



## JOIN THESE RETAILERS:



## PHASE 1 OPPORTUNITIES:

- New Daycare/Service/Assembly Space For Lease in 1M+ SF Mixed Use project on the MD/DC border
- 7,735 SF New finished retail gray shell space
- 3,952 SF Outdoor play area adjacent with additional areas on site.
- New Mixed-use project anchored by Market Fresh Gourmet, and coming in 2024 the Ivy City Smokehouse.
- Immediately Available

## PROPERTY HIGHLIGHTS:

- Adjacent to 5x Michelin Award Winning restaurant Ivy City Smokehouse
- Three Signalized Access Points
- 200 Residential Units
- 115,000 SF Prince George's County Health & Human Services HQ Building
- Total Project Size: 115,000 SF office; 75,000 SF retail; 200 units residential; 120 room hotel; 1 Million total SF of new construction
- New 700,000 SF Regional Hospital Development within 1/2 mile

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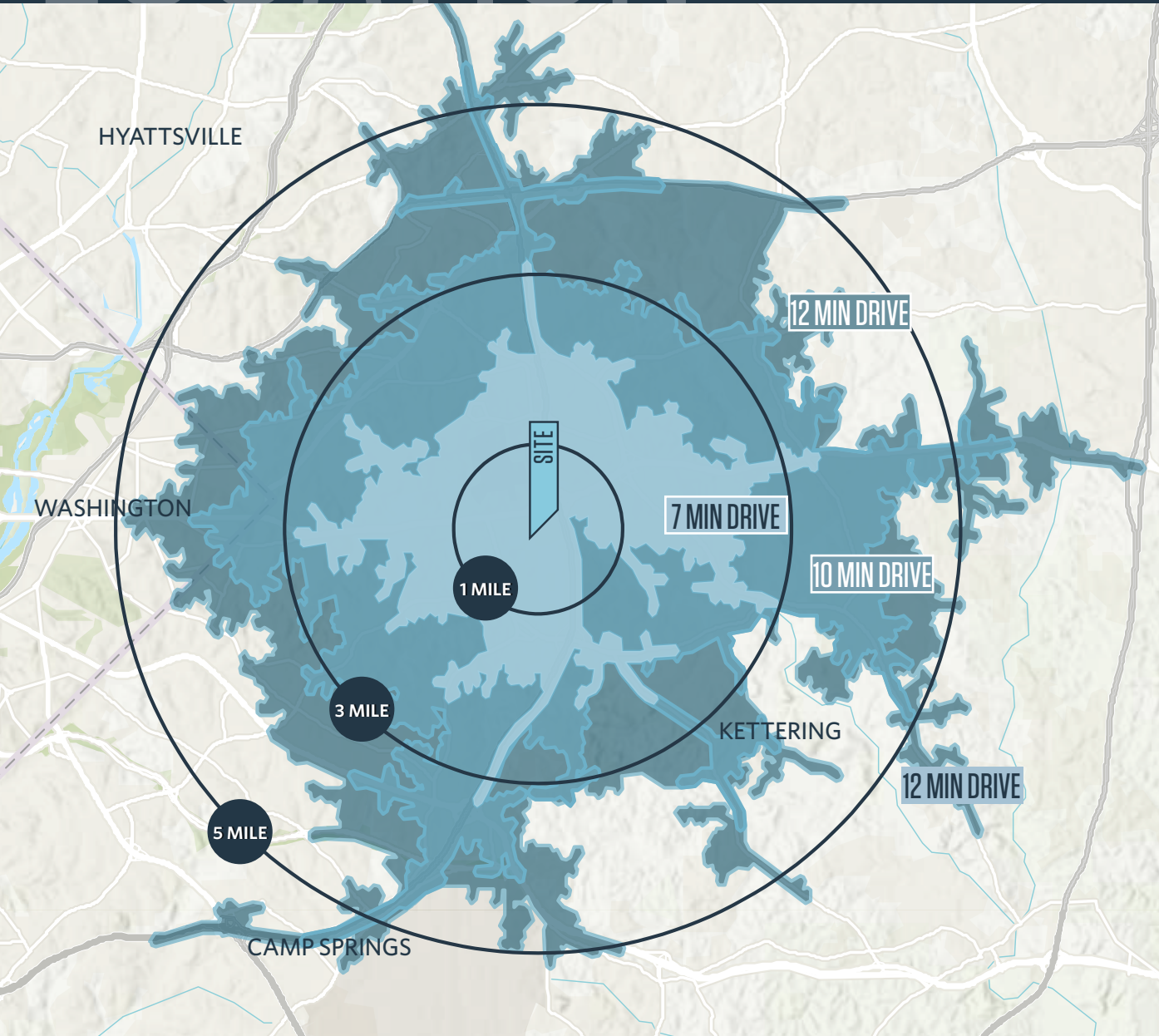
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# LOCATION

## HAMPTON PARK: DAYCARE/SERVICE

CAPITOL HEIGHTS, MD 20743



### AVAILABLE SPACE

SIZE	RATE	NNN'S	CONDITION	DELIVERY
7,735 SF	\$22.00 NNN	\$11.50	Gray Shell	Immediately
	Negotiable			

### DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE	7 MIN DRIVE	10 MIN DRIVE	12 MIN DRIVE
POPULATION	8,772	101,309	281,938	39,030	122,991	202,381
DAYTIME POPULATION	12,389	86,699	243,308	42,941	105,236	181,156
HOUSEHOLDS	4,068	38,541	105,936	16,147	46,583	75,880
AVERAGE HH INCOME	\$98,994	\$111,540	\$110,549	\$107,990	\$110,391	\$110,096

### TRAFFIC COUNTS | 2022:

Capitol Beltway - 495	206,220 ADT
Hampton Park Blvd	24,913 ADT
Central Ave	53,064 ADT

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# PHASE I

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# BIRDSEYE

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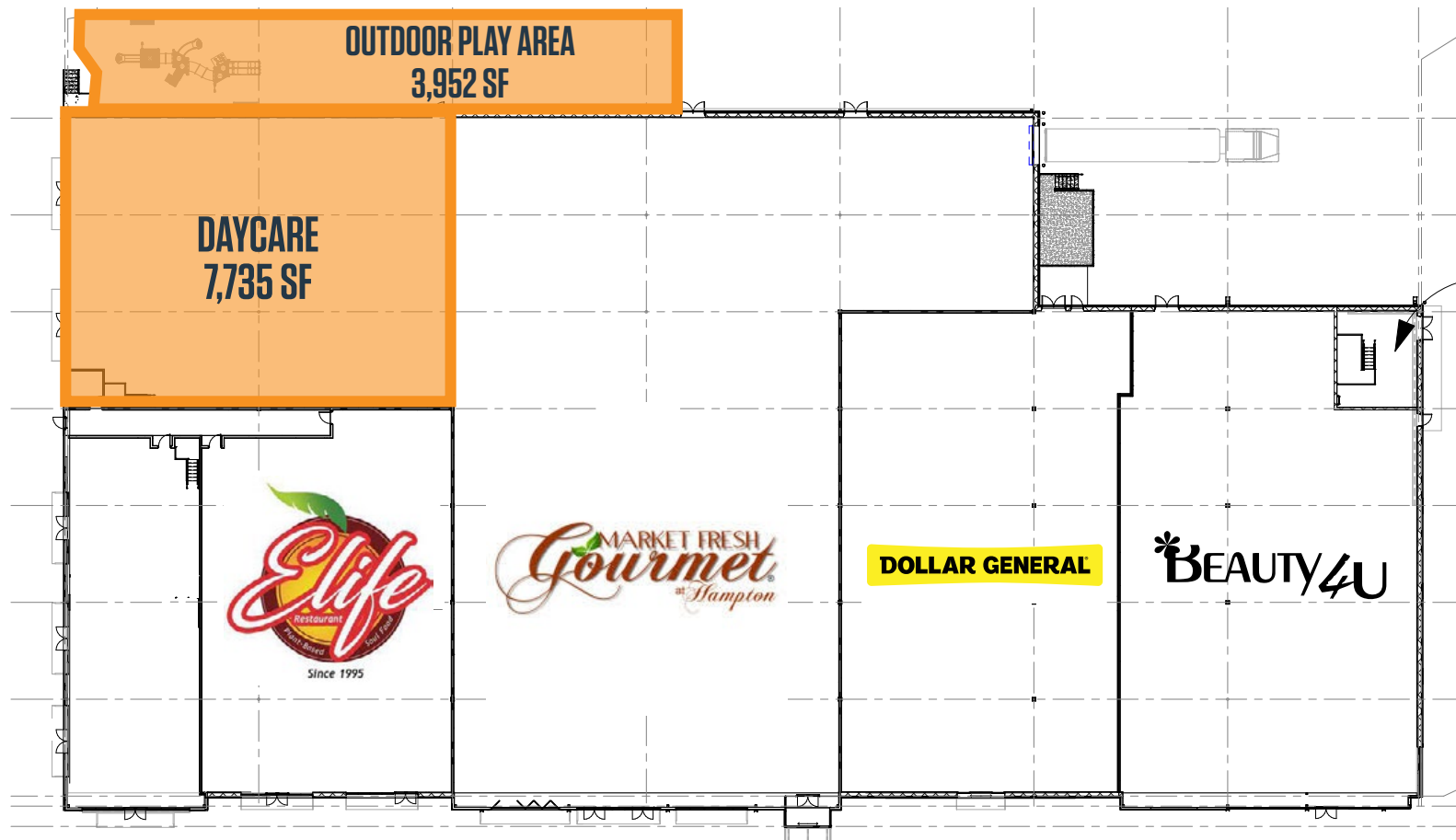
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# MAIN BLDG

# HAMPTON PARK: DAYCARE/SERVICE

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# GLENARDEN

# LARGO







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## FOR MORE INFORMATION, PLEASE CONTACT:

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