

CAPITOL HEIGHTS, MD | 4801 MARLBORO PIKE



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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
	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 underserved retail market

Coral Hills Shopping Center offers neighborhood necessity based retail Diverse Tenant makeup including medical and professional services, national retailers, and casual dining









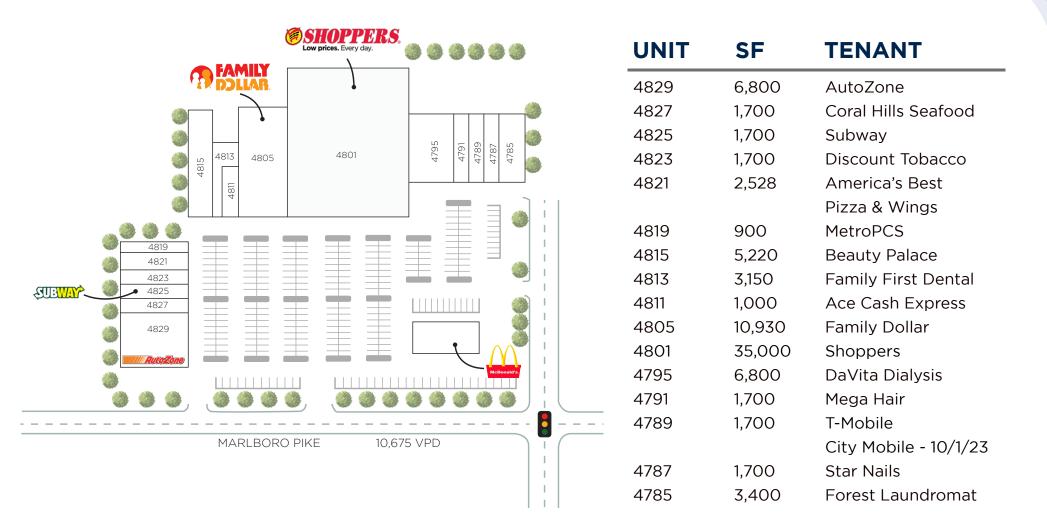
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# MARKET AERIAL



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## **SITE PLAN**



### CORAL HILLS

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### **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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