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PHASE 1 OPPORTUNITIES:

- New Mixed-Use project with Carolina Kitchen, IHOP, Dunkin and with Ivy City Restaurant coming 2025
- 3,432 SF Corner Retail Space that has large windows on two sides with outdoor patio seating potential
- 4,000 - 14,800 SF Available Various Configurations
- Central Main Parking Field
- Immediately Available

PROPERTY HIGHLIGHTS:

- Adjacent to 5x Michelin Award Winning restaurant Ivy City Smokehouse
- Three Signalized Access Points
- 200 Residential Units
- 115,000 SF Prince George's County Health & Human Services HQ Building
- Total Project Size: 115,000 SF office; 75,000 SF retail; 200 units residential; 120 room hotel; 1 Million total SF ultimate approvable density
- New 700,000 SF Regional Hospital Development within 1/2 mile

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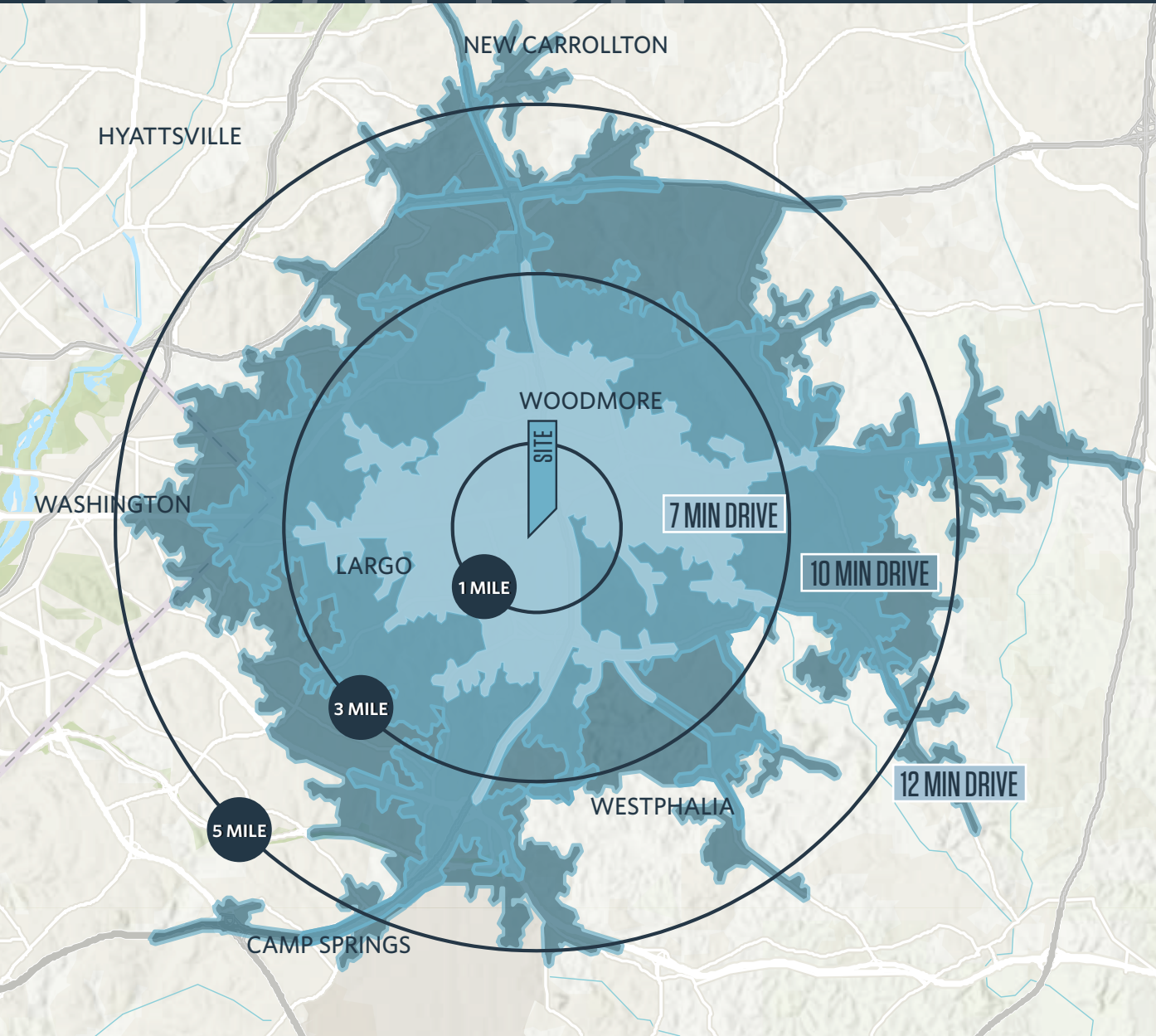
BOB VILLENEUVE

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LOCATION

HAMPTON PARK: RETAIL

CAPITOL HEIGHTS, MD 20743



AVAILABLE SPACE

SIZE	RATE NNN	CONDITION	DELIVERY
3,432 SF	\$37.00	Gray Shell	Immediately
4,000 - 14,800 SF	Negotiable	Gray Shell	Q4 2024

*NNNs are estimated at \$8.50 PSF

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE	7 MIN DRIVE	10 MIN DRIVE	12 MIN DRIVE
POPULATION	8,772	101,309	281,938	39,030	122,991	202,381
DAYTIME POPULATION	12,389	86,699	243,308	42,941	105,236	181,156
HOUSEHOLDS	4,068	38,541	105,936	16,147	46,583	75,880
AVERAGE HH INCOME	\$98,994	\$111,540	\$110,549	\$107,990	\$110,391	\$110,096
COLLEGE 4 YR +	49.7%	40.5%	38.7%	24.8%	40.7%	39.9%

TRAFFIC COUNTS | 2022:

Capitol Beltway - 495	206,220 ADT
Hampton Park Blvd	24,913 ADT
Central Ave	53,064 ADT

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SITE PLAN

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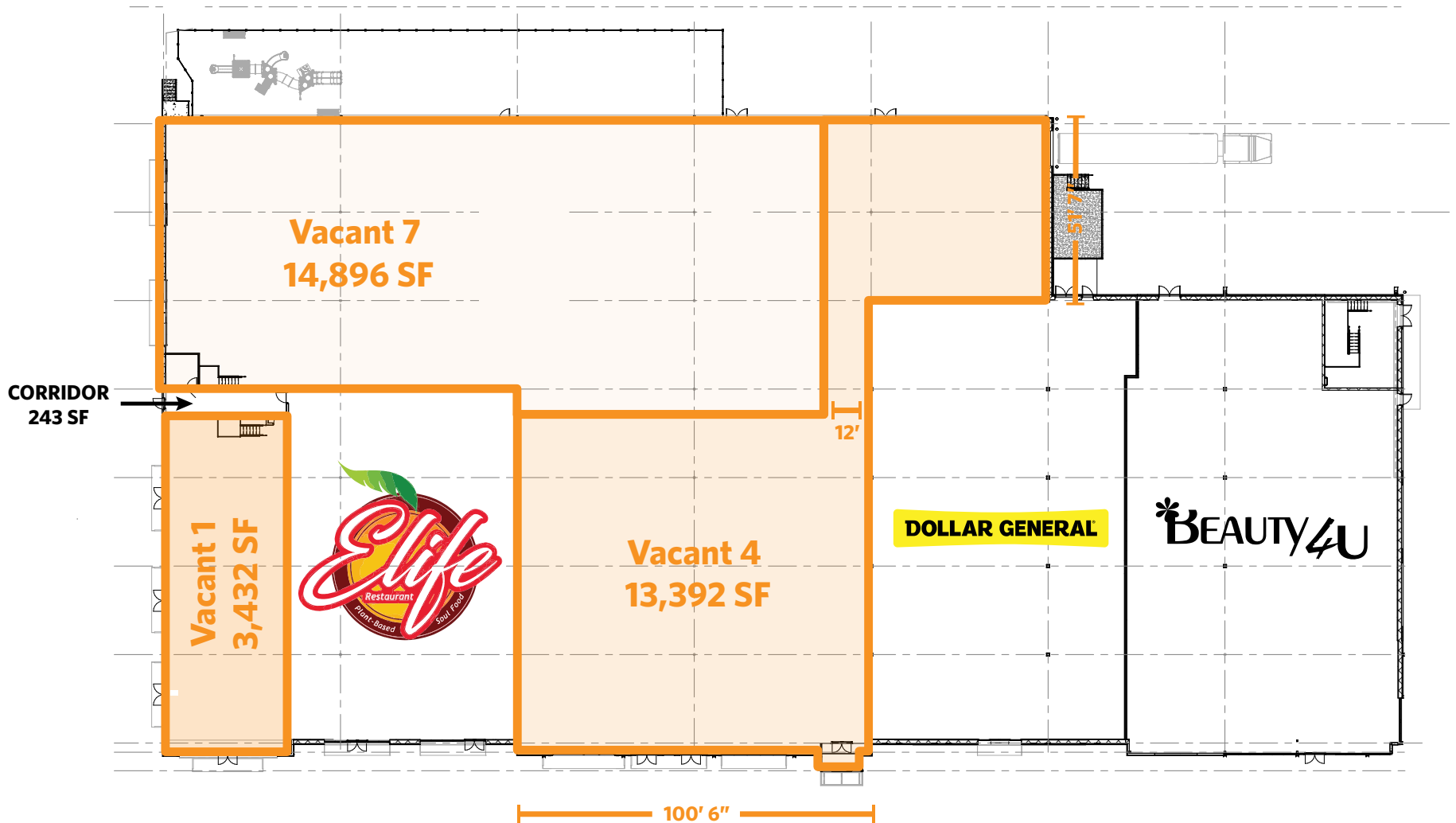
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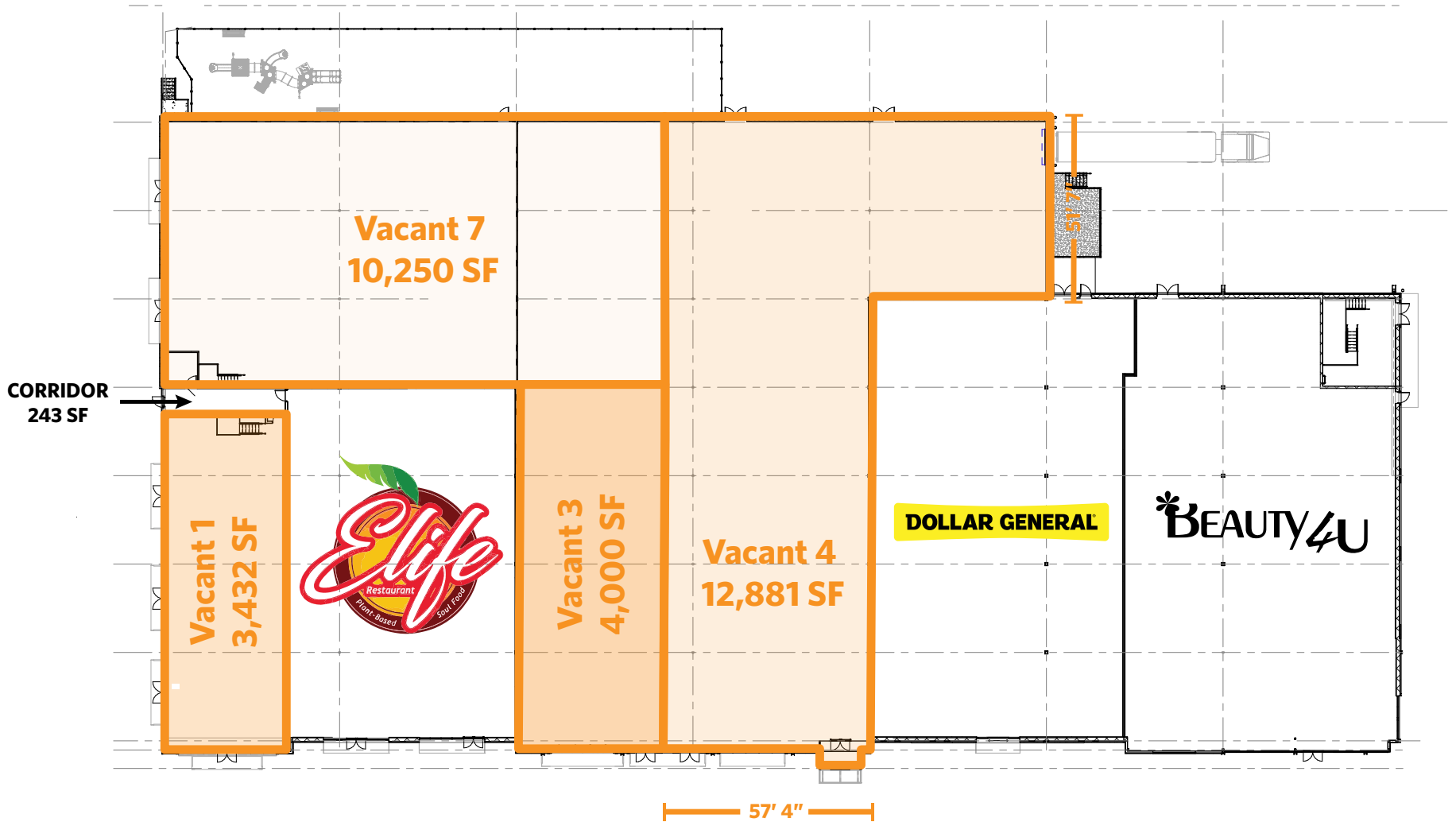


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PHOTOS

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