



**Addison Plaza**  
Capitol Heights, MD

2,462 SF available



# 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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	13,192	150,580	334,917
<b>Daytime Population</b>	18,111	174,619	284,939
<b>Household Income</b>	\$132,799	\$107,662	\$130,308
<b>Traffic Counts</b>	46,500 on Central Avenue		

## Area Retailers





NORTHWEST STADIUM

PEPPERMILL VILLAGE COMMUNITY CENTER PARK

**Boulevard at the Capital Centre**

**Addison Plaza**

DUNKIN'

CENTRAL AVENUE 46,500 VPD

**The Gateway at Kingdom Square**

CENTRAL HIGH SCHOOL

WALKER MILL MIDDLE SCHOOL

WALKER MILL REGIONAL PARK



SOUTHWEST BRANCH VALLEY STREAM PARK

**Steeplechase**

**Ritchie Station**

# Site Plan

2,462 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	Flame Japanese Hibachi
11	1,660	Domino's Pizza
12	1,000	Ace Cash Express
13	2,462	Available
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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**ADDISON PLAZA | 6200 CENTRAL AVE, CAPITOL HEIGHTS, MD**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**