

HAMPTON PARK

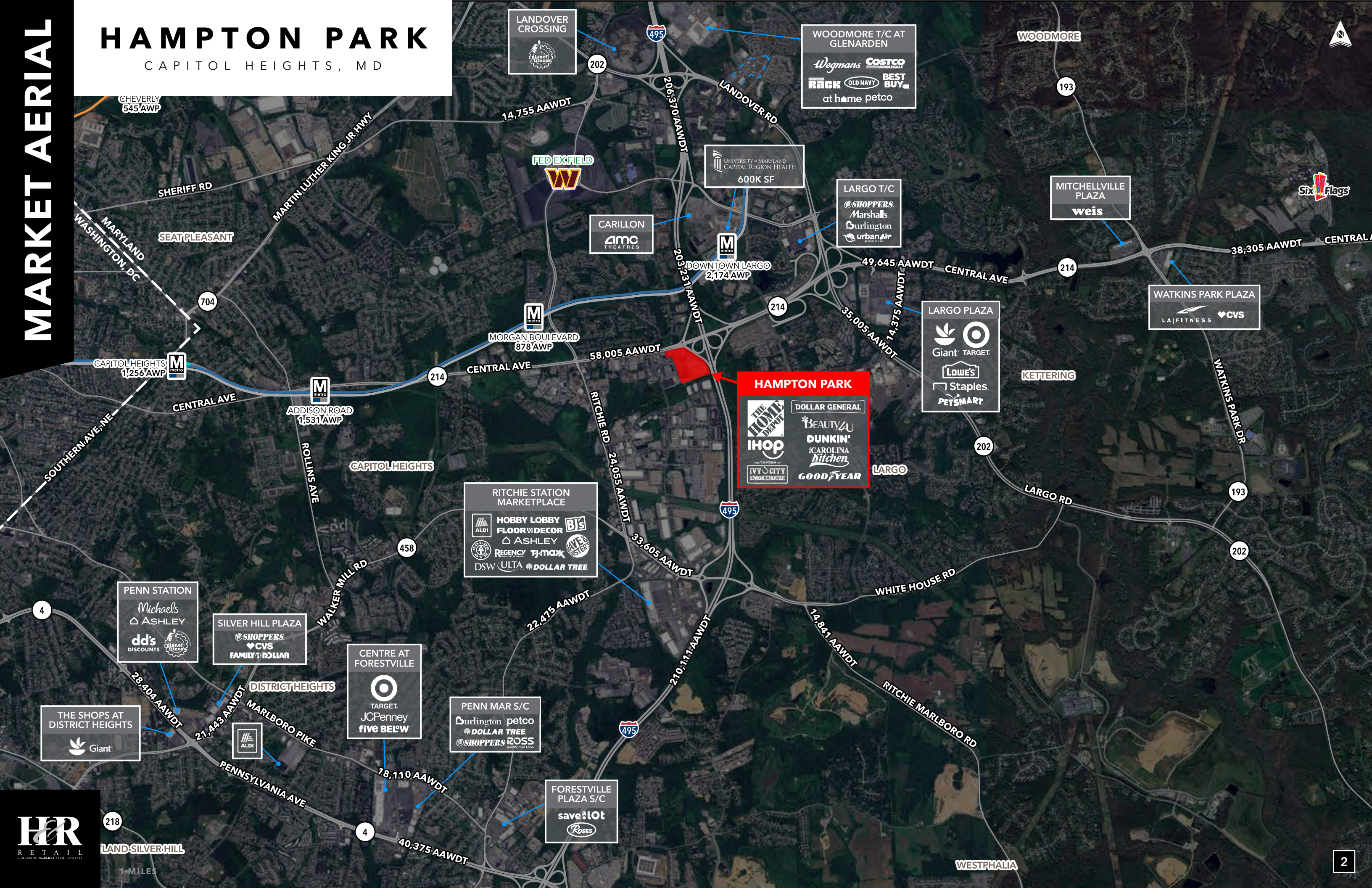
CAPITOL HEIGHTS, MD

ANCHOR SPACE AVAILABLE
UP TO 38,179 SF



HAMPTON PARK

CAPITOL HEIGHTS, MD

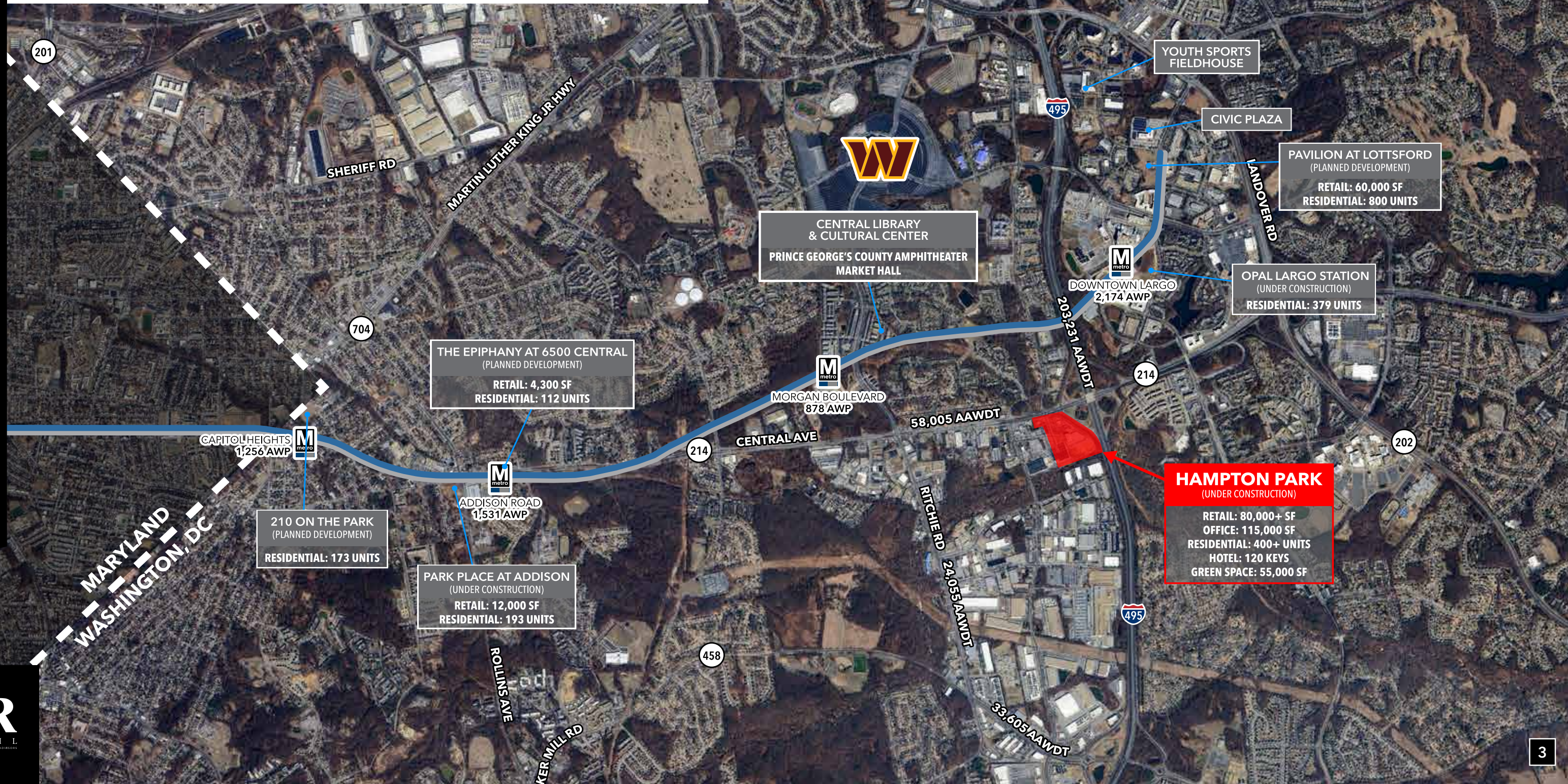


BLUE LINE CORRIDOR: WASHINGTON, D.C. METRO Transformational Investment

- \$1.6B+ in total investment along the Blue Line Corridor, combining public and private funding
- \$790M in private development currently underway, with \$750M+ more planned or in progress
- \$800M in county investment, including major signature projects, development bonds, and infrastructure improvements

HAMPTON PARK

CAPITOL HEIGHTS, MD

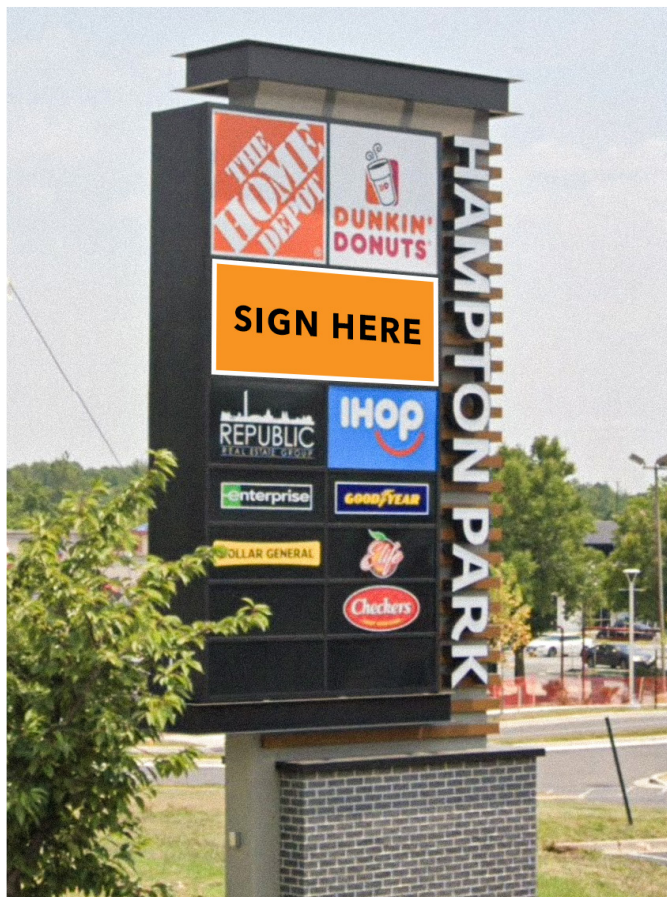




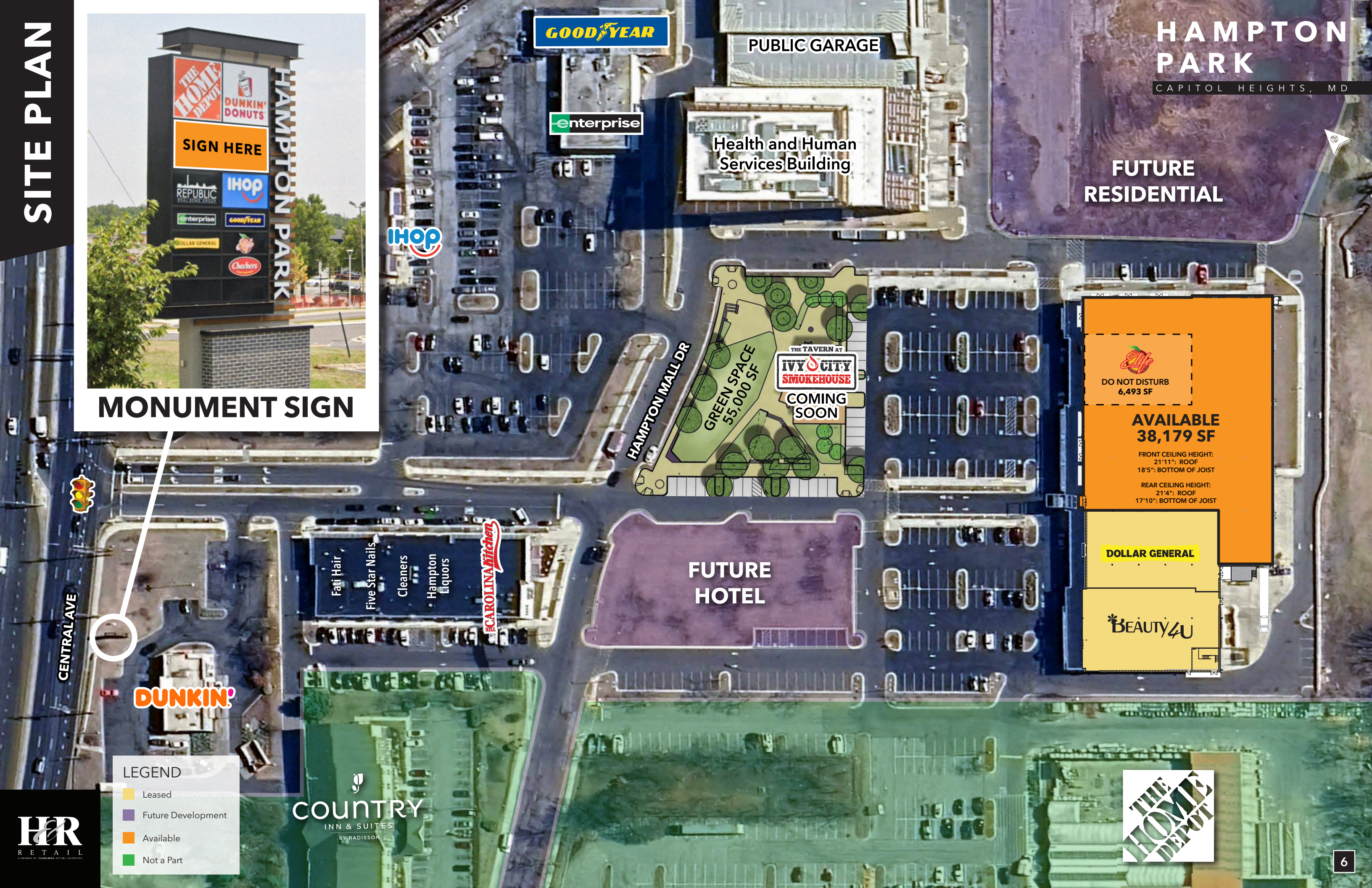


LEGEND

- Leased
- Future Development
- Available
- Monument Sign



MONUMENT SIGN



HAMPTON PARK

CAPITOL HEIGHTS, MD

FUTURE
RESIDENTIAL

PUBLIC GARAGE

Health and Human
Services Building

HAMPTON MALL DR

GREEN SPACE
55,000 SF

THE TAVERN AT
IVY CITY
SMOKEHOUSE
COMING
SOON

DO NOT DISTURB
6,493 SF

AVAILABLE
38,179 SF

FRONT CEILING HEIGHT:
21'11": ROOF
18'5": BOTTOM OF JOIST

REAR CEILING HEIGHT:
21'4": ROOF
17'10": BOTTOM OF JOIST

DOLLAR GENERAL

BEAUTY4U

FUTURE
HOTEL

Fati Hair
Five Star Nails
Cleaners
Hampton
Liquors

CAROLINA KITCHEN

DUNKIN'

LEGEND

- Leased
- Future Development
- Available
- Not a Part

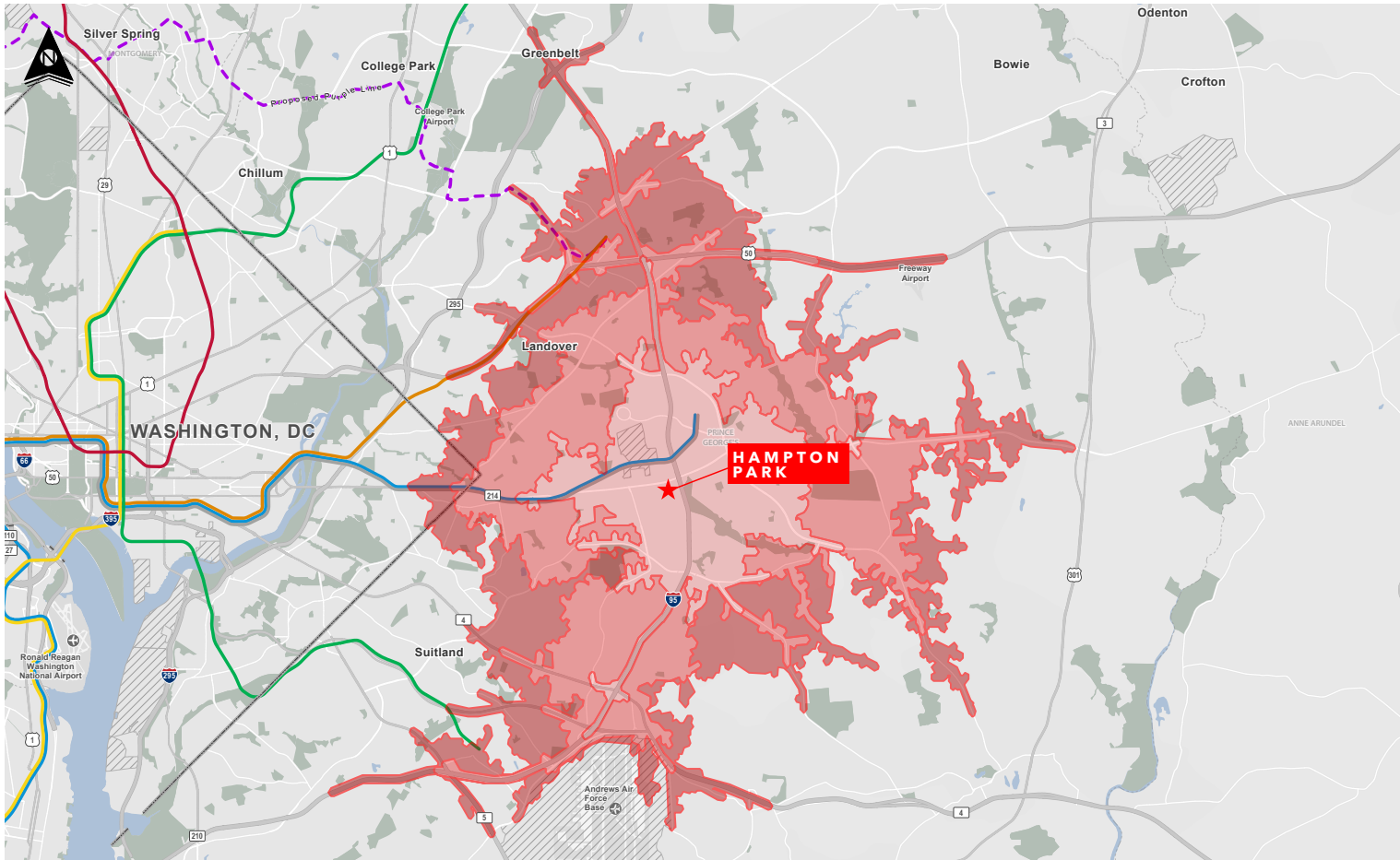
COUNTRY
INN & SUITES
BY RADISSON



HAMPTON PARK

CAPITOL HEIGHTS, MD





DEMOGRAPHICS	7 MINUTES	10 MINUTES	12 MINUTES
Population	36,642	119,940	201,535
Daytime Population	39,311	106,070	184,628
Median HHI	\$100,595	\$91,945	\$89,517
Average HHI	\$119,619	\$116,864	\$115,609
Education (Bachelors 25+)	43.5%	36.8%	35.7%
Median Age	38.8	39.1	38.5





HAMPTON PARK

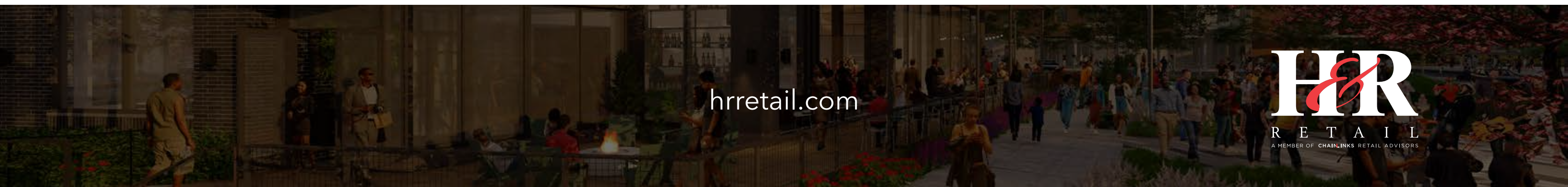
CAPITOL HEIGHTS, MD

BRADLEY BUSLIK | 240.482.3609 | bbuslik@hrretail.com

BRYAN DAVIS | 240.482.3612 | bdavis@hrretail.com

BETHESDA, MD
3 Bethesda Metro Center, Suite 620
Bethesda, MD 20814

BALTIMORE, MD
2 Hamill Road, Suite 348W
Baltimore, MD 21210



hrretail.com

HR
RETAIL
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