

For Lease
Up to 1,600 sf of Retail Space



Walker Mill Square Shopping Center

1420-1488 Addison Road South
Capitol Heights, Maryland 20743

For more information

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Property Highlights

- Anchored by Family Dollar, McDonalds, and Greater Baden Medical Group; additional tenants include Papa John's and Subway
- All retail uses considered
- Prominent LED pylon signage available
- Excellent access from Addison Road South and Walker Mill Road
- Near the Addison Road Metro & V12 bus route

Available Spaces

Spaces	Lease Rate	Size (SF)	Condition
#1462	\$18.00 SF/yr	1,600	Warm lit shell

OFFERING SUMMARY

Available SF	1,600 SF
Lease Rate	\$18.00 SF/yr (NNN)
Lot Size	5.66 Acres
Building Size	43,840 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	16,898	\$94,866
3 Miles	142,824	\$82,417
5 Miles	352,748	\$86,841



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