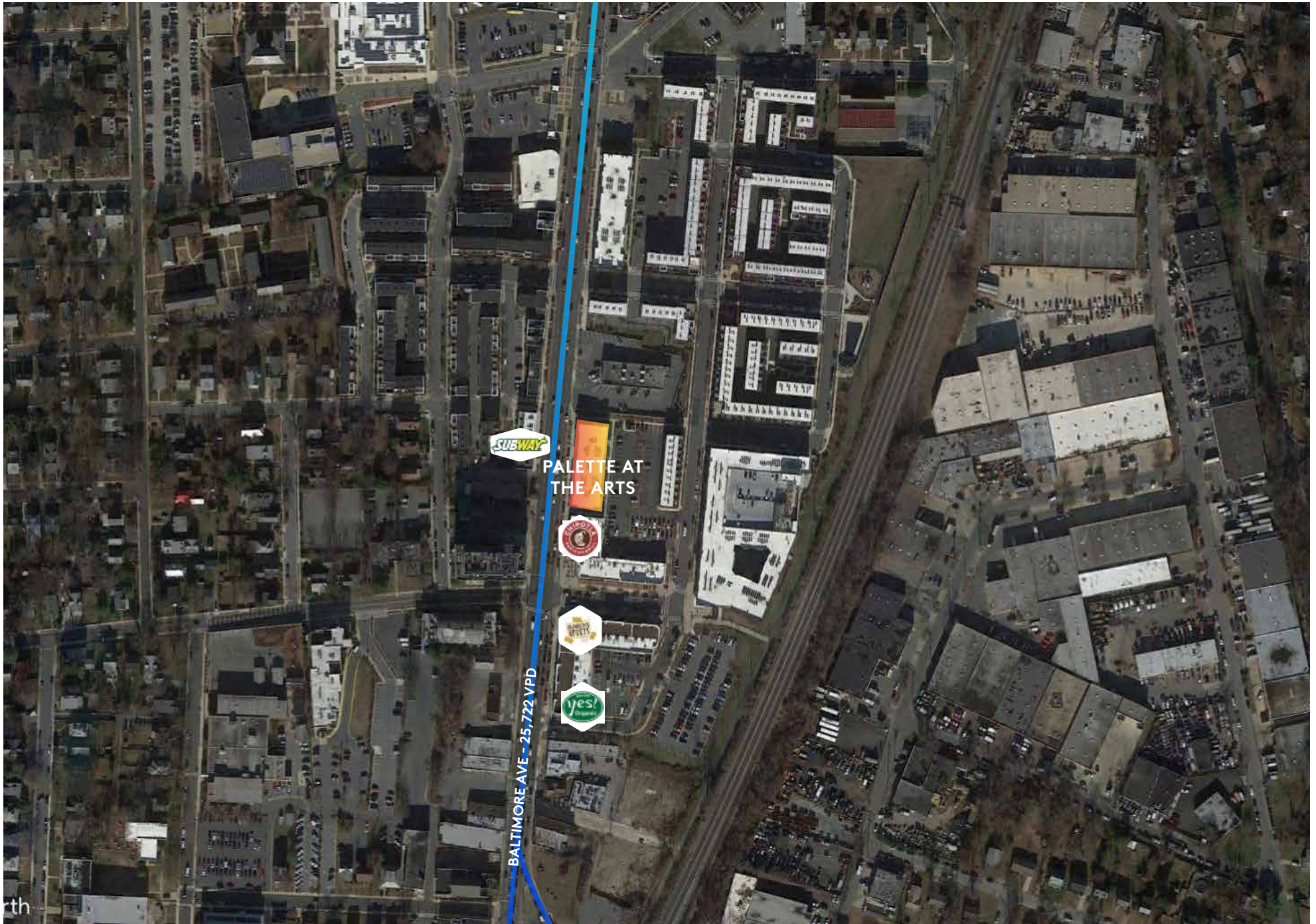


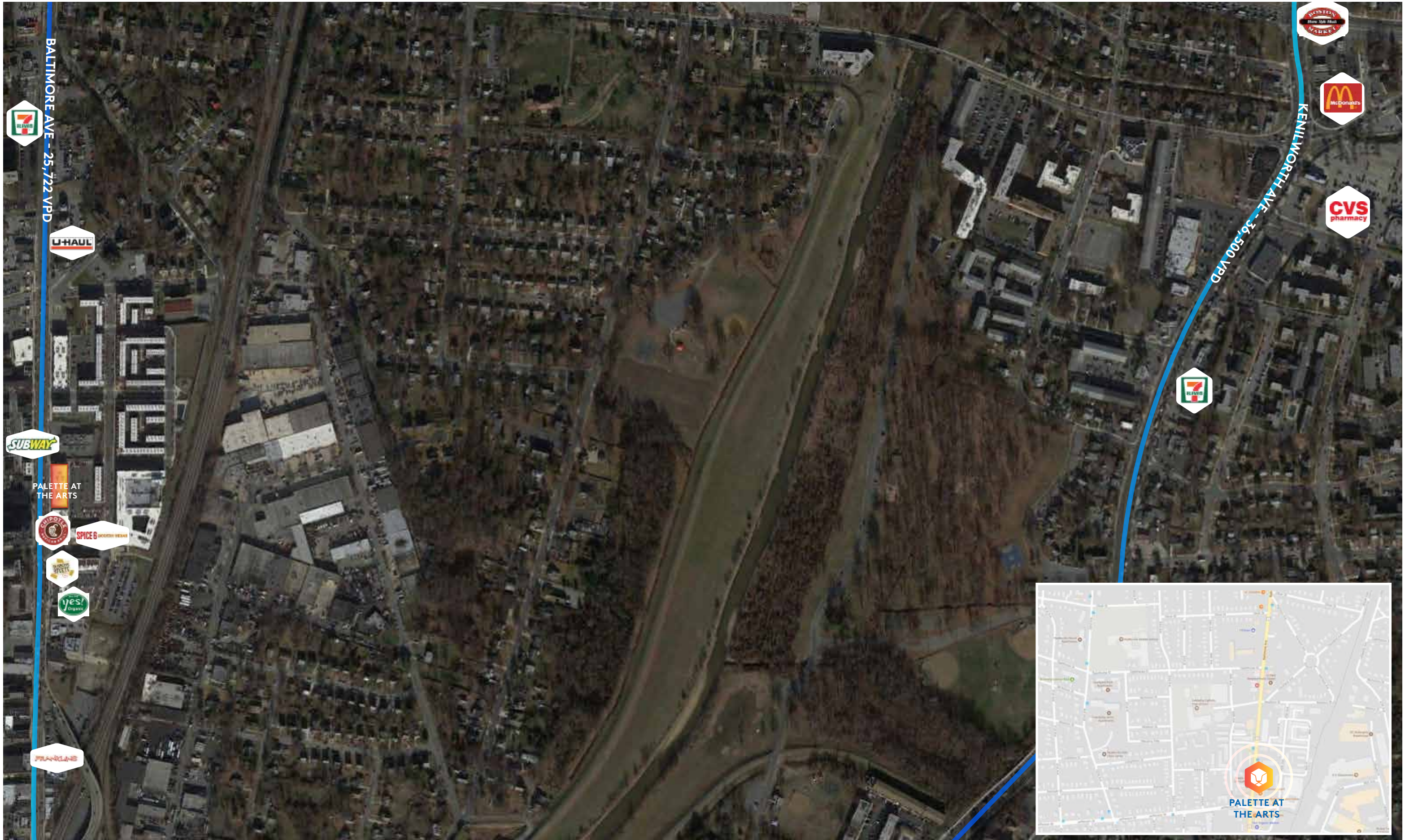


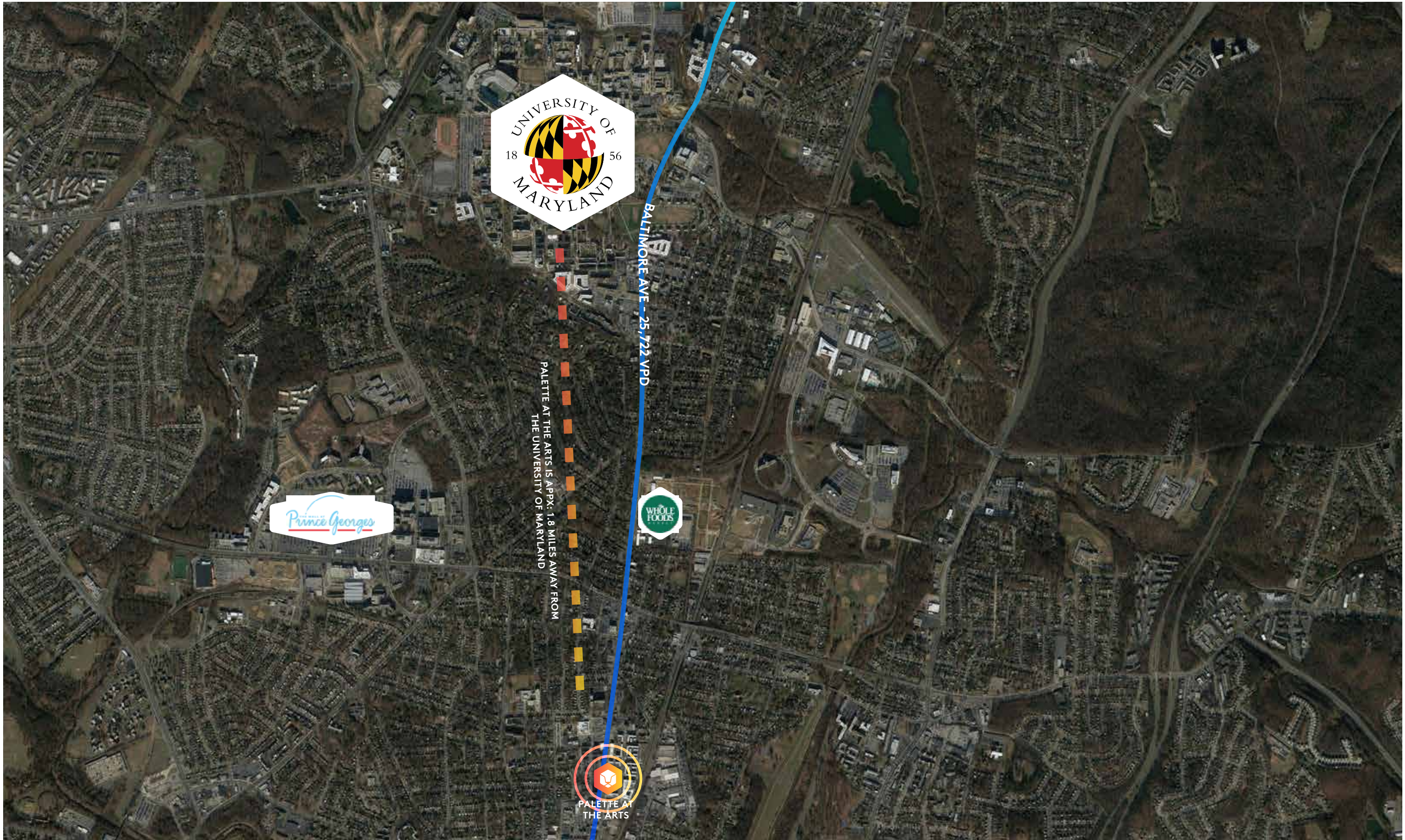
SHOPPING CENTER RETAILERS								
1	Available	1,587 SF	2	Dry Cleaners	1,607 SF	3	Post Net	1,353 SF



# PALETTE AT THE ARTS / AERIAL







BALTIMORE AVE - 25,722 VPD

PALETTE AT THE ARTS IS APPX. 1.8 MILES AWAY FROM THE UNIVERSITY OF MARYLAND

