

## CAPITOL HEIGHTS METRO | CAPITOL HEIGHTS, MD



## CAPITOL HEIGHTS METRO DEVELOPMENT

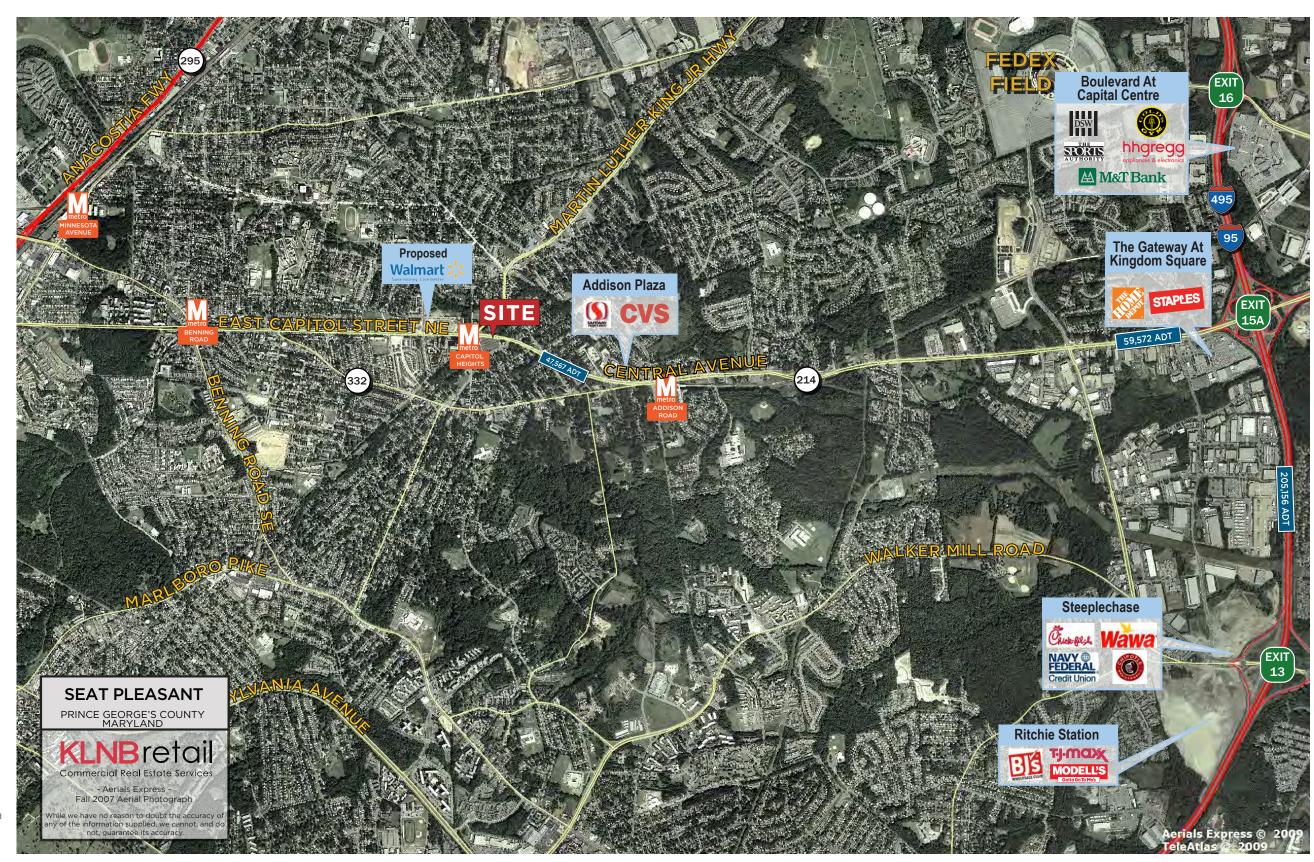
## CENTRAL AVENUE AT MLK JR HIGHWAY

- 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







While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.



## CAPITOL HEIGHTS METRO | CAPITOL HEIGHTS, MD | SITE PLAN

