

# ADDISON PLAZA

CAPITOL HEIGHTS, MD  
1,748 - 3,973 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# ADDISON PLAZA

## CAPITOL HEIGHTS, MD

- | Diverse group of national and regional tenants
- | Two entrances on Central Avenue, one of which is at a fully signalized intersection, and another on Addison Road
- | Located across Central Avenue from the Addison Road Metro Station with an average of 3,626 daily riders
- | Ample customer parking
- | New Pylon Sign located on Central Avenue

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	18,460	172,386	442,874
 DAYTIME POPULATION	8,176	89,487	258,661
 HOUSEHOLD INCOME	\$68,038	\$72,605	\$83,224
 TRAFFIC COUNTS	46,525 on Central Avenue		

### CO-TENANTS





**ADDISON PLAZA**  
CAPITOL HEIGHTS, MD

FEDEX FIELD

BOULEVARD AT THE  
CAPITAL CENTER



DUNKIN'

ADDISON ROAD



DUNKIN'

CENTRAL GARDEN  
II APARTMENTS

HILL ROAD



CENTRAL AVENUE 46,525 VPD

THE GATEWAY AT  
KINGDOM SQUARE



CENTRAL  
HIGH SCHOOL

SHADY GLEN DRIVE

WALKER MILL  
MIDDLE SCHOOL

WALKER MILL  
REGIONAL PARK

STEEPLECHASE



**ADDISON PLAZA**



RITCHIE STATION





# SITE PLAN

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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	13,062	CVS Pharmacy	9	7,588	Beauty Island	16	1,724	America's Best Wings
2	3,542	Available	10	1,748	Available	17	1,660	China Sky Carryout
4	5,868	South Pride Seafood and Soul	11	1,660	Domino's Pizza	18	5,000	Dialysis Center
5	1,849	H&R Block	12	1,000	Ace Cash Express	19	1,960	Taco Bell
6	3,973	Available	13	2,320	T-Mobile	20	2,467	Popeyes Louisiana Kitchen
7	15,000	Dollar Tree	14	1,660	Only Nails			
8	15,000	Planet Fitness	15	1,660	Subway			



**ADDISON PLAZA | 6200 CENTRAL AVE, CAPITOL HEIGHTS, MD**

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