

# CANVAS

5300 BALTIMORE AVENUE  
HYATTSVILLE, MARYLAND  
32,000 SF RETAIL DELIVERING Q2 2024  
100+ RETAIL PARKING SPACES



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# 2022 DEMOS



POPULATION



DAYTIME POP



HOUSEHOLDS



AVG HH INCOME

	5-MIN	10-MIN	1-MILE	3-MILE	5-MILE
POPULATION	43,088	210,093	20,891	196,568	631,335
DAYTIME POP	40,679	189,997	18,816	177,232	588,047
HOUSEHOLDS	14,100	68,890	6,937	63,120	227,852
AVG HH INCOME	\$98,522	\$91,359	\$114,157	\$103,808	\$114,290

## TAPESTRY SEGMENTS

### City Lights

Average Household Size: 2.59  
Median Age: 39.3

A blend of owners and renters, these neighborhoods are both racially and ethnically diverse. Generally, they are price-savvy consumers but will pay for quality brands they trust.

### NeWest Residents

Average Household Size: 3.35  
Median Age: 27.3

They are new to America and new to their careers, with new, young, families. There is a high presence of children under 5 years old compared to the US average.

### Urban Villages

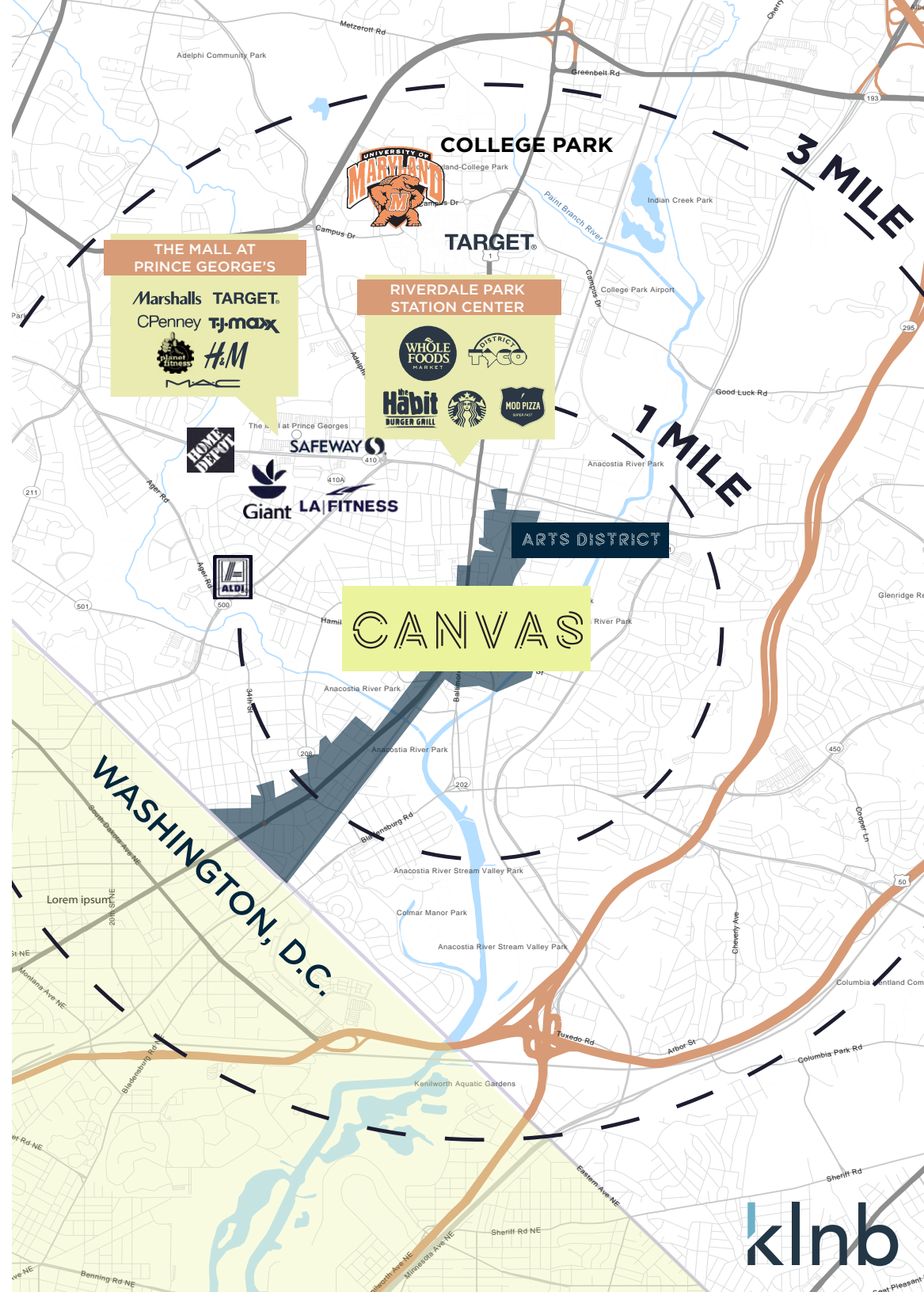
Average Household Size: 3.78  
Median Age: 34

Families are multigenerational and multilingual, with a consumer focus on children and maintaining gardens. They are fashion conscious, attentive to trends and new styles.

### Parks and Rec

Average Household Size: 2.51  
Median Age: 40.9

Many of these families are two-income married couples; they are comfortable in their jobs and their homes, budget wisely, and do not plan on retiring anytime soon or moving.



HYATTSVILLE  
MIDDLE SCHOOL  
861 STUDENTS

DEMATHA CATHOLIC  
HIGH SCHOOL  
800 STUDENTS

THE LUSTINE CENTER

ARTS DISTRICT  
312 HOMES

SUGAR VAULT  
RESTAURANT

CANVAS

HYATTSVILLE  
ELEMENTARY SCHOOL  
517 STUDENTS

ST. JEROME ACADEMY  
405 STUDENTS

CLICK HERE  
FOR DETAILED  
PARKING MAP

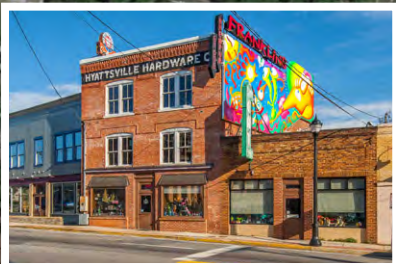
sang•froid  
distilling



Vigilante COFFEE COMPANY

ARROW  
bicycle

PRINCE GEORGE'S  
DISTRICT COURT



## HYATTSVILLE ART DISTRICT MARKET DRIVERS



HYATTSVILLE CROSSING  
WEST HYATTSVILLE



DIRECT ACCESS TO  
ROUTE 1 WITH  
21,754 ADT



WMATA TRANSIT  
AVAILABLE  
FOR COMMUTERS



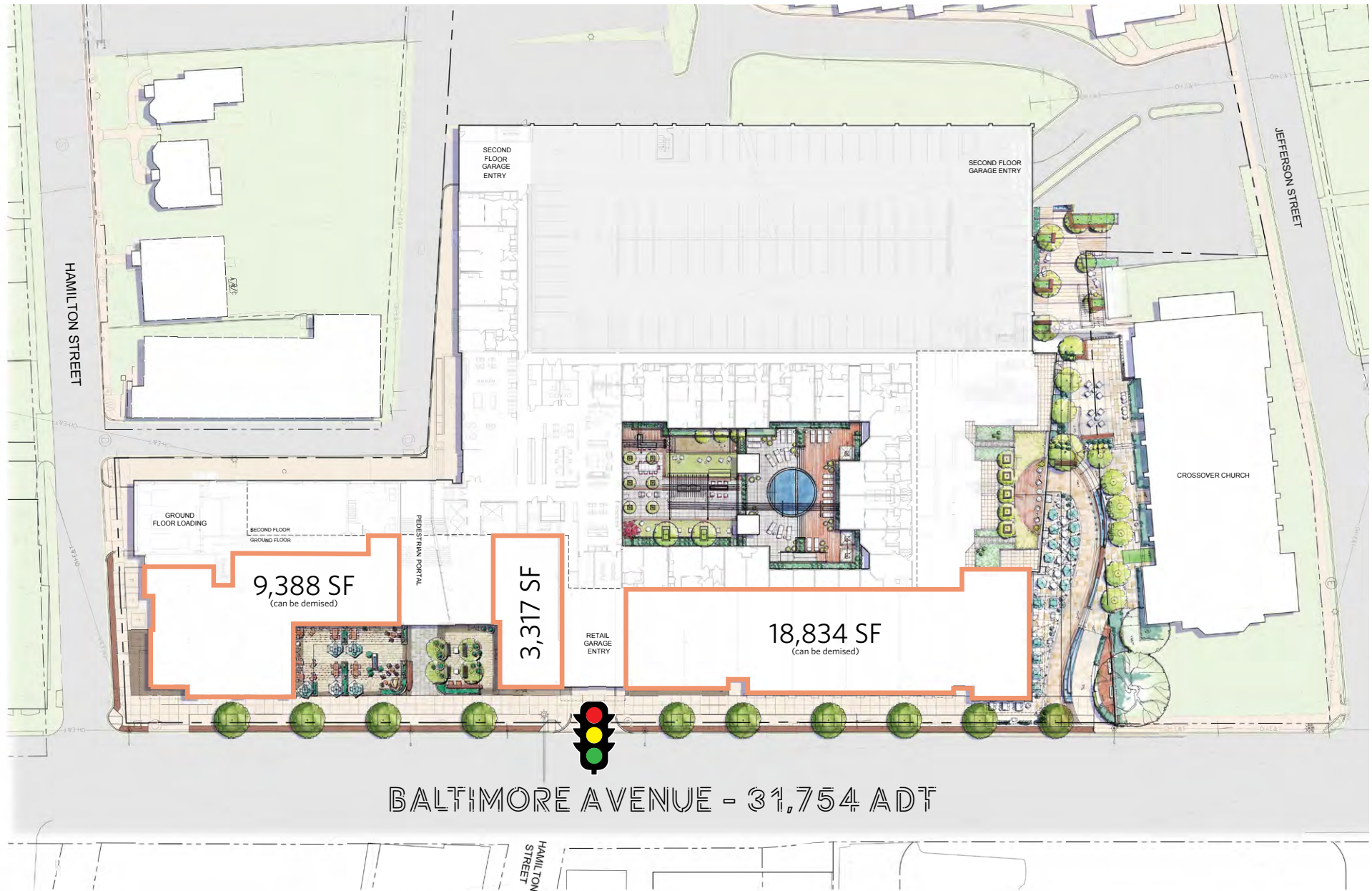
WALKSCORE 90  
WHERE DAILY ERRANDS  
CAN BE ACHIEVED  
ON FOOT

#12 MOST  
DIVERSE  
PLACE TO LIVE  
IN MARYLAND

UMD 10-MINUTE  
DRIVE AWAY  
over 40,000 students enrolled

klnb

# RENDERED SITE PLAN



# RETAIL SITE PLAN



BALTIMORE AVENUE - 31,754 ADT

*Canvas is located in Hyattsville within the Gateway Arts District, an environment that celebrates the diversity of art and entertainment.*

**32,000 SF OF GROUND FLOOR RETAIL SPACE**

**284 APARTMENTS**

**4,219,403 TOTAL SF IN DEVELOPMENT**



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5300 BALTIMORE AVE  
HYATTSVILLE, MARYLAND  
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100+ RETAIL PARKING SPACES

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