



Shoppes at Arts District

Hyattsville, MD

The Shoppes at Arts District is a newly-constructed retail shopping center that makes up the focal point of the Arts District Hyattsville, an award winning master-planned, mixed-use revitalization effort along the U.S. Route 1 Corridor, within the D.C. Beltway, in historic downtown Hyattsville, MD. Anchored by Yes! Organic Market, the development showcases several high-end dining establishments, from sit-down (Busboys & Poets) to fast-casual (Chipotle, Tara Thai, Elevation Burger). The Shoppes also feature specialty retailers — including an Essential Day Spa and Frame Savvy — all within easy proximity to downtown Hyattsville. The Arts District features a variety of unique homes, multi-family apartments, condominiums and 'live-work' units, which total over 500 new residences. The development, which sits 2 miles from the border of Washington, D.C. and 1.5 miles from the University of Maryland, has completely transformed the neighborhood and attracted an affluent, educated consumer base who craves the urban vitality of D.C. without the high price tag. The project has created one of the most dynamic, rapidly transitioning markets in the Washington Metropolitan Area, and is widely regarded as the Jewel of Prince George's County.

Overview

**5495 Baltimore Ave
Hyattsville, MD 20781**

For Lease

County: Prince George's

Type: Retail

Total SF: 35,676

Leasing Representative

Dina Berlin-Blackstone

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Demographics	1 Miles	3 Miles	5 Miles
Population	20,042	177,355	589,895
Households	6,491	56,223	206,531
Average HH Income (\$)	103,475	95,164	93,563

Shoppes at Arts District - Site Plan



1	YES! Organic Market	7,169 SF	8	Tara Thai	2,465 SF
2	My Eye Dr.	1,936 SF	9	Elevation Burger	2,360 SF
3	Busboys and Poets	9,889 SF	10	Bank of America ATM	200 SF
4	Frame Savvy	1,012 SF	11	Yogi Castle	1,418 SF
5	Essential Day Spa	1,712 SF	12	Signature Boutique	2,249 SF
6	Chipotle Mexican Grill	2,425 SF	13	Spice 6	1,709 SF
7	Teriyaki	1,132 SF			



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