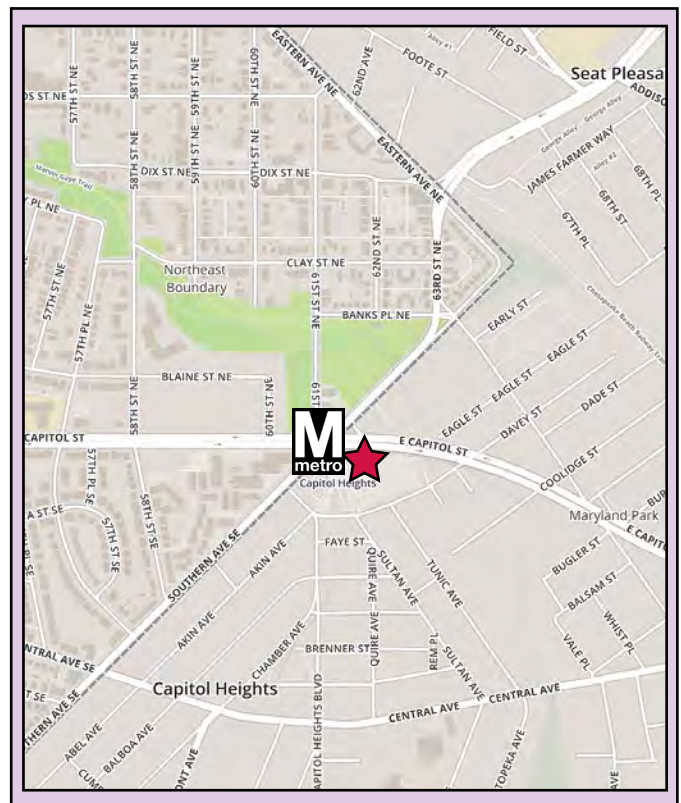


CAPITOL HEIGHTS METRO | CAPITOL HEIGHTS, MD



CAPITOL HEIGHTS METRO DEVELOPMENT CENTRAL AVENUE AT MLK JR HIGHWAY

- Rare 18,000 square foot retail space with at grade parking
- Adjacent to the Capitol Heights Metro Station's 2,105 riders per day
- Mixed use development with 180 residential units
- Prime visibility and signalized access to Central Avenue's 28,000 ADT
- 15'8" Ceiling Heights
- Drive thru permitted

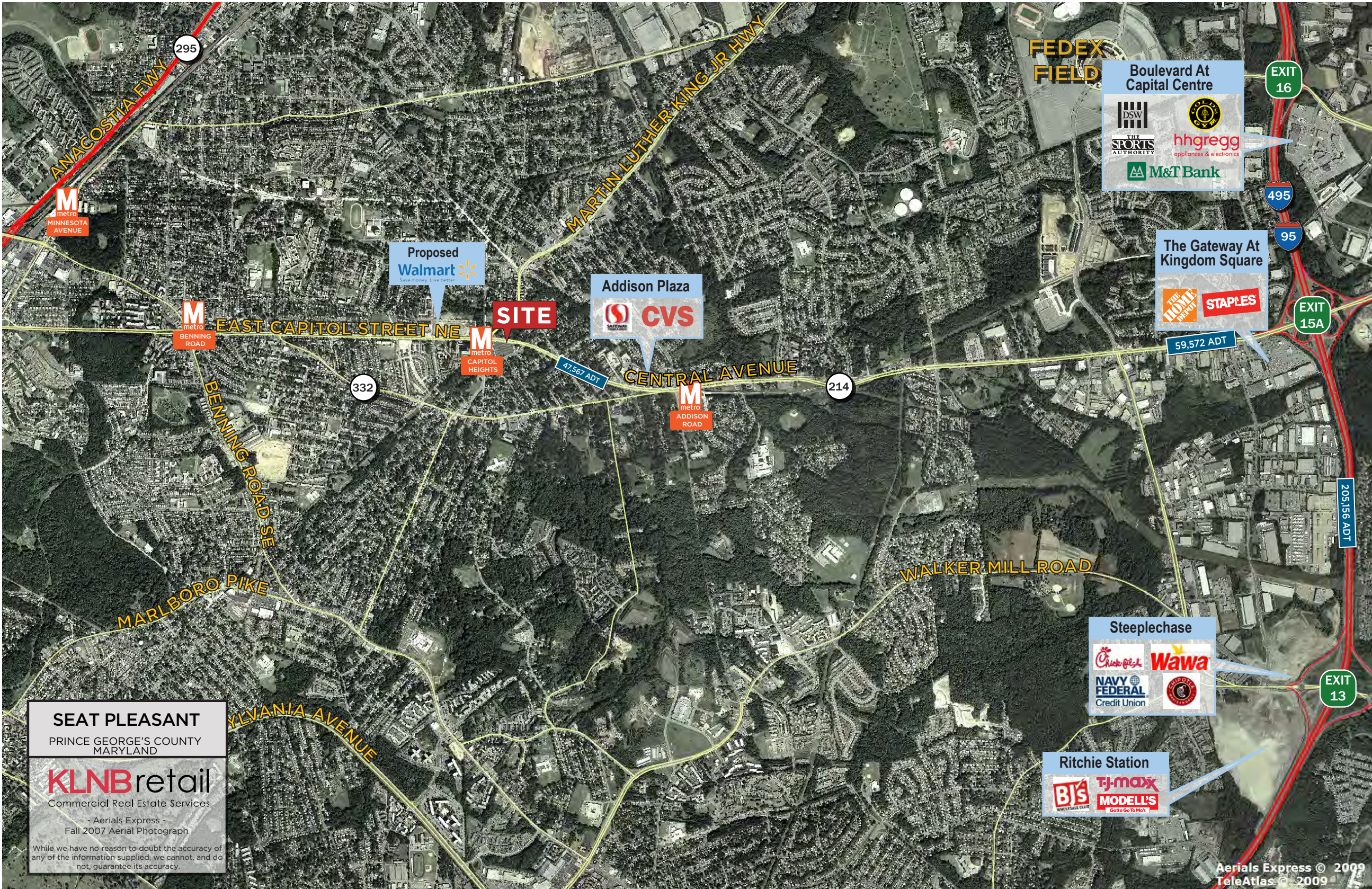


DEMOGRAPHICS (2014 EST.)	1/2 Mile	1 Mile	2 Miles	3 Miles
Population	5,360	24,128	82,781	154,310
Avg HH Income	\$53,317	\$53,408	\$57,159	\$61,018
Daytime Population	1,288	24,128	82,781	154,310

For More Information
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KLNBretail.com



CAPITOL HEIGHTS METRO | CAPITOL HEIGHTS, MD | SITE PLAN

