

Capitol Gateway Marketplace

Washington, DC

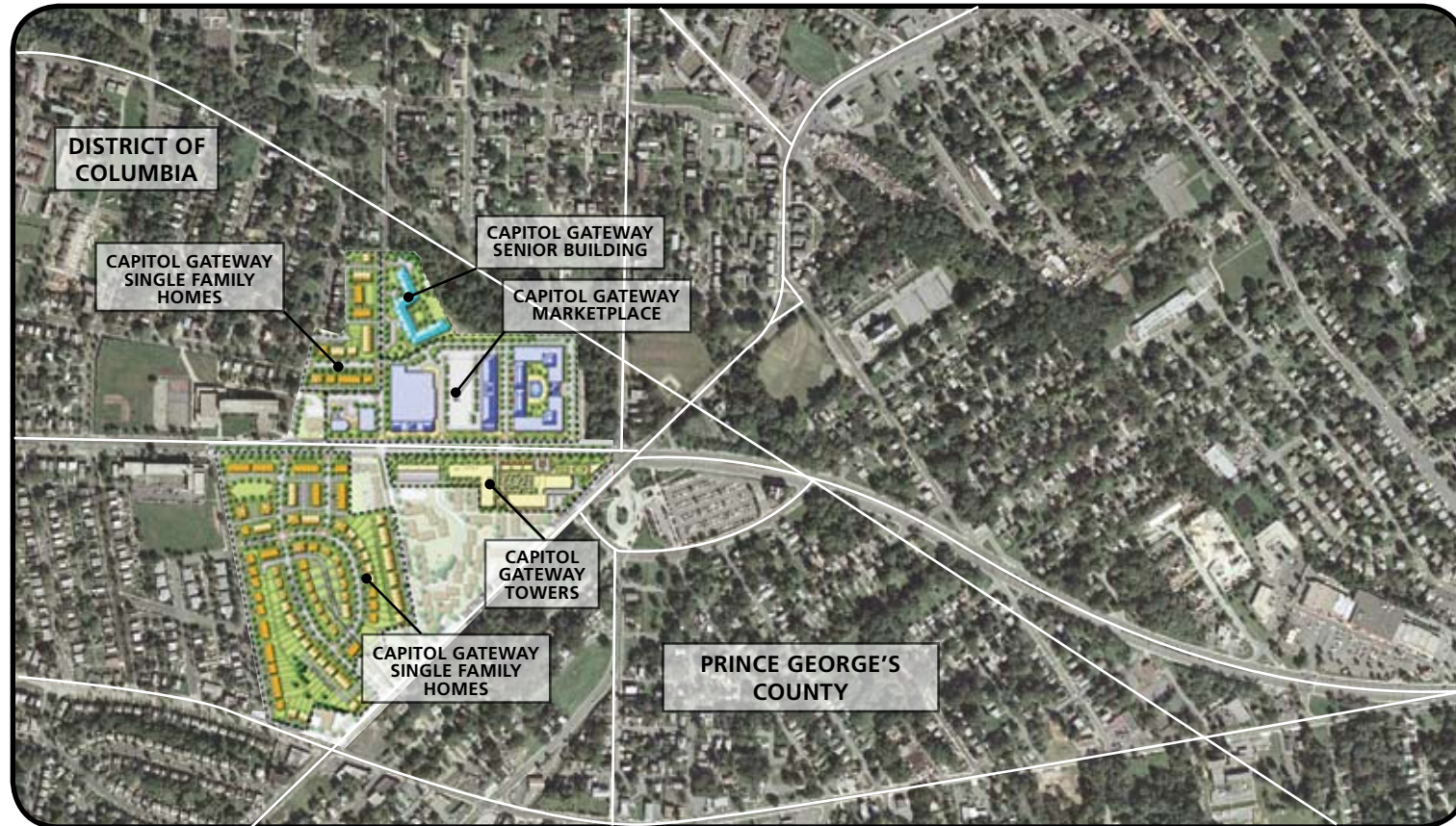
East Capitol and Southern Avenue SE



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FACTS

Project Size:	88,000 sq. ft. of retail space		
	490 condominium units 75 apartments		
Demographics:	1 mile	2 mile	3 mile
	Population:	23,608	82,103
Avg. HH Income:	\$54,875	\$56,771	\$60,405
Daytime Population:	3,056	13,666	37,551

Based on 2000 census and 2008 estimates. The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

Availability: Late 2010
Traffic Counts:
 East Capitol Street: 35,100 vehicles per day
 Southern Avenue: 18,100 vehicles per day

Madison Retail Group, on behalf of its client, A & R Development, is proud to represent a new development, Capitol Gateway Marketplace. Capitol Gateway Marketplace is an exciting new project that will include a grocery anchor of over 60,000 square feet, small shop space, restaurant opportunities, multifamily residential units, and office space. Set for delivery in Late 2010, Capitol Gateway Marketplace is in the midst of a very dense population and an underserved retail market.



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