

ADDISON PLAZA

CAPITOL HEIGHTS, MD
1,748 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 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	13,192	150,580	334,917
 DAYTIME POPULATION	18,111	174,619	284,939
 HOUSEHOLD INCOME	\$132,799	\$107,662	\$130,308
 TRAFFIC COUNTS	46,525 on Central Avenue		

CO-TENANTS



ADDISON PLAZA
CAPITOL HEIGHTS, MD

FEDEX FIELD

**BOULEVARD AT THE
CAPITAL CENTER**



DUNKIN'



CENTRAL AVENUE 46,525 VPD

**THE GATEWAY AT
KINGDOM SQUARE**



STEEPLECHASE



RITCHIE STATION



ADDISON ROAD



DUNKIN'

**CENTRAL GARDEN
II APARTMENTS**

HILL ROAD

**PEPPERMILL
VILLAGE
COMMUNITY
CENTER PARK**

SHADY GLEN DRIVE

**CENTRAL
HIGH SCHOOL**

**WALKER MILL
MIDDLE SCHOOL**

**WALKER MILL
REGIONAL PARK**



ADDISON PLAZA



SITE PLAN

ADDISON PLAZA | CAPITOL HEIGHTS, MD

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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	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	Comprehensive Care	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			



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