

SOVREN

WEST HYATTSVILLE METRO
1,039 - 1,430 SF AVAILABLE



- Currently under construction immediately adjacent to West Hyattsville Metro station with first residential occupancy expected in August 2024.
- Phase 1 includes 293 units and 2,500 SF of retail with up to 457 multi-family units to come in Phase 2.
- Part of a greater development that includes 183 townhomes which are 100% sold at an average price of \$550k per home.
- The development is also home to the 48,000 SF Kaiser Medical Office building which serves 26,000 patients a year with the ability to scale up to 40,000 patients a year.



SOVREN (HYATTSVILLE METRO)

Sovren is a five-story transit-oriented community that features 293 apartments above 2,500 SF of retail with direct connectivity to the WMATA Green and Yellow lines. The development is part of Riverfront at West Hyattsville which includes 183 fully sold and occupied townhomes and the Kaiser Medical Office building, which opened in August 2022 and serves 26,000 patients a year. Sovren is projected to open in the Fall of 2024.

		1 Miles	3 Miles	5 Miles
POPULATION	2023 Estimate	32,070	236,097	721,681
	2028 Projection	33,792	239,096	721,889
	2023 Average Annual HH Income	\$84,234	\$103,008	\$118,867
	2023 Daytime Population	5,456	80,573	338,478

Traffic Count

11,148 on Ager Road

SAFeway STAPLES

T-Mobile OUTBACK STEAKHOUSE

DUNKIN' DONUTS Giant

Olive Garden UNITED STATES POSTAL SERVICE TRUIST

GOLDS GYM

Jersey Mike's SUBS

WHOLE FOODS MARKET

MOD

DISTRICT TACO

SOVREN
(WEST HYATTSVILLE)

KAISER PERMANENTE
40,000 VISITS ANNUALLY

THE HOME DEPOT

SHELL ALDI SUNOCO

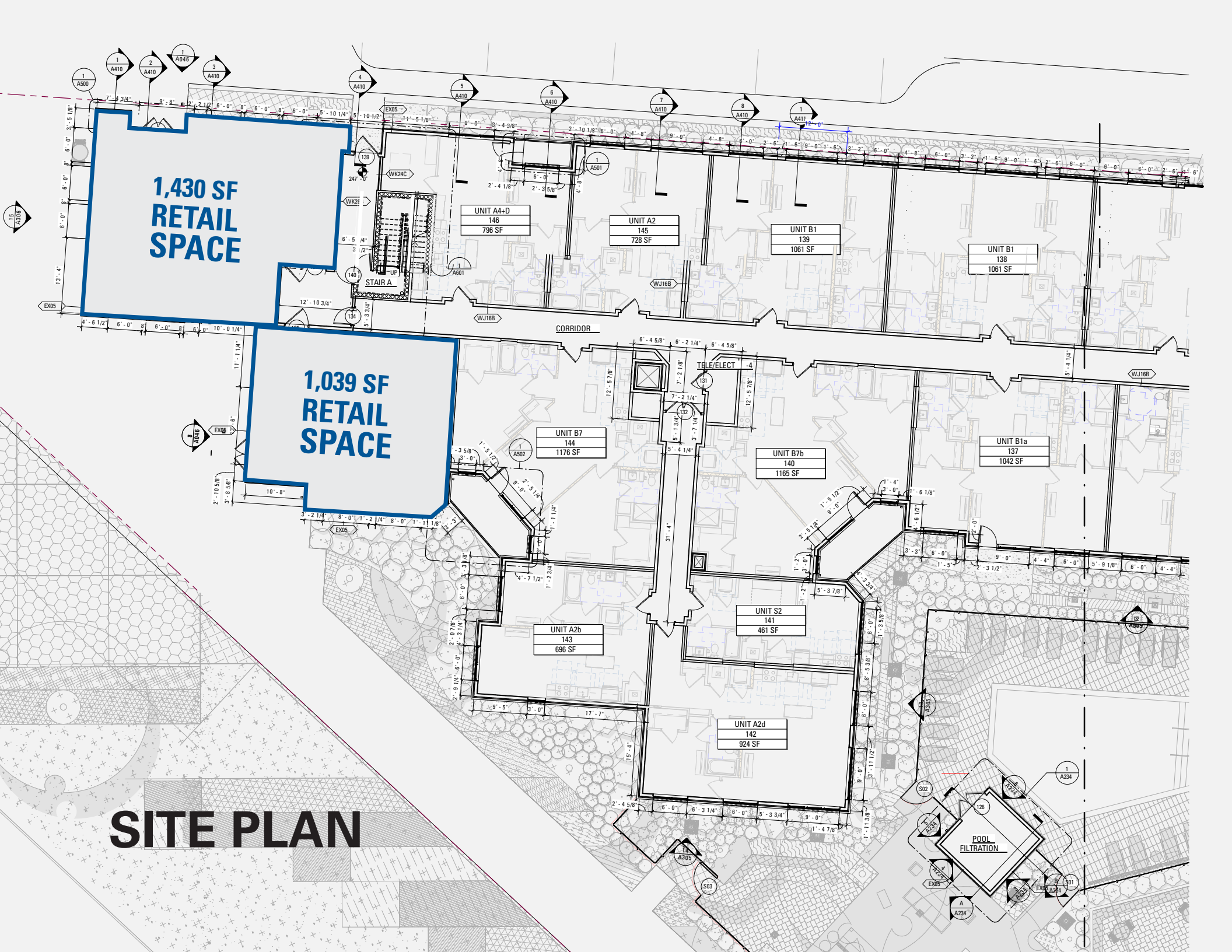
McDonald's

M metro

7 ELEVEN DUNKIN' DONUTS H&R BLOCK

FAMILY DOLLAR POPEYES LOUISIANA KITCHEN

Domino's



1,430 SF
RETAIL
SPACE

1,039 SF
RETAIL
SPACE

SITE PLAN





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