



**MALL AT PRINCE GEORGE'S** HYATTSVILLE, MD

**PREIT**<sup>®</sup>

# MALL AT PRINCE GEORGE'S

MPG is located in Prince George's County, the second most populous county in Maryland and one of the top 100 wealthiest counties in the US.

\$30 million redevelopment project features exterior facing casual dining and retail, enhanced mall entrances, upgraded common area experience, food court environment, pylon and remerchandised retail offerings.

Over \$1 billion in ongoing redevelopment projects is bringing high-end condos, single family homes, apartments surrounding immediately near the mall. Average monthly rent for new developments is \$1,850.

Currently an underserved market with over \$7 billion of unmet retail demand within the trade area.

Adjacent to Metro Green Line servicing 137,700 riders a day.

Over 83,000 high school and college students within 10 miles of the mall, highlighted by The University of Maryland, College Park, two miles away.

As part of a \$125M partnership with Metro, Amazon is investing \$82M in two Prince George's County residential developments located in College Park, one stop from the property via Metro Green line, and New Carrollton, 6.4 miles from the mall.



**CENTER SIZE**  
828,060 sf

**INLINE GLA**  
371,682 sf

**FOOD COURT**  
12 Units

**YEAR OPENED**  
1959

**YEAR REDEVELOPED**  
2004 & 2018

## ANCHORS & JUNIOR ANCHORS

Macy's	196,000 sf
Target	135,000 sf
Marshalls	35,000 sf
Ross Dress For Less	30,000 sf
T.J. Maxx	27,000 sf

## RESTAURANTS & OUTPARCELS

&pizza  
Chipotle  
Five Guys  
Golden Krust Caribbean Bakery & Grill  
Hook & Reel  
Mezeh Mediterranean Grill  
Miller's Ale House  
Olive Garden  
Outback Steakhouse

## FEATURED RETAILERS

Bath & Body Works  
Champs Sports  
The Children's Place  
DSW  
DTLR  
Express Factory Outlet  
Five Below  
Foot Locker  
H&M  
JD Sports  
Kay Jewelers

Old Navy  
ULTA  
Victoria's Secret/Pink  
White Barn Candle Co.

# MALL AT PRINCE GEORGE'S

Located on Rte 410  
between Rte 1  
Baltimore Ave and Riggs Rd  
3500 East West Highway  
Hyattsville, MD 20782

## POPULATION

1,617,013

## HOUSEHOLDS

608,931

## AVERAGE HHI

\$124,498

## % OF HOUSEHOLDS WITH INCOMES >100K

45%

## AVERAGE HOME VALUE

\$460,417

## MEDIAN AGE

37.3

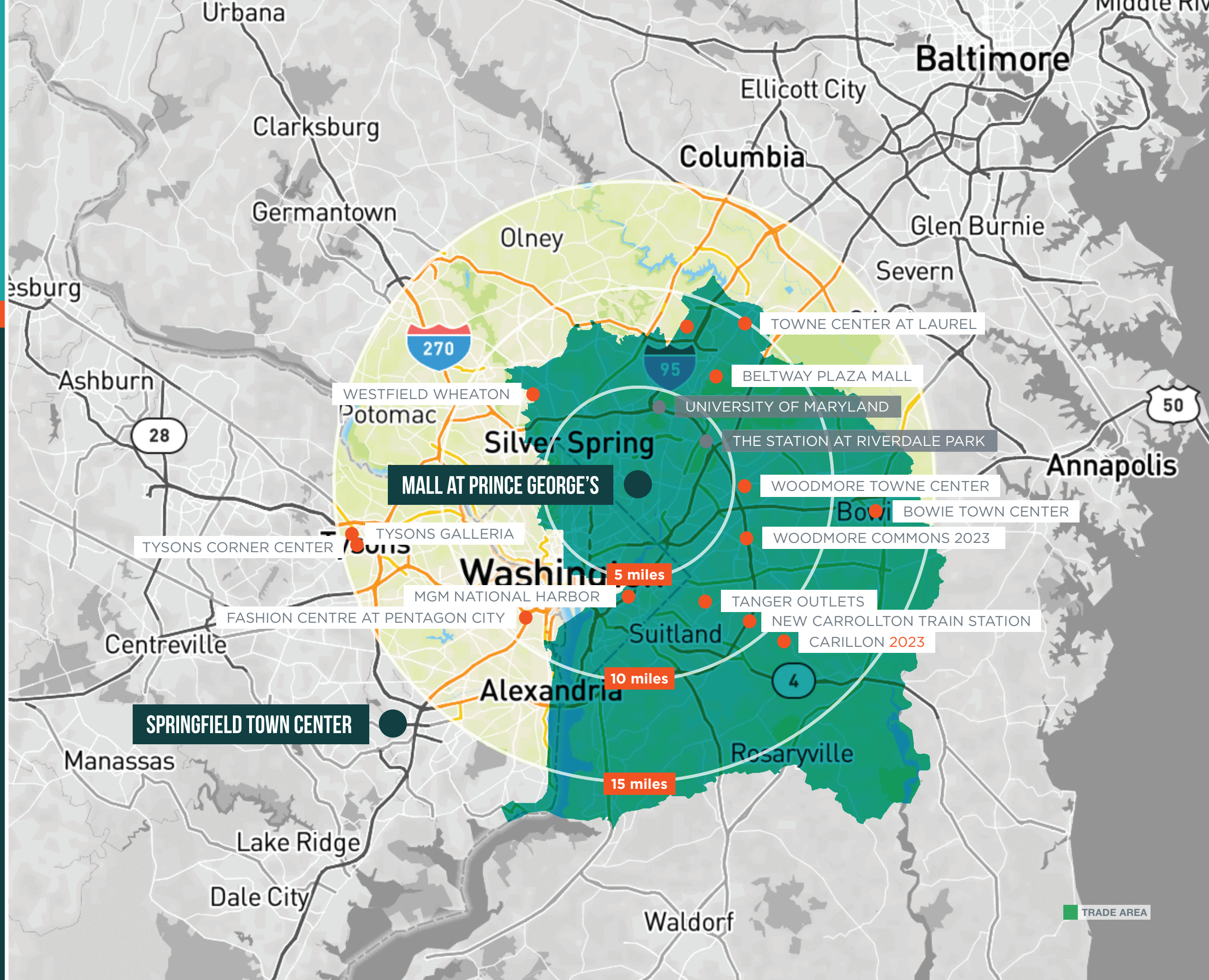
## TOTAL BUSINESSES

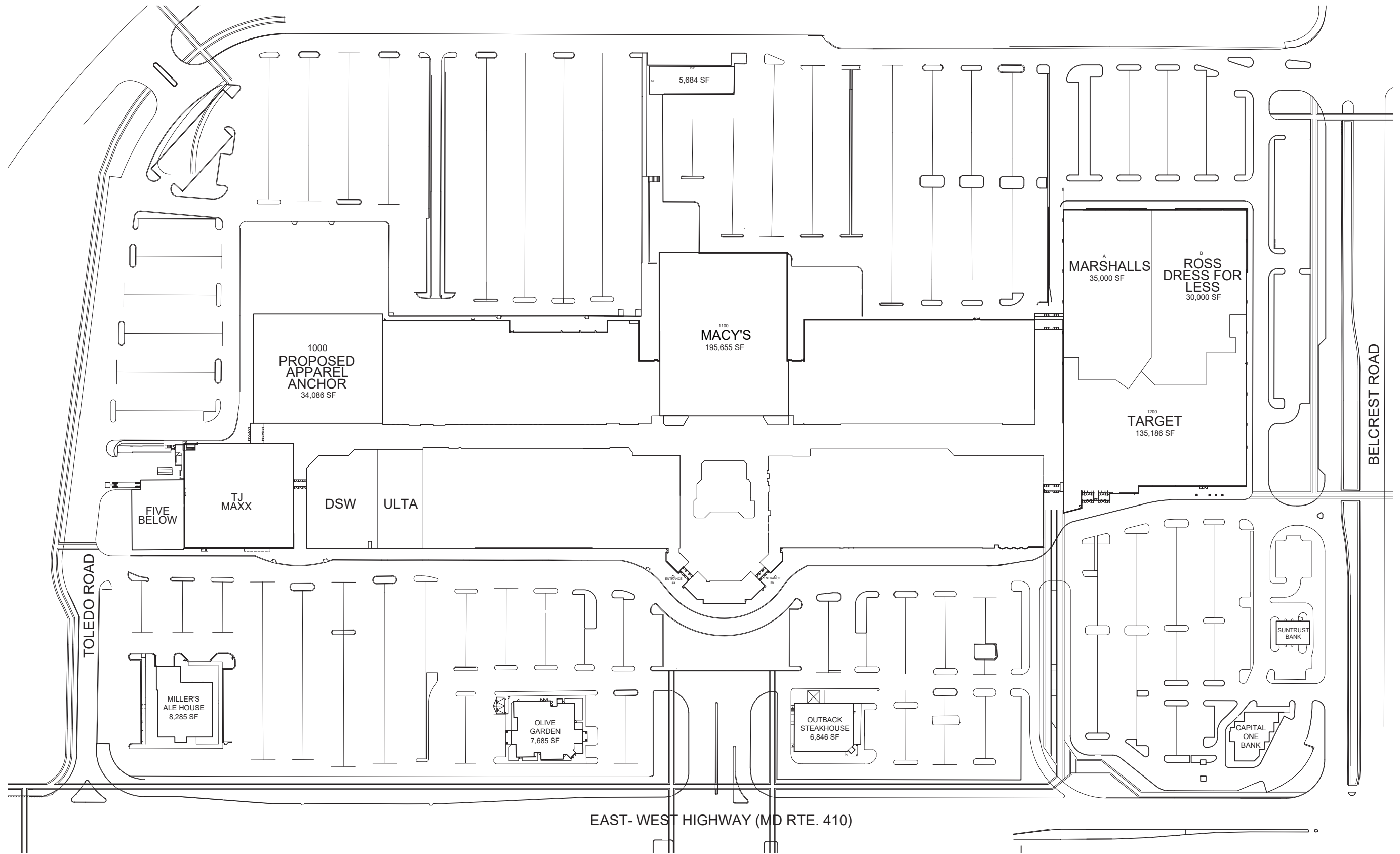
48,847

## DAYTIME POPULATION

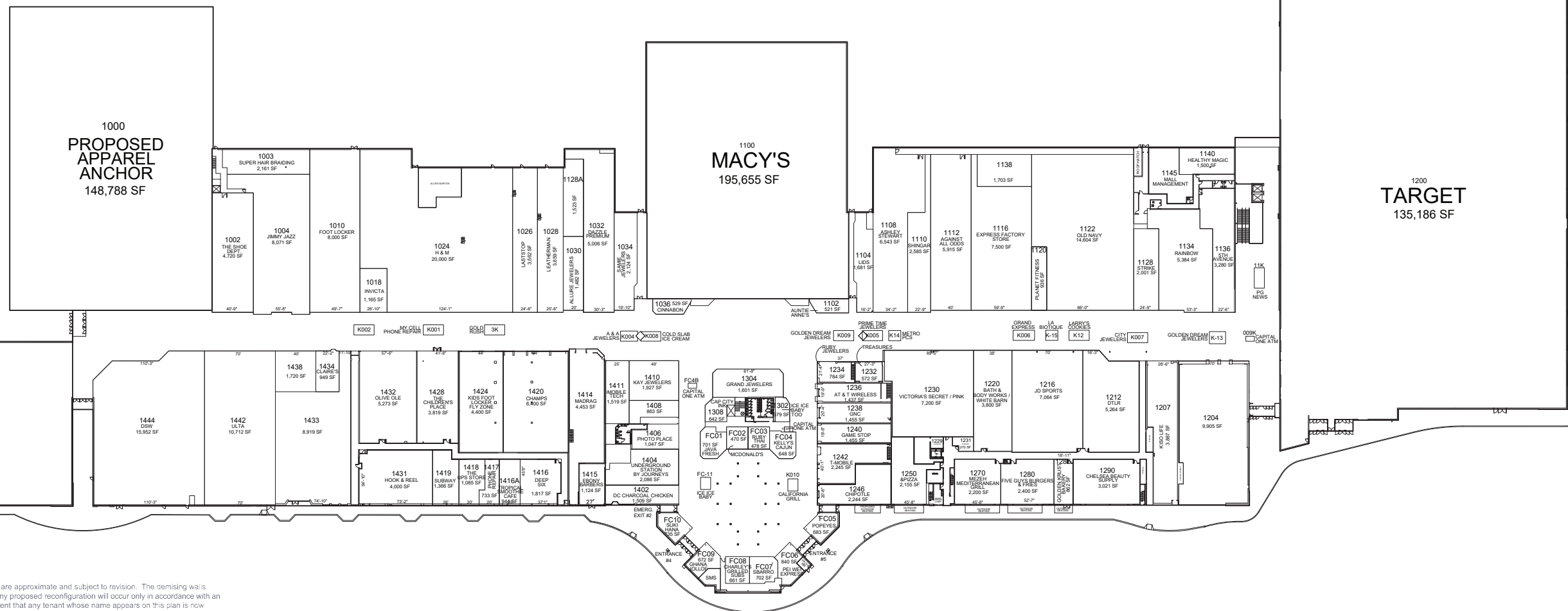
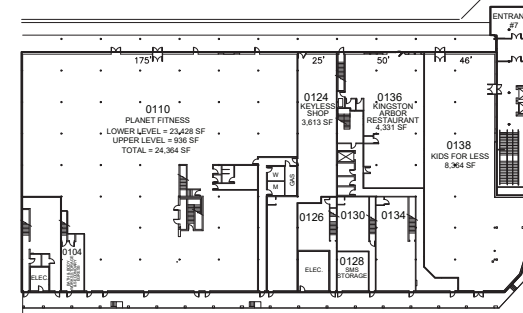
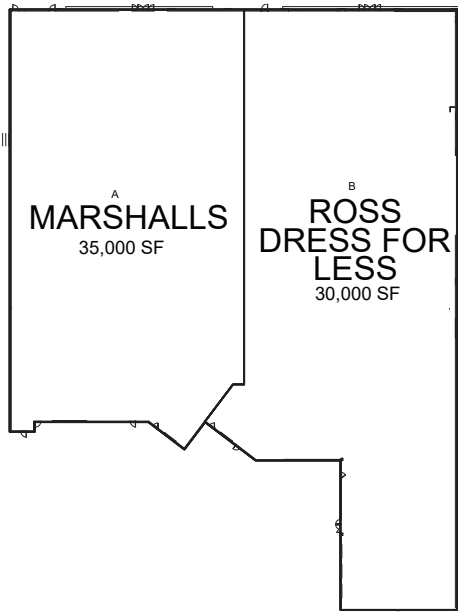
1,535,720

Source: ESRI 2022





This drawing is diagrammatic. Sizes and dimensions are approximate and subject to revision. The demising walls and/or lease line may not currently exist as shown. Any proposed reconfiguration will occur only in accordance with an executed lease agreement. Landlord does not represent that any tenant whose name appears on this plan is now occupying or will continue to occupy any portion of the shopping center.



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