

# FREESTANDING RETAIL | INVESTMENT PROPERTY 6,316 ± SF FOR SALE



## 116 Ritchie Rd Capitol Heights, MD 20743

### PROPERTY HIGHLIGHTS

- 6,316 ± SF Freestanding Retail for Sale
- 0.34 Acres of Land
- Long-term credit tenant in place (25 yrs)
- Great visibility - Traffic Counts total 22,265 vpd
- Zoned I-E (Industrial Employment)
- Parking Ratio - 1.58/1,000 SF
- Located within a Prince George's County designated Redevelopment Zone
- **SALE PRICE: \$2,200,000.00**

### LOCATION DESCRIPTION

Prime location for retail/investment with easy access to major transportation routes, including I-495 and I-95, the area offers exceptional connectivity for moving goods and materials. Situated in close proximity to Northwest Stadium and the Blue/Silver Line Metro Stations (Downtown Largo, Addison Road, and Morgan Boulevard), the site provides convenient transportation options for employees and clients.



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# Retail Property For Sale

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### DEMOGRAPHICS



#### POPULATION

1 Mile	8,160	3,373	\$119,791
3 Miles	105,502	42,027	\$109,051
5 Miles	298,946	117,692	\$108,197



#### HOUSEHOLDS



#### AVG. HOUSEHOLD INCOME

2023 American Community Survey (ACS)





### KEY ADVANTAGES

- Located within a Prince George's County designated Redevelopment Zone
- Regional Transit District Proximity — Plan 2035 designates the Blue/Silver Line corridor with three Metro stations (Downtown Largo, Addison Road, and Morgan Boulevard) nearby as a Regional Transit District and priority growth center, focusing County investment and zoning flexibility on this exact geography.
- Active Sector Plan Underway — A new Central Avenue–Blue/Silver Line Sector Plan, authorized in 2023, covers the immediate area — positioning properties within the boundary for enhanced entitlements and increased development capacity.
- Job Growth Priority Corridor — Plan 2035 targets Inner Beltway communities along Central Avenue for job growth and business investment, directing EDC resources and business attraction programs to this corridor.
- Incentive Stacking Potential — County-aligned TIF eligibility, New Markets Tax Credits, and New Jobs Tax Credits can be layered through public-private partnerships for maximum project feasibility at this address.

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