



Coral Hills

4801 Marlboro Pike
Capitol Heights, MD 20743

Center Type:
GLA: 85,928

Leasing Contact

John Kostyo

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PROPERTY HIGHLIGHTS

- Densely Populated Trade Area: Located in Capitol Heights, a densely populated community within the greater Washington, D.C. metropolitan area.
- Diverse Tenant Mix: Home to a variety of national retailers, medical and professional services, and casual dining concepts.
- Strong Visibility: Prominently positioned along Marlboro Pike, a highly trafficked commercial corridor.
- Convenient Access: Easily accessible location serving surrounding residential neighborhoods and the broader Prince George's County trade area.
- Established Neighborhood Center: Well-positioned retail destination serving daily needs for the local community.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	24,995	205,118	510,634
HOUSEHOLDS	N/A	N/A	N/A
AVG HH INCOME	\$80,157	\$79,660	\$98,822

MAJOR TENANTS



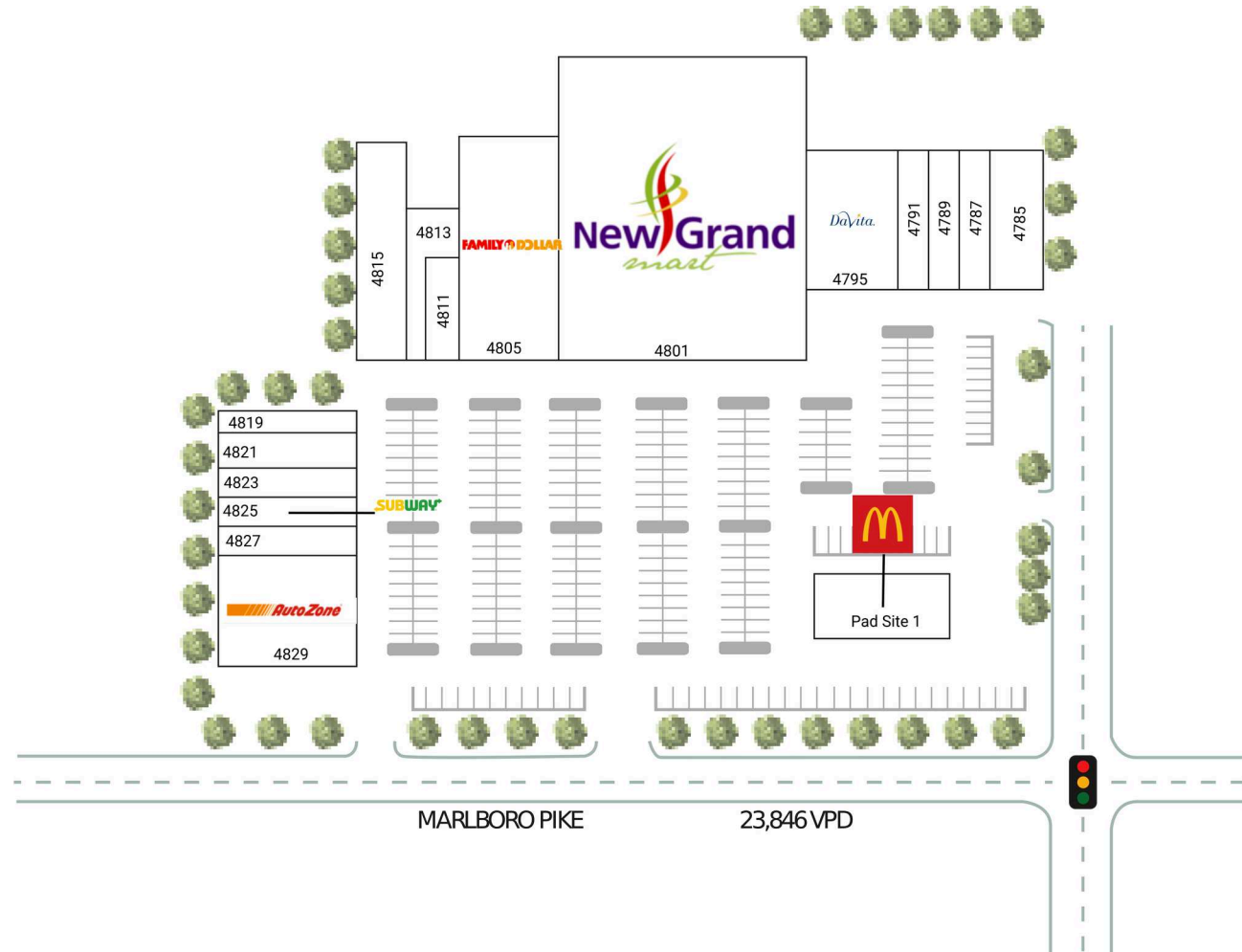


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Available ● Coming Available ●



CURRENT TENANTS

Pad Site 1	McDonald's	3,896 SF	4795	Davita Dialysis Center	6,800 SF	4819	Metro PCS	900 SF
4785	Forest Laundromat	3,400 SF	4801	New Grand Mart	34,251 SF	4821	America's Best Pizza & Wings	2,528 SF
4787	Star Nails	1,700 SF	4805	Family Dollar	10,930 SF	4823	Discount Tobacco	1,700 SF
4789	City Mobile	1,700 SF	4811	Ace Cash Express	1,000 SF	4825	Subway	1,700 SF
4791	Sexy Nails & Hair	1,700 SF	4813	Kidz First Dental	3,150 SF	4827	Coral Hills Seafood	1,700 SF
			4815	Beauty Palace II	5,220 SF	4829	AutoZone	6,800 SF