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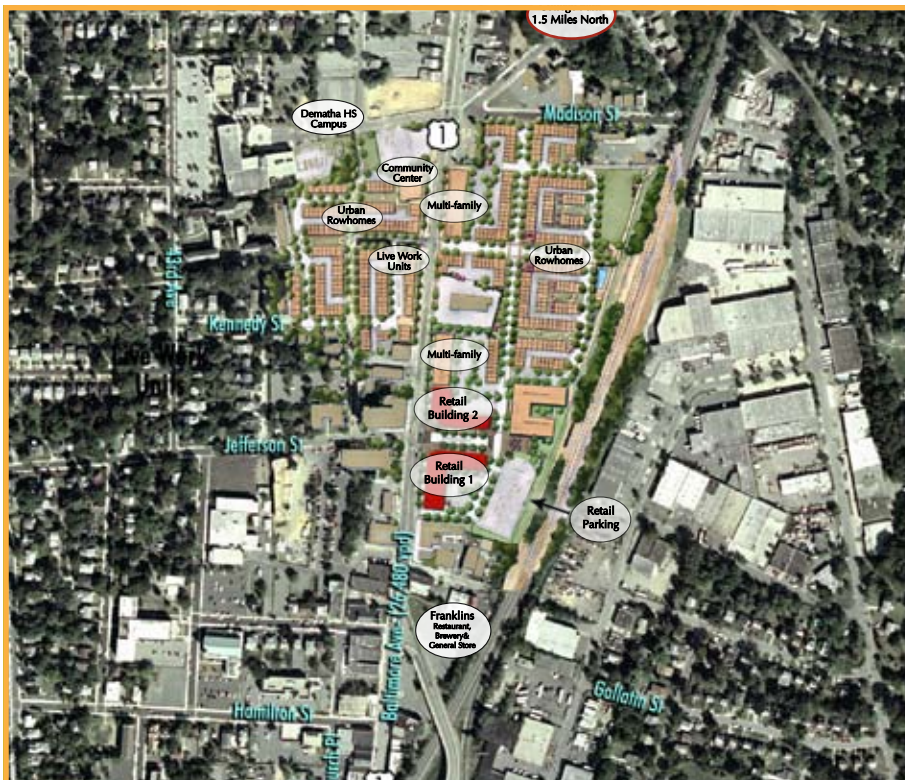
development portfolio

arts district hyattsville

- Architecture
- Interior Design
- Prototype Development
- Brokerage
- Development
- Entitlements
- Market Analysis
- Merchandising Strategy
- Planning
- Branding
- Graphic Design
- Multimedia
- Marketing



In 2008, Streetsense identified Hyattsville as a growing, eclectic market underserved by quality retail and restaurant offerings and, subsequently, acquired the ground to develop the Shoppes at Arts District. This 36,000 square foot specialty center will be the focal point of Arts District Hyattsville, a new master planned community consisting of 500 urban style row homes, 250 multi-family units, 17 live-work units. The project will be anchored by Busboys & Poets (a 9,000 square foot restaurant, bar, and gathering place) and Yes! Organic Market (a 7,100 square foot independent natural grocer). Additional tenants will include Tara Thai, Elevation Burger, and a variety of other unique retailers and restaurants.



streetstats.

- 36,000sf specialty center
- 500 urban style row homes
- 250 multi-family units
- 17 live-work units

THE SHOPPES AT
arts district

shoppes of olney

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Located prominently on Route 108 in the heart of Olney, MD, the Shoppes of Olney is a 45,000 square foot strip center developed in 1997. With a strong understanding of the Olney market, the development team, lead by Streetsense partners, saw an opportunity to create a uniquely designed and merchandised retail center that would cater to the underserved, affluent, and growing population in the area. The center is anchored by CVS, which has sales in excess of \$20 Million/year. Additional retailers include: Unleashed (Petco), Vie de France, Starbucks, Hair Cuttery, Ritz Camera, Davidus Cigars, M&T Bank, and Olney Toys.



streetstats.

- 45,000sf strip center
- Developed in 1997
- CVS has sales in excess of \$20 Million/year

adelphi manor

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In 2009, Streetsense identified and acquired this significantly undervalued 42,000 square foot center strategically located on University Boulevard in Adelphi, MD. The center is currently anchored by Shoppers Food Warehouse and additional tenants include: Advance Auto Parts and Sun Trust Bank. Streetsense has already begun the process of managing, leasing, and working on plans for the re-merchandising of the center, which will lead to a significant increase in value to this asset.



streetstats.

- 42,000sf strip center
- Adelphi, MD

woodmont crescent

- Architecture
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In 2000, Streetsense partners identified and acquired this undervalued, extremely well-positioned building in the heart of the Woodmont Triangle in Bethesda, MD. The building's retail component is leased to Starbucks, Random Harvest, and The Blue House and the entire second floor office component is leased to Eagle Bank. In 2006 Montgomery County initiated a comprehensive land use and zoning study which resulted in an "up-zoning" of the Bethesda Triangle. This, coupled with the property's key location at the Triangle's main intersection, will likely result in a major redevelopment of the property in the upcoming years.



streetstats.

- Prime location in Bethesda's Woodmont Triangle
- Property has been up-zoned, increasing greatly re-development potential