

# CORAL HILLS SHOPPING CENTER

CAPITOL HEIGHTS, MD | 4801 MARLBORO PIKE

BROAD STREET



**1,700 SF RETAIL STORE AVAILABLE**  
Beginning 09/01/2023

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## 2022 DEMOGRAPHICS

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



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

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

Note: Numbers are rounded up

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# 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

Coral Hills Shopping Center offers neighborhood necessity based retail

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



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# MARKET AERIAL



**CORAL HILLS SHOPPING CENTER**

SHOPPERS Low prices. Every day. FAMILY DOLLAR AutoZone A SUBWAY T-Mobile

**HIGHLAND RIDGE APARTMENTS**

**DOLLAR GENERAL**

**SUBURBAN SEAFOOD**

MARLBORO PIKE

BOWEN RD

SOUTHERN AVE

**BENNING PARK APARTMENTS**

**CVS pharmacy**  
**EDDIE'S CARRYOUT**

**BENNING ROAD APARTMENTS**

**PENN STATION SHOPPING CENTER**

Marshalls Save a lot FRIDAYS planet fitness BURGER KING

**SHELL**

**SILVER HILL PLAZA SHOPPING CENTER**

RAC AutoZone FAMILY DOLLAR SHOPPERS Low prices. Every day. Little Caesars

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# 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	Shoppers
4795	6,800	DaVita Dialysis
4791	1,700	Mega Hair
<b>4789</b>	<b>1,700</b>	<b>Available</b> <b>Beginning 09/01/2023</b>
4787	1,700	Star Nails
4785	3,400	Forest Laundromat

## 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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