

7901-7963 CENTRAL AVE
CAPITOL HEIGHTS, MD 20743

THE SHOPPES AT PARK CENTRAL



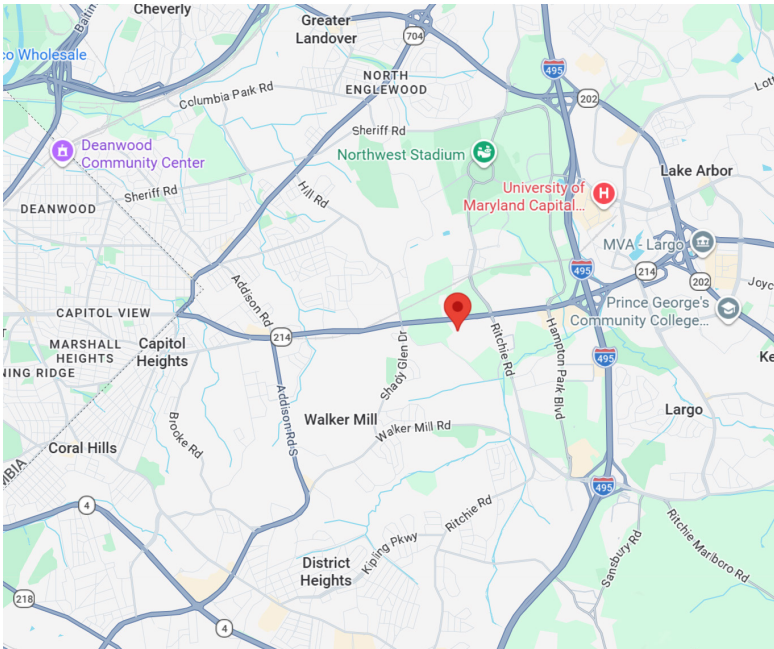
FOR LEASE

High-Visibility Retail Storefront Two Stores Available Soon!

- 2 spaces: $\pm 1,364$ sqft and $\pm 3,612$ sqft
- Zoned CSC - Retail uses
- Pylon signage available – Over 200 parking spots
- Prime location on Central Avenue with over 650' frontage
- Less than 1 mile to I-495 and Blue-line Metro
- **Lease Rate: \$22 per sqft NNN - Nets are \pm \$7.30**



STEPHEN CATALANO
Commercial Salesperson
301-627-4407
scatalano@friendre.com

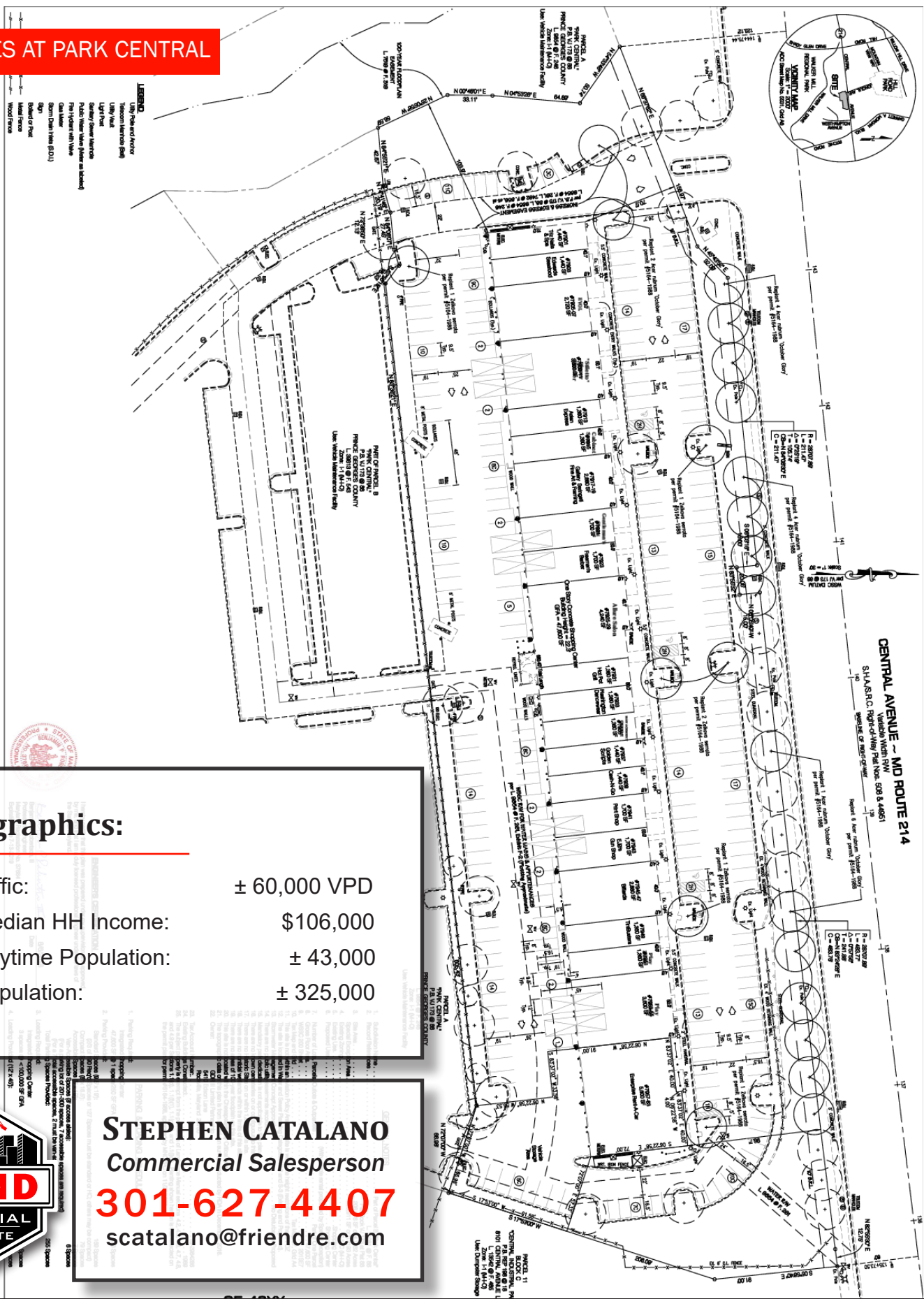


Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
8436 Veterans Hwy, Millersville, MD 21108

All information is from sources deemed reliable; However, we are not responsible for errors, omissions, misinterpretation, or misuse of information presented; We make no warranty of any kind, express or implied, with respect to the property or any other matters; Information and the property is subject to change, corrections, prior sales, or withdrawal.

THE SHOPPES AT PARK CENTRAL

SITE PLAN



Demographics:

Daily Traffic:	± 60,000 VPD
1-Mile Median HH Income:	\$106,000
3-Mile Daytime Population:	± 43,000
5-Mile Population:	± 325,000



STEPHEN CATALANO
 Commercial Salesperson
301-627-4407
 scatalano@friendre.com

Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
 8436 Veterans Hwy, Millersville, MD 21108

All information is from sources deemed reliable; However, we are not responsible for errors, omissions, misinterpretation, or misuse of information presented; We make no warranty of any kind, express or implied, with respect to the property or any other matters; Information and the property is subject to change, corrections, prior sales, or withdrawal.