

FOR LEASE



Hampton Park

9003 Hampton Mall Drive N / Capitol Heights, MD 20743

Overview

This 1.5-acre retail outparcel offers an immediate ground lease or build to suit opportunity within Hampton Park, a dynamic mixed-use destination in Capitol Heights, Maryland. The site benefits from built-in foot traffic driven by the adjacent Prince George's County Health and Human Services building, planned future residential development, and established retailers including The Home Depot. Positioned directly off Central Avenue (56,000 ADT) near I-495, the site serves an affluent trade area of over 103,000 residents with an average household income exceeding \$123,000 within three miles. Served by two points of signalized access.

Quick Facts

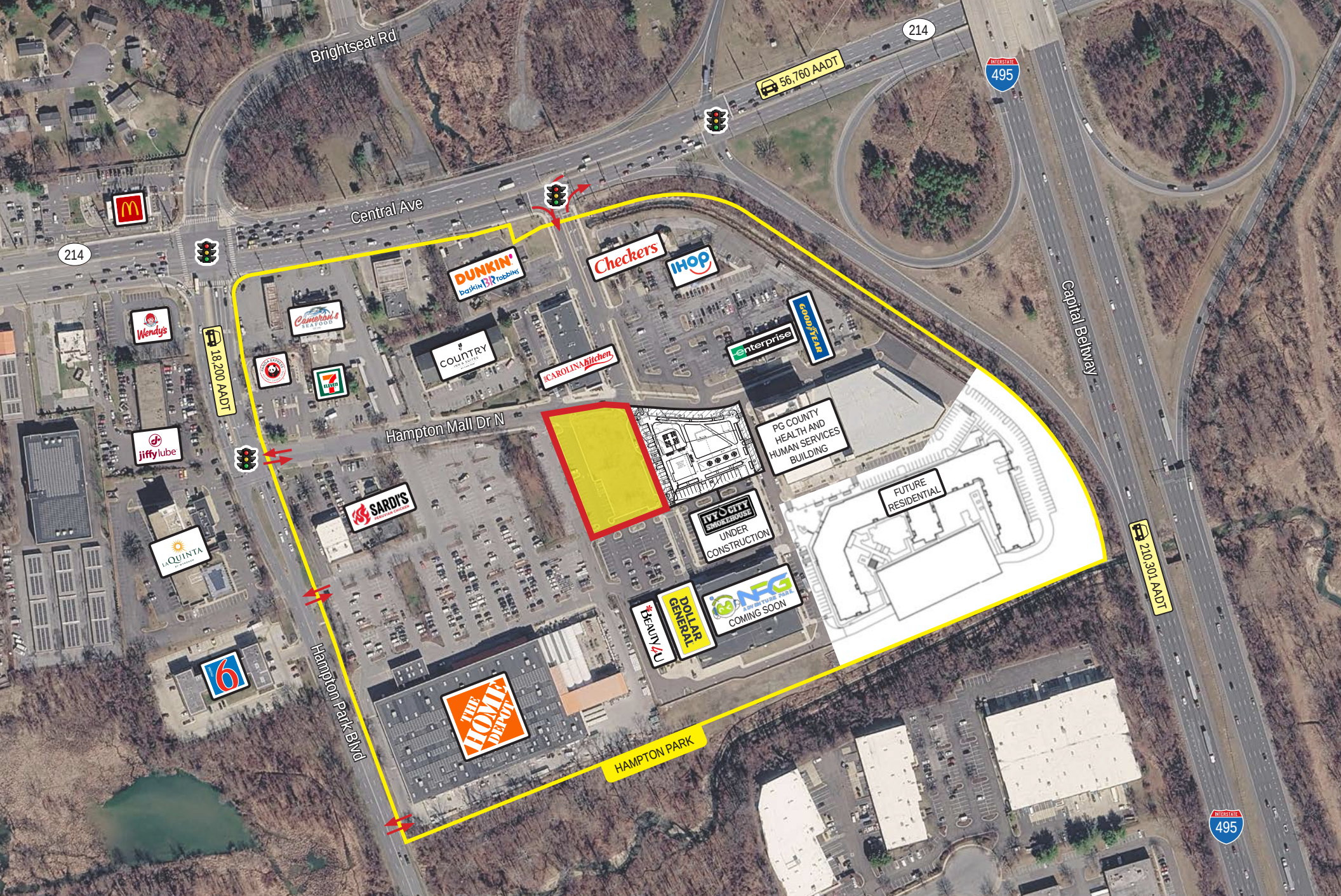
Availability	Immediate
Size	1.5 acres
Rental Rate	Negotiable
Net Charges	TBD
Tenants	

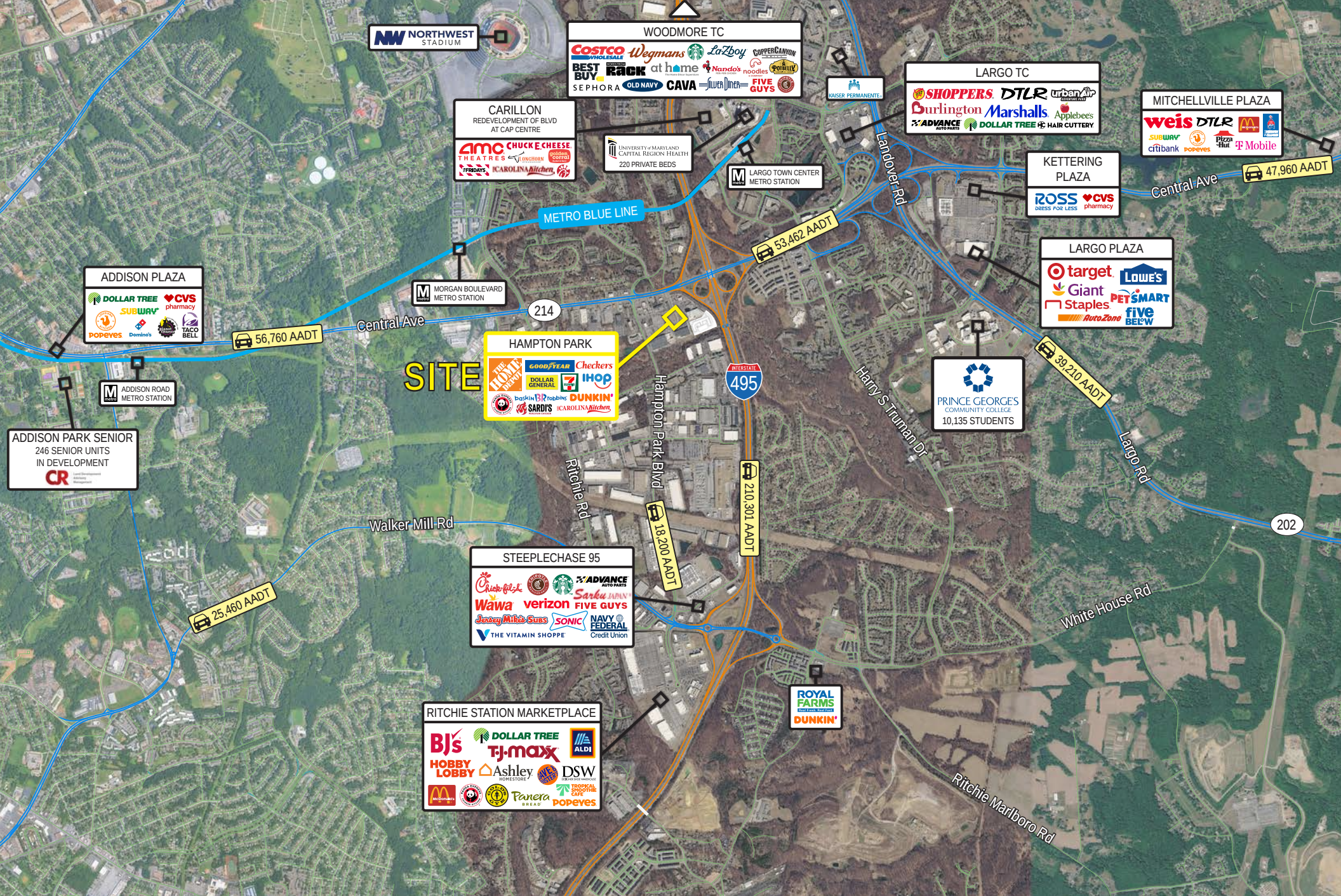


2025 Demographics	1 mile	3 miles	5 miles
POPULATION	12,091	103,863	286,972
HOUSEHOLDS	5,399	39,267	106,741
AVG. HH INCOME	\$123,475	\$123,889	\$119,666
DAYTIME POPULATION	20,839	113,499	262,058
TRAFFIC COUNT	210,301 AADT (I-95)	56,760 AADT (Central Avenue)	









Blue Line Corridor

Washington DC Metro

MAJOR ECONOMIC ENGINE FOR PRINCE GEORGE'S COUNTY:

- ADD 4,000 JOBS PER YEAR
- INCREASE THE POPULATION BY 50,000
- BUILD 26,000 HOUSING UNITS
- TRANSFORM AREAS THAT LACK IDENTIFIABLE CHARACTER

\$1.6 Billion+

Total investment, combining public and private funding.

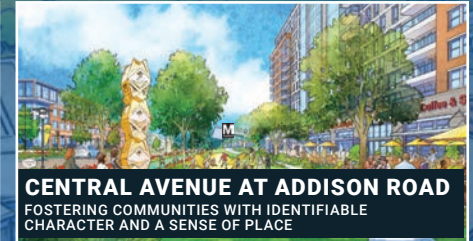
\$790 Million

Private development currently underway, with \$750M+ planned or in progress.

\$800 Million

County investment, including major signature projects, development bonds, and infrastructure improvements.

CONCEPTS



Interested? Contact:

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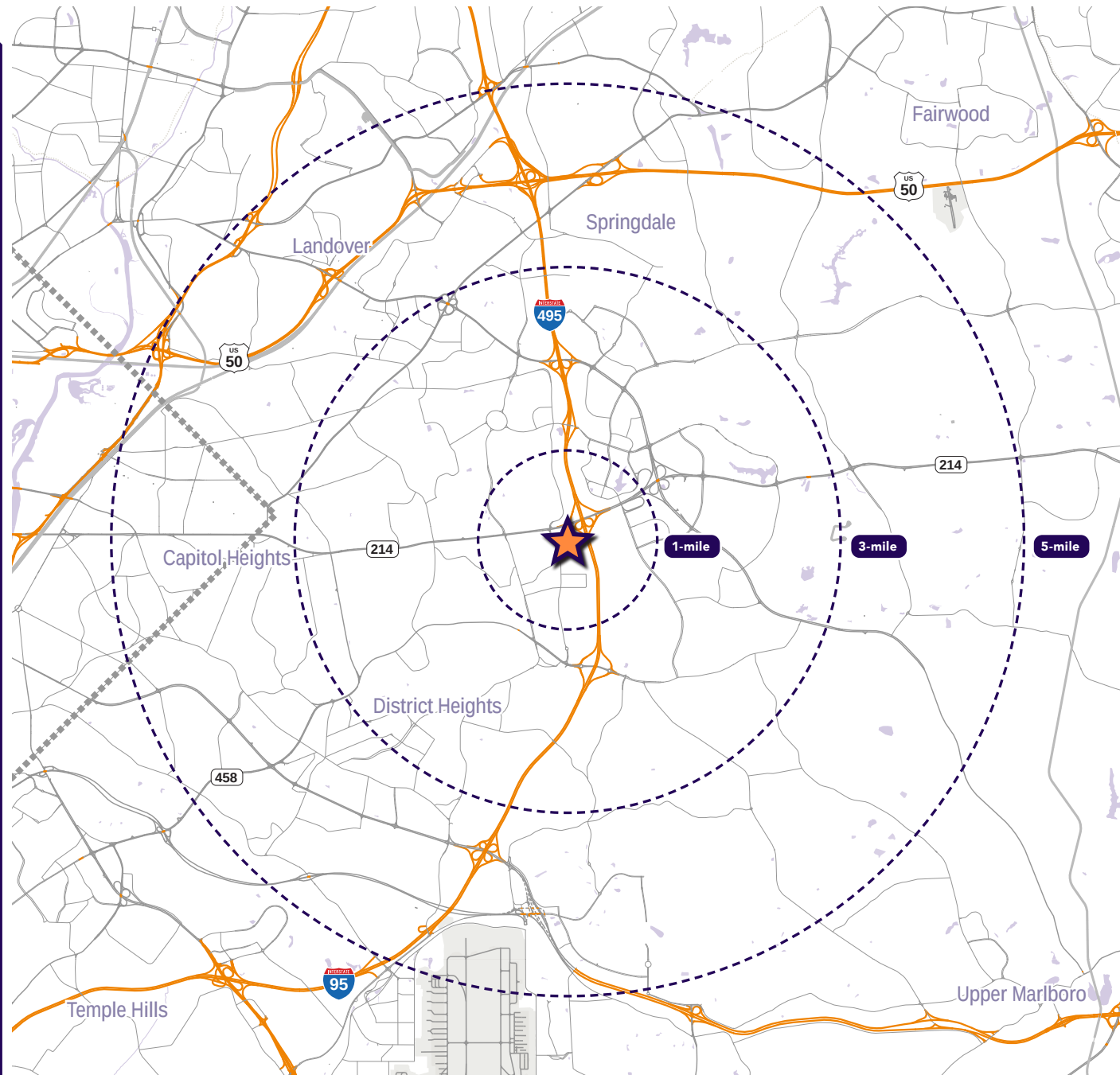
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