

# CORAL HILLS SHOPPING CENTER

CAPITOL HEIGHTS, MD | 4801 MARLBORO PIKE

BROAD STREET





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## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
<b>2023 POPULATION</b>	27,128	208,037	522,455
<b>AVERAGE HOUSEHOLD INCOME</b>	\$80,188	\$79,695	\$98,442
<b>MEDIAN AGE</b>	35.7	36.3	36.6
<b>DAYTIME EMPLOYEES</b>	2,188	30,075	218,325
<b>TOTAL CONSUMER SPENDING</b>	\$258M	\$2B	\$6B
<b>TRAFFIC COUNT</b>	Marlboro Pike/Boones Hill Rd E VPD: 10,326		



# DEMOGRAPHICS



## 2023 POPULATION BY RACE

	1 MILE	3 MILE	5 MILES
<b>CAUCASIAN</b>	1K	12K	100K
<b>AFRICAN AMERICAN</b>	24K	187K	394K
<b>AM. INDIAN &amp; ALASKAN</b>	172	1K	3K
<b>ASIAN</b>	158	1K	9K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	16	139	539
<b>OTHER</b>	586	4K	13K
<b>HISPANIC ORIGIN</b>	1K	11K	44K

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



HIGHLAND RIDGE APARTMENTS



**CORAL HILLS SHOPPING CENTER**

SHOPPERS FAMILY DOLLAR AutoZone  
SUBWAY T-Mobile

CVS pharmacy  
EDDIE'S CARRYOUT

RIDGE ROAD COMMUNITY CENTER

SOUTHERN AVE

MARLBORO PIKE

BOWEN RD

BENNING PARK APARTMENTS

**PENN STATION SHOPPING CENTER**

FRIDAYS DOLLAR TREE  
CRAFTY CRAB Wines & Spirits BUNGER KING

**SILVER HILL PLAZA SHOPPING CENTER**

Advance Auto Parts RBC FAMILY DOLLAR  
SHOPPERS CVS pharmacy



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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
4789	1,700	City Mobile
4787	1,700	Star Nails
4785	3,400	Forest Laundromat
Pad Site 1	3,896	McDonald's



## 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 15 shopping centers and 2 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, Virginia, Maryland and Colorado.



### MARISA MICHNICK

Senior Vice President of Retail Leasing  
D: 301.828.1213 | C: 301.503.2214  
mmichnick@broadstreetrealty.com



### DANE TEKIN

Senior Vice President of Retail Leasing  
D: 301.828.1230 | C: 202.744.3940  
dtekin@broadstreetrealty.com

Broad Street Realty, Inc.  
11911 Freedom Drive, Suite 450 | Reston, VA 20190  
www.broadstreetrealty.com  
Virginia | Washington, DC | Maryland | Colorado