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FREE STANDING DRIVE-THRU BUILDING FOR LEASE

- Building Size: 4,130 SF with drive thru lane
- Land Area: 1.03 Acres
- Parking: Approximately 41 spaces
- Monument Signage on Central Ave (53,465 ADT)
- Asking \$225,000 per year plus taxes which were \$47,779.25 in 2023

MATT SKALET

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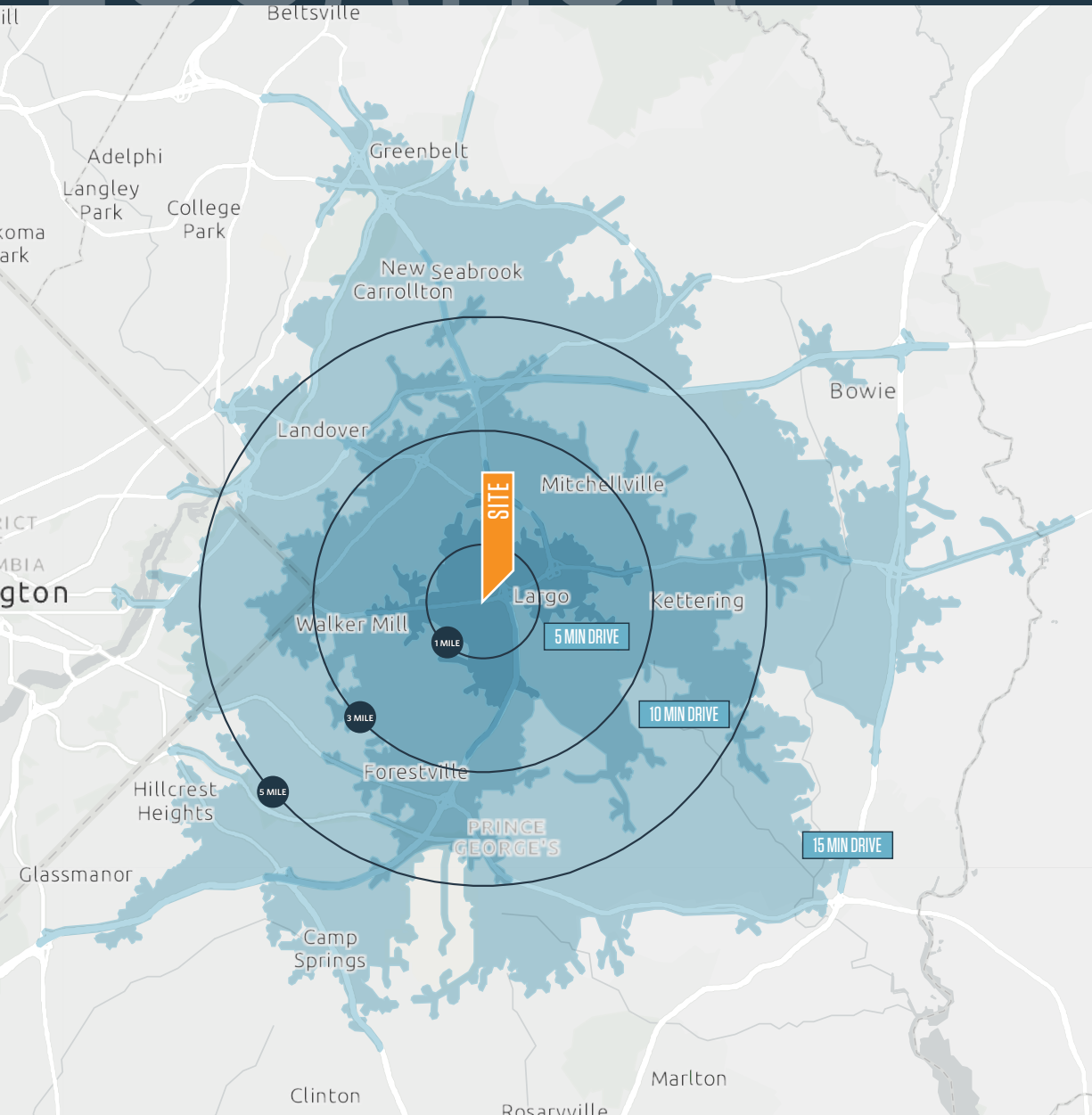
PHIL RUXTON

pruxton@klnb.com | 202-420-7777

LOCATION

8703 CENTRAL AVE

CAPITOL HEIGHTS, MD 20743, PRINCE GEORGE'S COUNTY



DEMOGRAPHICS | 2023:

DISTANCE

1-MILE	3-MILE	5-MILE	
Population	11,092	109,905	296,772
Daytime Population	13,798	94,194	255,880
Households	5,049	41,580	111,608
Average HH Income	\$103,896	\$110,056	\$106,253

DRIVE TIME

5 MIN	10 MIN	15 MIN	
Population	16,075	155,847	440,677
Daytime Population	21,099	135,884	388,284
Households	7,192	58,525	162,506
Average HH Income	\$115,928	\$125,008	\$125,341

TRAFFIC COUNTS | 2022:

Capital Beltway, I 95, I 495	214,783 ADT
Central Ave	52,640 ADT
Hampton Park Blvd	21,632 ADT

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MARKET

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AERIAL

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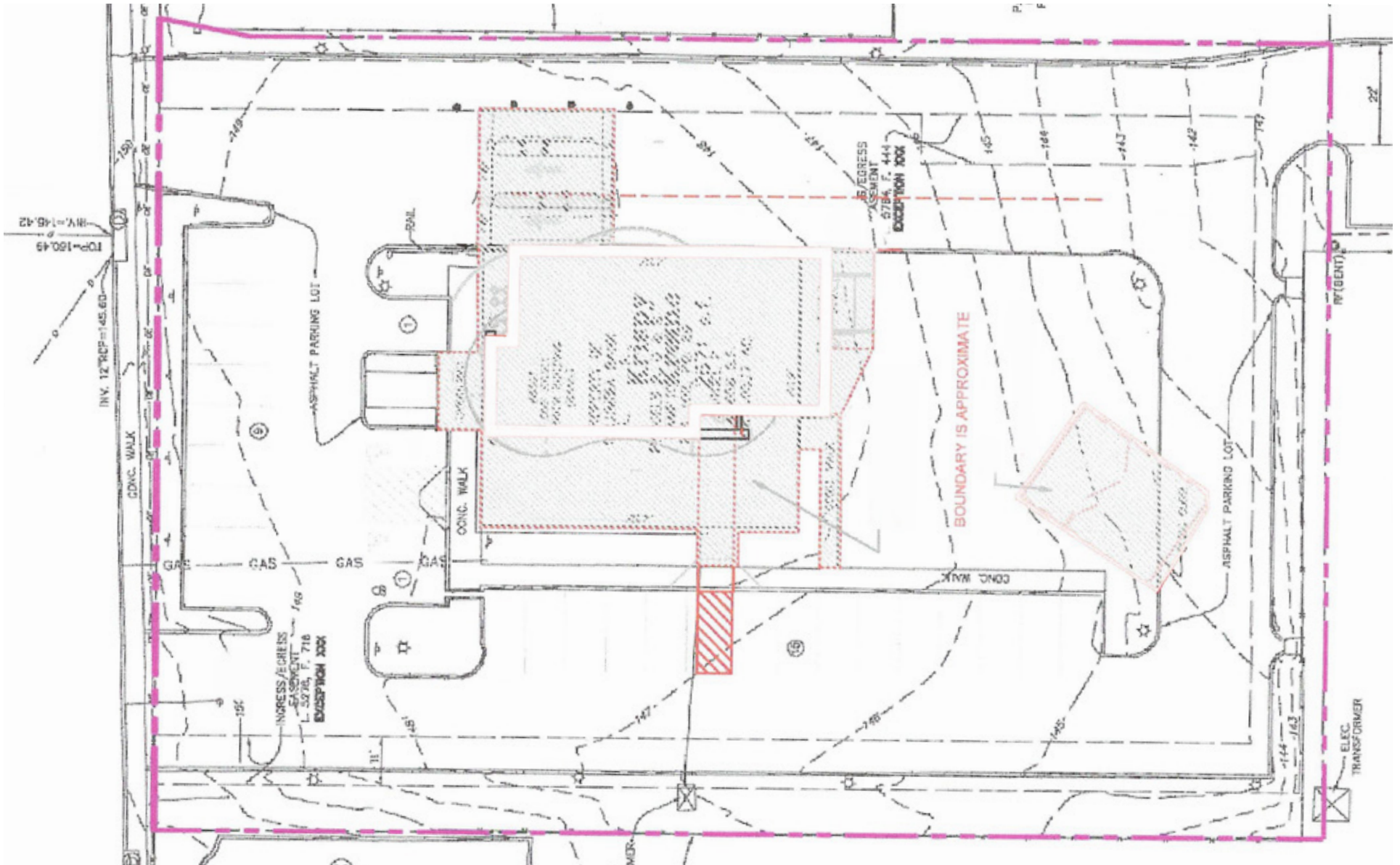
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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