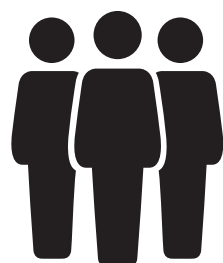


THE SINGER BUILDING | 3300-3310 RHODE ISLAND AVENUE | MOUNT RAINIER, MD



Once the Singer sewing machine shop and First National Bank of Mount Rainier, the Singer offers historic 'cool,' wide sidewalks, alfresco dining and walkability to the more than 500 residential units under construction or in development within ½ mile.

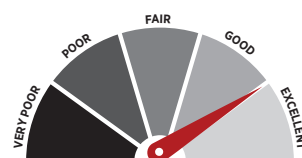
DMA DETAILS (WITHIN 5 MILES)



746,883

800,882

36



77,866
CREDIT SCORE 700+



30,037

VPD ON RHODE ISLAND AVE



HOUSEHOLD INCOME
\$100,000+

55,450

299,315

322,691



67,979

251,985

11,182

301.440.9024 | DAMON@STREETLIGHTVENTURES.COM

**WALKABLE
AMENITIES,
RETAIL, DINING,
ARTS & MORE**



SELECT AMENITIES WITHIN 1.5 MILES

1. Oscar Flowers & Bridal Shop
2. Nisey's Boutique
3. Alexandra's Fashion

4. Bird Kitchen & Cocktails
5. Sweet & Natural Vegan Restaurant
6. The Waterhole
7. Cloud Hookah Café
8. Mediterranean Café
9. Potomac Fish House
10. Glut Foods Co-op

11. Thomas S. Stone Elementary
12. Mount Rainier Elementary

13. Mount Rainier City Hall & Bus Terminal
14. US Postal Service - Mount Rainier
15. Mount Rainier Branch Library

16. Frederick Richardson Memorial Park
17. Mount Rainier South Park
18. Mount Rainier Skate Park
19. Prince George's Pool

20. 33rd St. Artist Studio
21. Adinkra Cultural Arts Studio
22. Red Dirt Studio
23. Brewer's Arcade
24. Joe Hicks Ceramics
25. Blue Door Studios
26. White Pointe Studios
27. Mount Rainier Artist Lofts Studio

28. West Hyattsville
28. Brookland-Catholic University
30. Rhode Island Avenue

THE SINGER BUILDING OCCUPIES THE BEST PIECE OF REAL ESTATE IN MOUNT RAINIER
WITH AN INCREDIBLE LOCATION, HIGH VISIBILITY AND UNIQUE CHARACTER, THIS LEASE OPPORTUNITY WON'T LAST LONG

A VIBRANT, HISTORIC & CREATIVE HUB

THE SINGER BUILDING | 3300-3310 RHODE ISLAND AVENUE | MOUNT RAINIER, MD



NEWLY RENOVATED BOUTIQUE RETAIL & RESTAURANT SPACE

THE SINGER BUILDING | 3300-3310 RHODE ISLAND AVE. | MOUNT RAINIER, MD



THE SINGER BUILDING HIGHLIGHTS

- **Newly renovated** space with 9' to 20' ceilings
- **Historic structure** with architectural character
- Large **patio seating** areas
- Conveniently situated between booming **College Park, Hyattsville, + Brookland (DC)**
- **Walkable** small town feel with abundant recreation areas, parks, and art studios
- A **world-class** arts scene, growing affluence, and relative affordability are attracting the attention of new residents and businesses



MG Commercial is proud to introduce the Singer Building, with newly renovated retail and restaurant space on Mount Rainier circle in the Gateway Arts District.

- **MOVE-IN READY**
- **200' FACING RHODE ISLAND AVE.**
- **WIDE SIDEWALKS & HIGH VISIBILITY**
- **PRIME DC GATEWAY LOCATION**
- **30,000+ CARS A DAY**

ACT NOW — OPPORTUNITIES WON'T LAST IN THIS RAPIDLY EMERGING MARKET!

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