



CAPITOL GATEWAY MARKETPLACE

East Capitol Street & Southern Avenue NE, Washington, DC



Capitol Gateway Marketplace

Capitol Gateway Marketplace is an exciting new project that will be anchored by a 135,000-SF new urban-format Walmart with a substantial grocery department. A 312-unit apartment building will include ground-floor retail with spaces ranging from 1,500 to 7,700 SF available for lease including several restaurant opportunities. A free-standing pad site, targeted for a sit-down restaurant is also available for lease.

DEMOGRAPHICS

3-Mile Radius, 2014 Demographics



2013 Population
156,868

2018 Projected
Population
164,263

Traffic Count on
East Capitol St.
27,500 VPD



Total Employee
Population
43,905

Total Businesses
3,277

FUTURE DEVELOPMENT

135,500-SF

Planned Walmart at
Capitol Gateway
Marketplace

377
Residential Units Delivered

685
Residential Units Planned



CONSUMER EXPENDITURES (\$ thousands)



Apparel
\$11,924



Entertainment
\$23,823

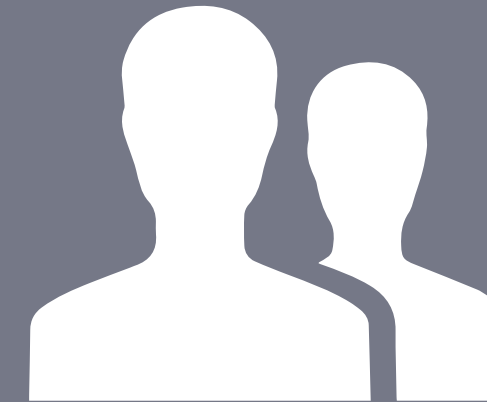


Eating Out
\$23,733



Located
adjacent
to the
Capitol

Heights Metrorail
Station and a
short drive to
major highways
I-95, I-295
and I-495, the
neighborhood
offers superior
regional access.



35 Median Age

Located in Washington, D.C.'s



WARD 7



LOCAL SCHOOLS

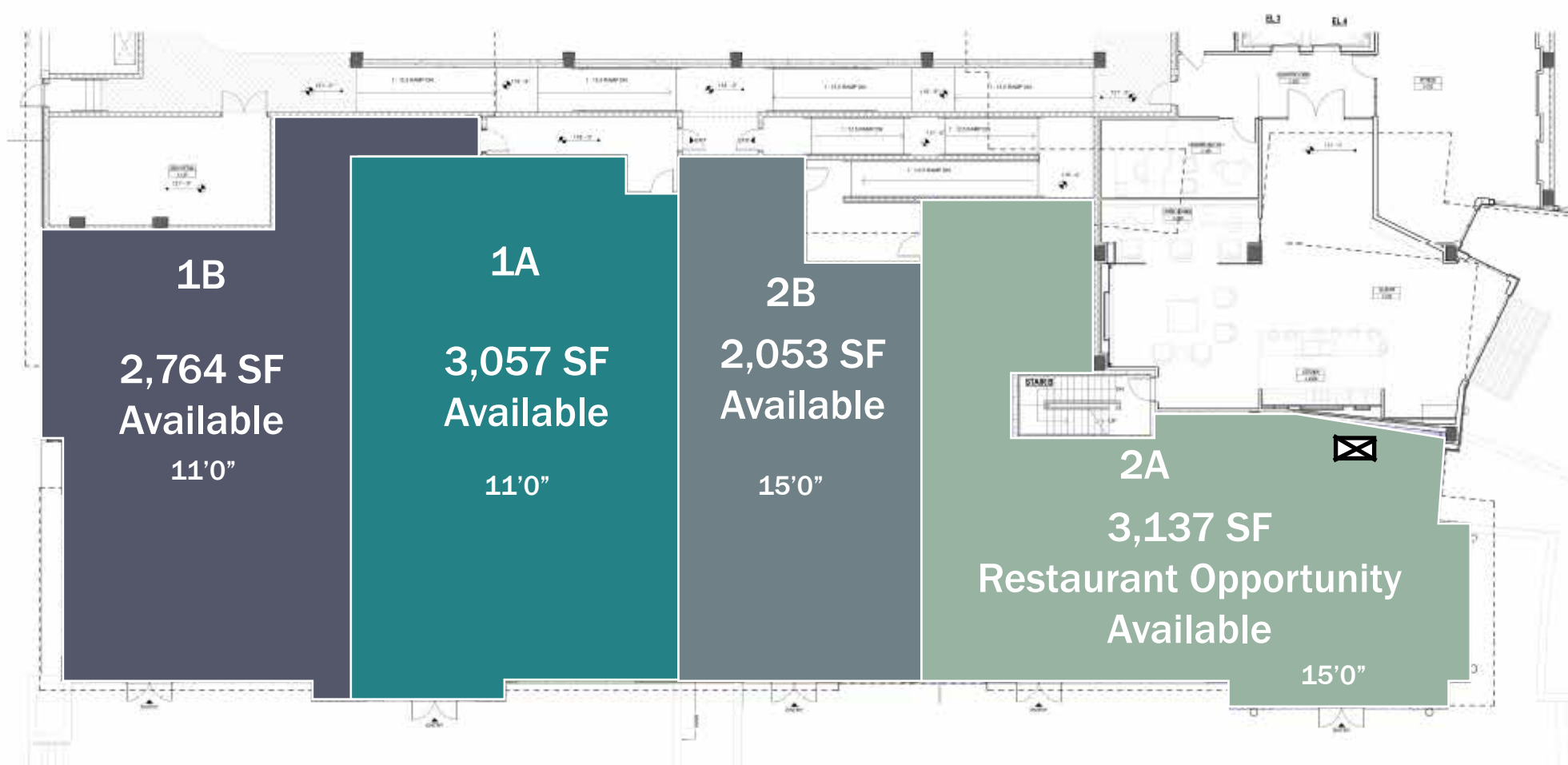
Drew Elementary School
Kelly Miller Middle School
H D Woodson Senior High School

SITE PLAN

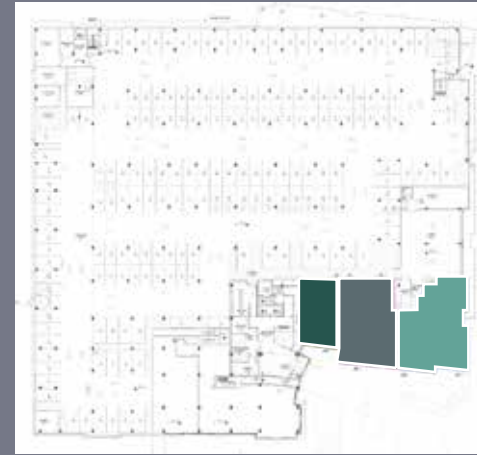
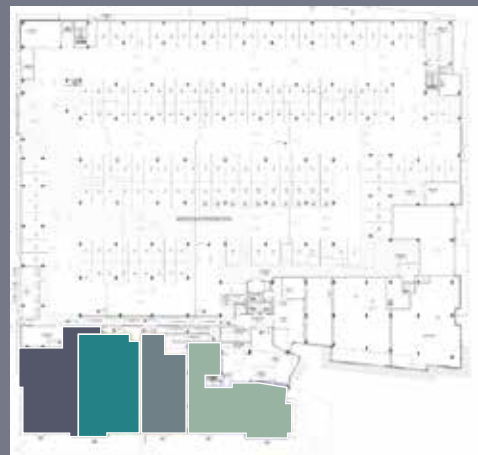
- 135,000-SF Walmart
- 312 apartment units
- Mixed Use Building:
 - Three retail blocks, demisable as as small as 1,318 SF up to a total of 17,553 SF
- Restaurant: Up to 8,800-SF



RETAIL PLAN



RETAIL PLAN

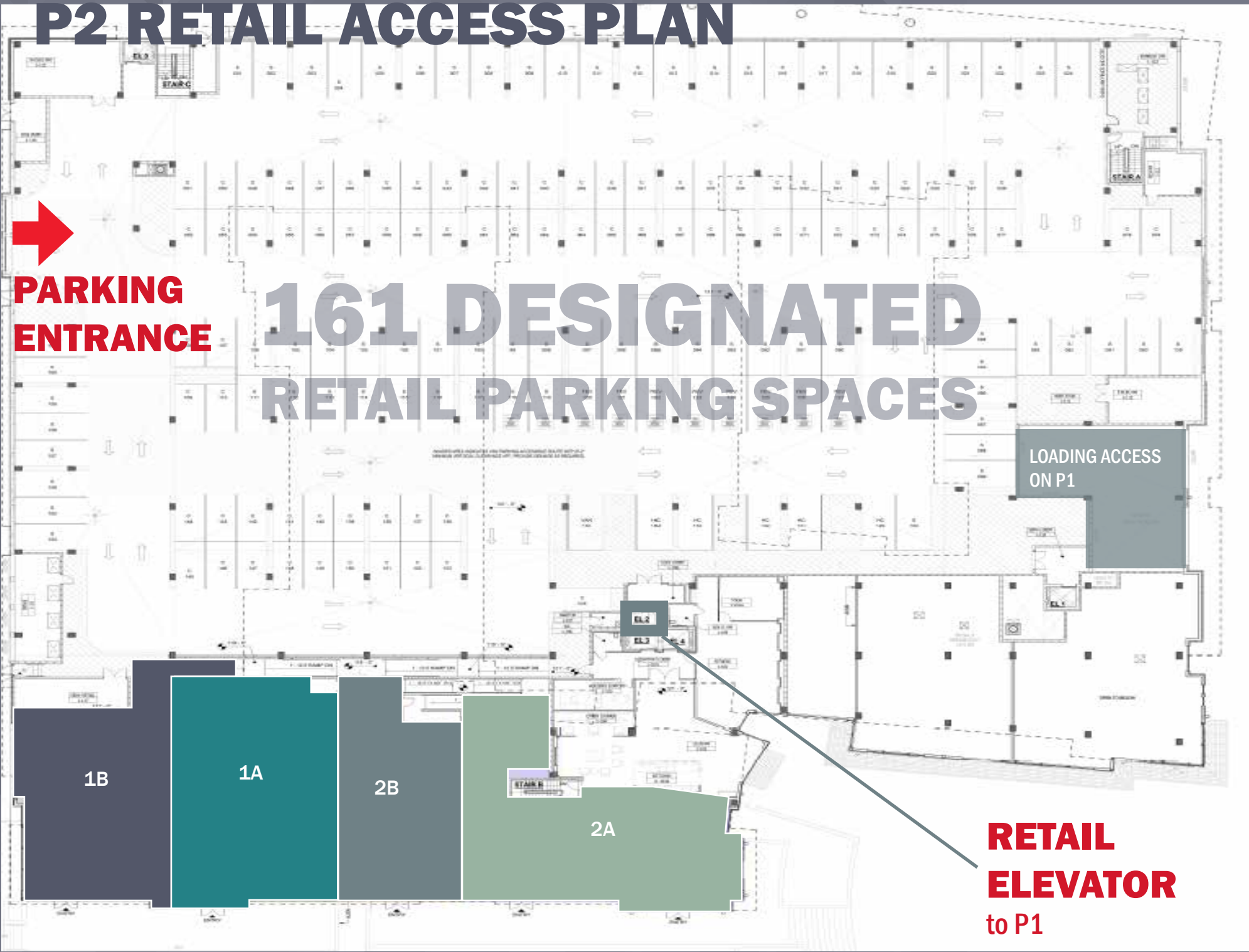


P2 RETAIL ACCESS PLAN



**PARKING
ENTRANCE**

**161 DESIGNATED
RETAIL PARKING SPACES**



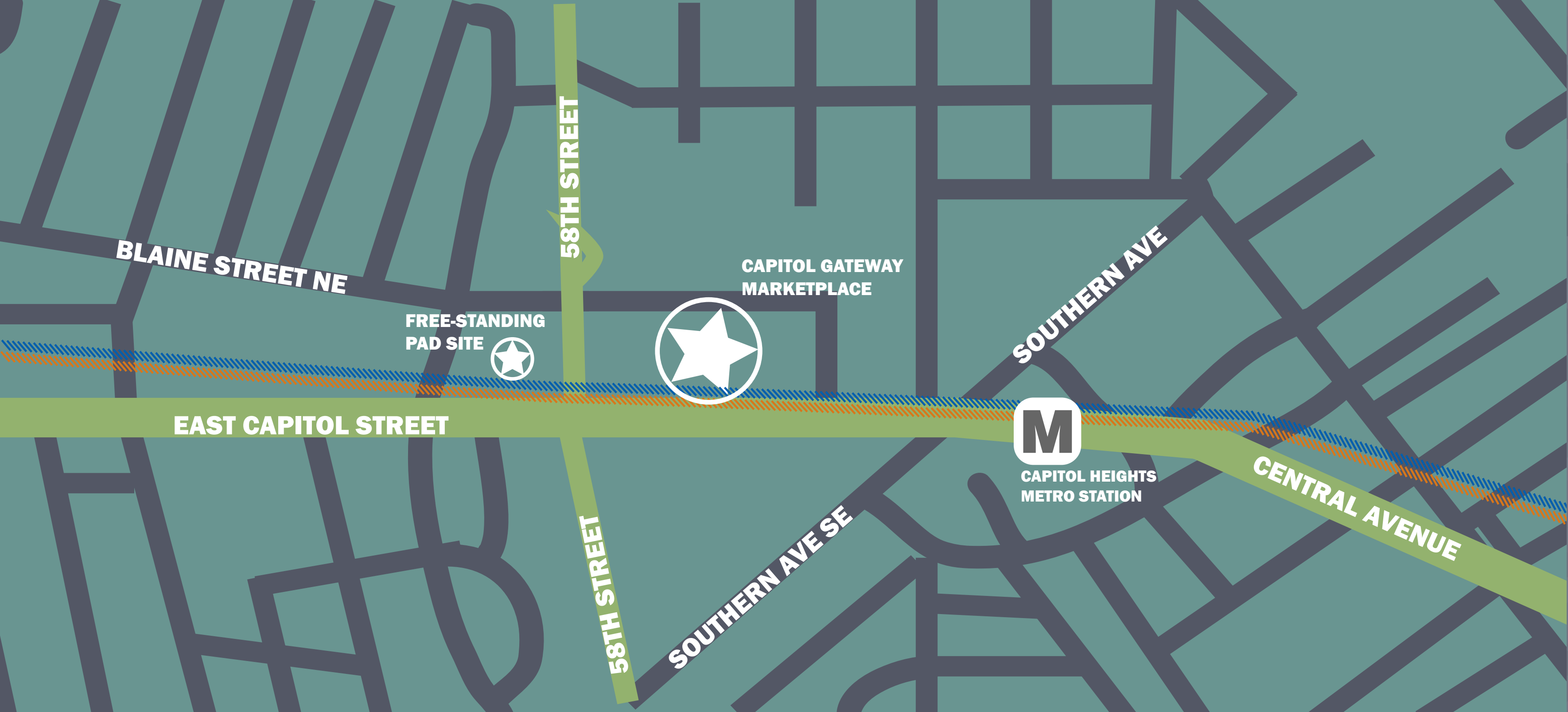
**RETAIL
ELEVATOR
to P1**

P1 RETAIL ACCESS PLAN

**RETAIL PARKING
ON P2**



**RETAIL
CORRIDOR
from elevator**



LOCATOR MAP

Capitol Gateway Marketplace enjoys a strategic location with access to established transportation infrastructure. The neighborhood is located adjacent to the Capitol Heights Metrorail Station and is a short drive to major highways I-95, I-295 and I-495.

SITE AERIAL



ARTS & TECHNOLOGY ACADEMY

EVANS REC CENTER

MAYA ANGELOU SCHOOLS

Bank of America

EAST CAPITOL STREET

EAST CAPITOL COMMUNITY CENTER

58TH STREET

EAST CAPITOL STREET

Walmart
Save money. Live better.

SITE

27,500 VPD

M metro

FUTURE DEVELOPMENT CAPITOL GATEWAY PHASE II

WATTS BRANCH PLAYGROUND

ADDISON PLAZA

SUNTRUST
POPEYES CHICKEN & BISCUITS
Payless Shoe Source
TACO BELL
SUBWAY
SAFEWAY

CENTRAL AVENUE

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RAPPAPORT

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