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





ADDISON PLAZA CAPITOL HEIGHTS, MD

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

DEMOGRAPHICS 2025

		1 MILE	3 MILES	5 MILES
ŤŤ	POPULATION	18,460	172,386	442,874
	DAYTIME POPULATION	8,176	89,487	258,661
\$	HOUSEHOLD INCOME	\$68,038	\$72,605	\$83,224
<u></u>	TRAFFIC COUNTS	46,525 or	n Central Av	venue

CO-TENANTS





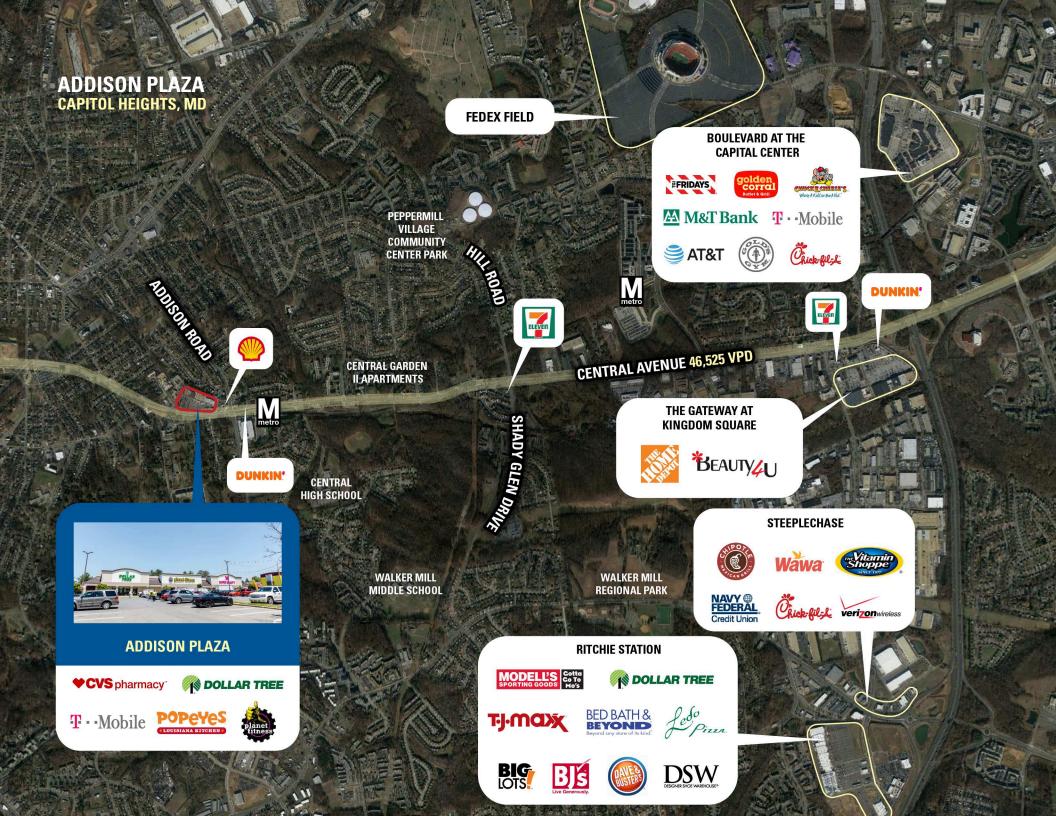












SITE PLAN

ADDISON PLAZA | CAPITOL HEIGHTS, MD

1,748 - 3,973 SF AVAILABLE



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	Addison Laundromat	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			
			1			I		



ADDISON PLAZA | 6200 CENTRAL AVE, CAPITOL HEIGHTS, MD

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983 Kyle Gamber | kgamber@rappaportco.com | 571.382.1216 rappaportco.com