



Addison Plaza
Capitol Heights, MD

1,748 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Capitol Heights

Maryland

- 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 1,665 daily riders
- Ample customer parking
- New Pylon Sign located on Central Avenue

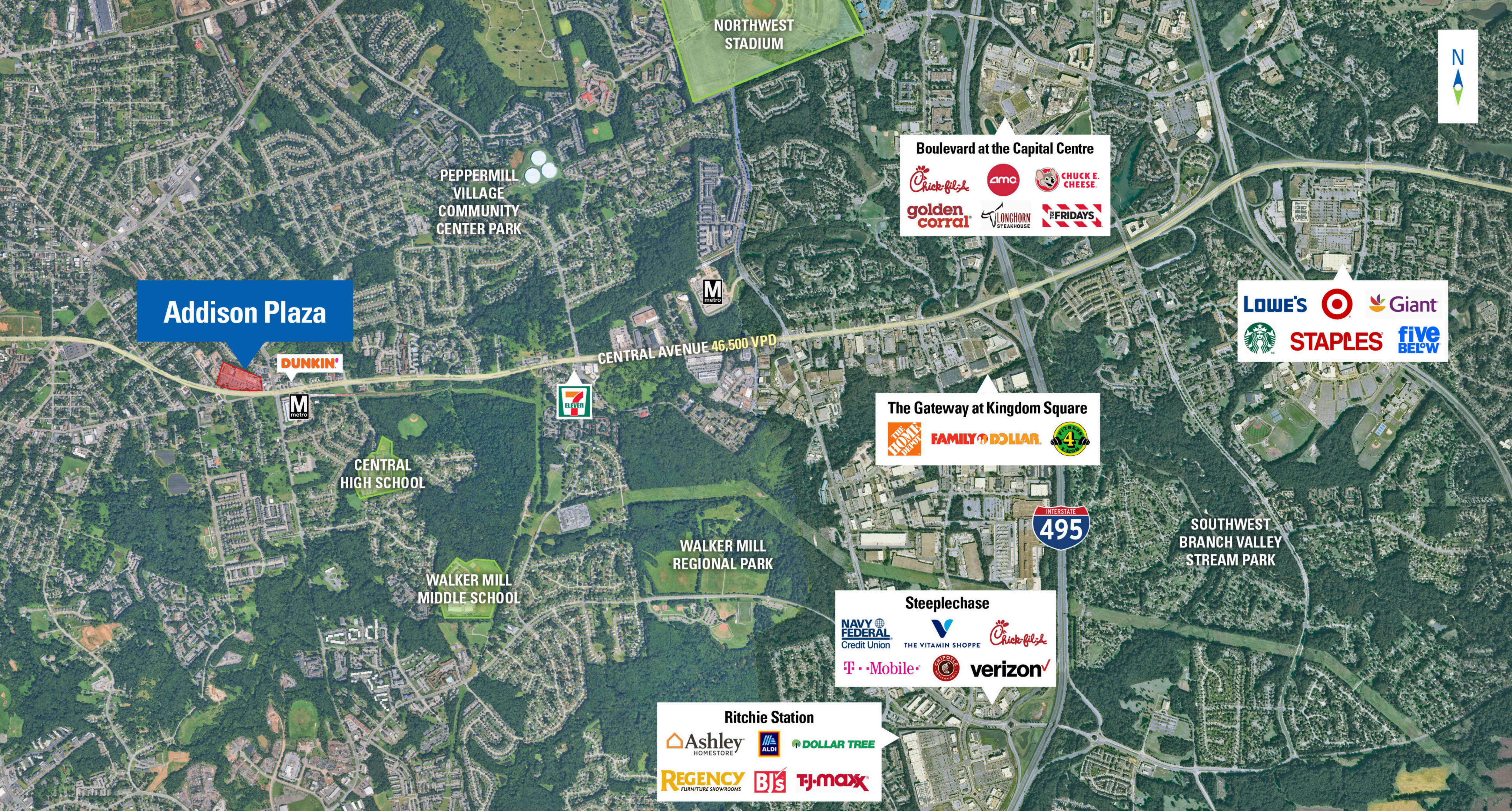


2025 Demographics

	1 mi.	3 mi.	5 mi.
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	46,500 on Central Avenue		

Area Retailers





NORTHWEST
STADIUM

PEPPERMILL
VILLAGE
COMMUNITY
CENTER PARK

Addison Plaza

DUNKIN'

CENTRAL AVENUE 46,500 VPD

Boulevard at the Capital Centre



The Gateway at Kingdom Square



CENTRAL
HIGH SCHOOL

WALKER MILL
MIDDLE SCHOOL

WALKER MILL
REGIONAL PARK

INTERSTATE
495

SOUTHWEST
BRANCH VALLEY
STREAM PARK

Steeplechase



Ritchie Station



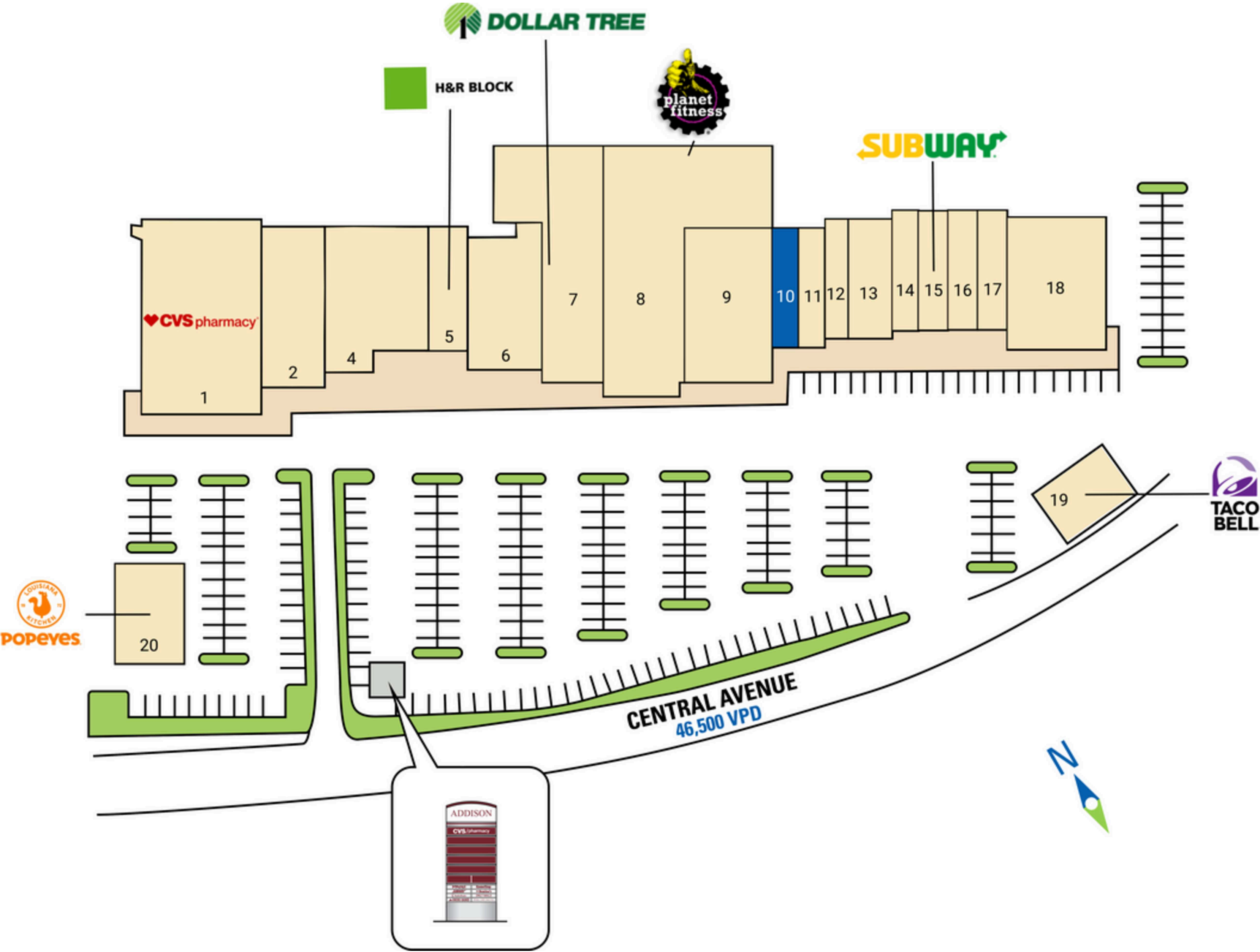
Addison Plaza

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Site Plan

1,748 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	13,062	CVS Pharmacy
2	3,542	Addison Laundromat
4	5,868	South Pride Seafood and Soul
5	1,849	H&R Block
6	3,973	Comprehensive Care
7	15,000	Dollar Tree
8	15,000	Planet Fitness

Space #	Sq. Ft.	Tenant
9	7,588	Beauty Island
10	1,748	Available
11	1,660	Domino's Pizza
12	1,000	Ace Cash Express
13	2,320	T-Mobile
14	1,660	Only Nails
15	1,660	Subway

Space #	Sq. Ft.	Tenant
16	1,724	America's Best Wings
17	1,660	China Sky Carryout
18	5,000	Renal Care Seat Pleasant
19	1,960	Taco Bell
20	2,467	Popeyes Louisiana Kitchen

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