CORAL HILLS SHOPPING CENTER

CAPITOL HEIGHTS, MD | 4801 MARLBORO PIKE

BROAD STREET

35,000 SF 2nd Generation Grocer

Box Available Immediately

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2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
2022 POPULATION	27,499	212,721	526,500
AVERAGE HOUSEHOLD INCOME	$73,295	$76,934	$95,982
MEDIAN AGE	35	35.6	36
DAYTIME EMPLOYEES	2,121	29,816	227,278
TOTAL CONSUMER SPENDING	$251M	$2B	$5B
TRAFFIC COUNT	Marlboro Pike/Boones Hill Rd E VPD: 10,040		

DEMOGRAPHICS

2022 POPULATION BY RACE

	1 MILE	3 MILE	5 MILES
CAUCASIAN	1K	12K	100K
AFRICAN AMERICAN	25K	192K	400K
AM. INDIAN & ALASKAN	167	1K	3K
ASIAN	156	1K	9K
HAWAIIAN & PACIFIC ISLAND	17	134	488
OTHER	584	4K	12K
HISPANIC ORIGIN	1K	11K	41K

Note: Numbers are rounded up

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Coral Hills Shopping Center offers neighborhood necessity based retail

Diverse Tenant makeup including medical and professional services, national retailers, and casual dining

AutoZone · Compare Foods · T-Mobile · Subway · Family Dollar

THE CENTER

Large pylon sign and excellent visibility on high-traffic Marlboro Pike

Opportunity for necessity/value products or services in under-served retail market

MARKET AERIAL

SITE PLAN

UNIT	SF	TENANT
4829	6,800	AutoZone
4827	1,700	Coral Hills Seafood
4825	1,700	Subway
4823	1,700	Discount Tobacco
4821	2,528	America's Best Pizza & Wings
4819	900	MetroPCS
4815	5,220	Beauty Palace
4813	3,150	Family First Dental
4811	1,000	Ace Cash Express
4805	10,930	Family Dollar
4801	**35,000**	**AVAILABLE**
4795	6,800	DaVita Dialysis
4791	1,700	Mega Hair
4789	1,700	T-Mobile
4787	1,700	Star Nails
4785	3,400	Forest Laundromat
Pad Site 1	3,896	McDonald's

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BROAD STREET

About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 18 shopping centers and 2.1 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.

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