

CORAL HILLS SHOPPING CENTER

CAPITOL HEIGHTS, MD | 4801 MARLBORO PIKE

BROAD STREET



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2023 DEMOGRAPHICS

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



DEMOGRAPHICS



2023 POPULATION BY RACE

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

♥CVS pharmacy
EDDIE'S CARRYOUT

CORAL HILLS SHOPPING CENTER
SHOPPERS FAMILY DOLLAR AutoZone
SUBWAY T-Mobile

RIDGE ROAD COMMUNITY CENTER

BENNING PARK APARTMENTS

PENN STATION SHOPPING CENTER
FRIDAYS CRAFTY CRAB
DOLLAR TREE
WINE & SPIRITS BURGERS KING

SILVER HILL PLAZA SHOPPING CENTER
Advance Auto Parts RBC FAMILY DOLLAR
SHOPPERS Low prices. Every day. 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	T-Mobile City Mobile - 10/1/23
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 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.



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