

SALE OR LEASE

AVAILABLE
FOR SALE OR
LEASE
0.95 AC PAD

UNDER
CONTRACT

HOME2
SUITES BY HILTON

NAVY
FEDERAL
Credit Union

Concentra
verizon

CHIPOTLE
MEXICAN GRILL

AVAILABLE
FOR LEASE
1,378 SF

TIRES PLUS
TOTAL CAR CARE

ADVANCE
AUTO PARTS

SONIC

Wawa

Starbucks
Jersey Mike's
mezeh
The UPS Store

THE VITAMIN SHOPPE

FIVE
GUYS

Chick-fil-A

AVAILABLE
FOR LEASE
3/1/27
2,858 SF

Ritchie Marlboro Rd



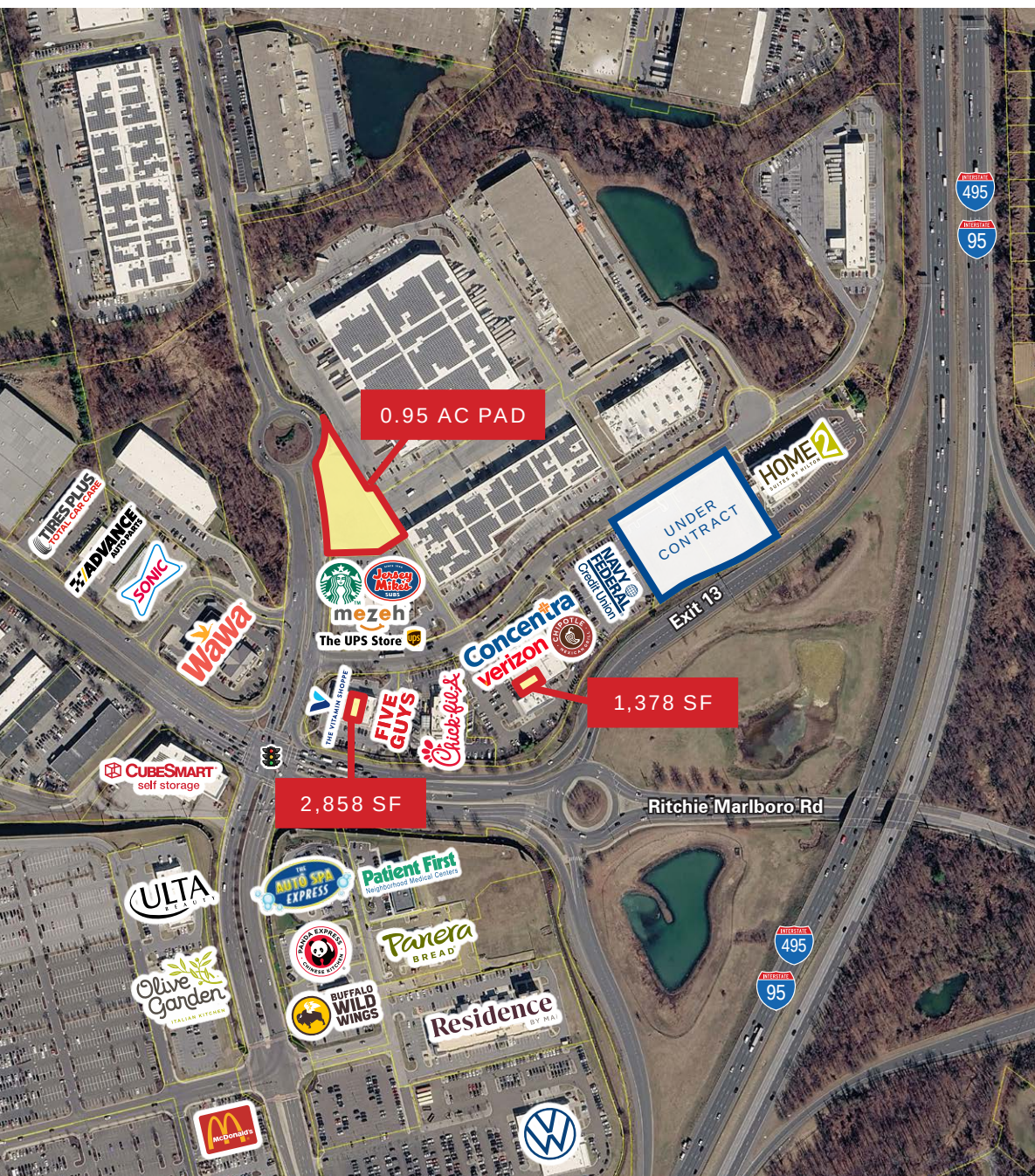
Atapco
PROPERTIES

segall
GROUP

COMMERCIAL REAL ESTATE

STEEPLECHASE 95

Capitol Heights, MD 20743



Overview

Steeplechase 95 Business Park offers a 0.95-acre pad available for sale or lease, along with a 1,378 SF second-generation restaurant space and a 2,858 SF retail space, both available for lease within the park's retail portion. The project offers excellent visibility and immediate access from I-95 / I-495 via exit 13 and is in close proximity to a large daytime population, and a regional retail draw (Ritchie Marlboro Station) across the street. Westphalia Town Center, a 500-acre residential development, is underway within two miles and Joint Base Andrews (14,000 personnel) is within a 15 minute drive.

Quick Facts

Availability	Immediate: Suite 109 & Parcel 66 March 1, 2027: Suite 200
Size	Suite 109: 1,378 SF (2 nd gen. in-line restaurant) Suite 200: 2,858 SF Parcel 66: 0.95 AC pad (5,200 SF building)
Rental Rate	Negotiable
Net Charges	\$9.72 psf CAM & INS; \$7.25 psf TAX

Immediate access to I-95 / I-495

National-credit tenant co-tenancy

Signalized access

Frontage along Ritchie Marlboro Road



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Tenant Mix

Steeplechase 95 International / Capitol Heights, MD 20743

CONSUMER PROFILE 10 MIN DRIVE:



D - Suburban Style

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes

42.4%



O - Singles and Starters

Young singles starting out and some starter families living a city lifestyle

14.7%



Q - Golden Year Guardians

Retirees living in old homes, settled residences and communities

8.8%

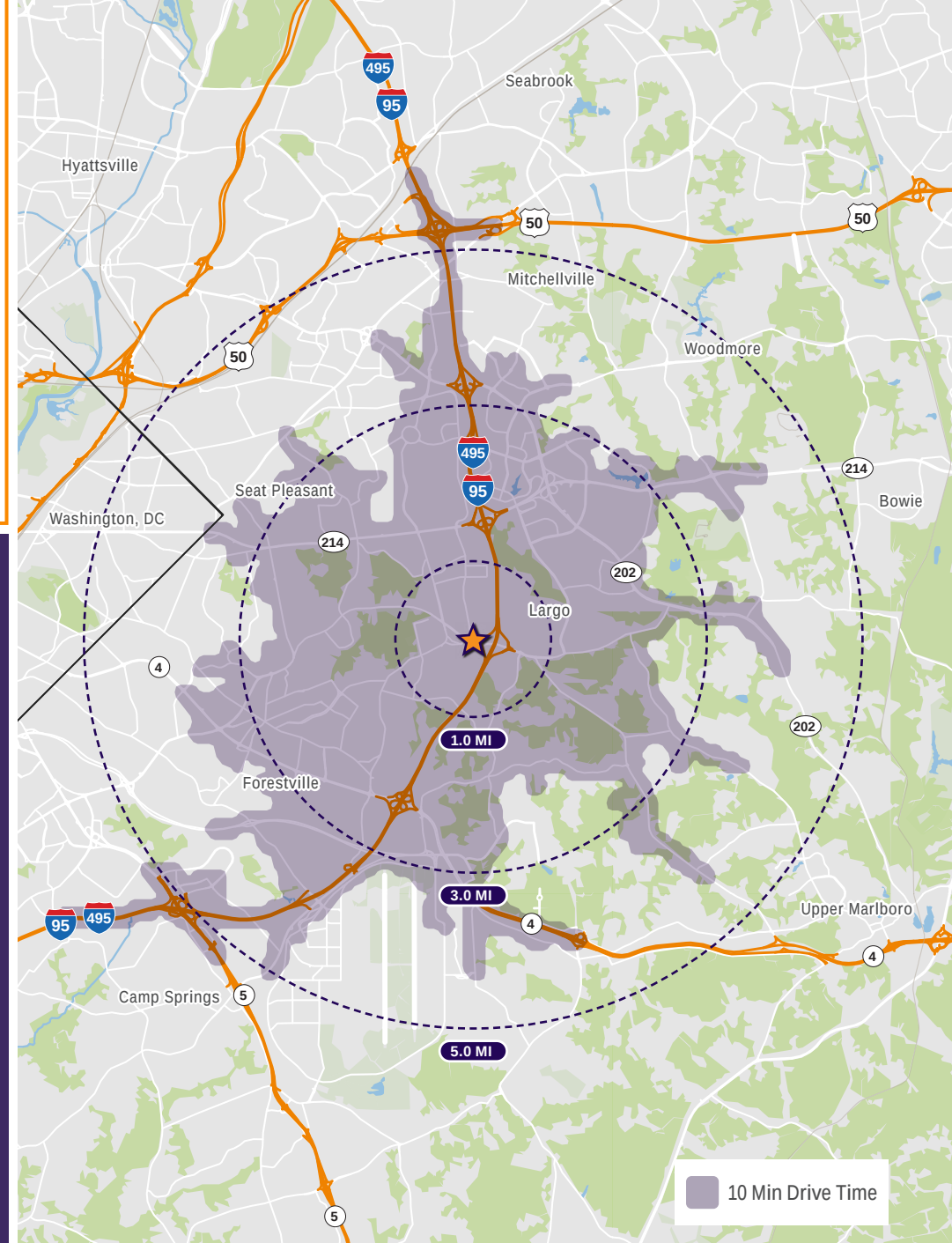


P - Cultural Connections

Diverse, mid- and low-income families in urban apartments and residences

7.9%

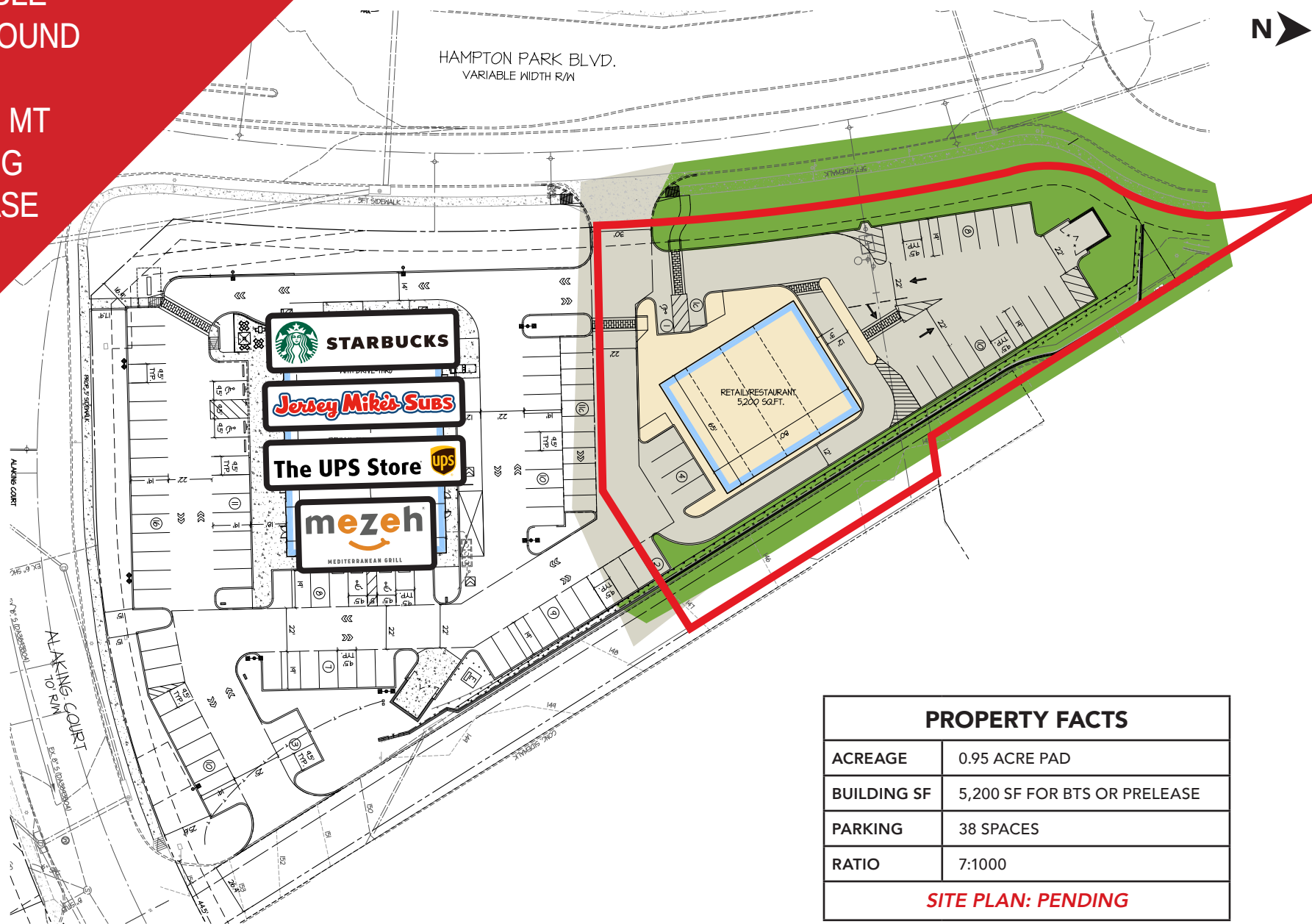
(2025)	1 mile	3 miles	5 miles
POPULATION			
	6,574	83,488	255,777
HOUSEHOLDS			
	2,390	33,011	97,539
AVERAGE HOUSEHOLD INCOME			
	\$149,051	\$119,395	\$120,536
DAYTIME POPULATION			
	7,320	94,469	240,018
AVERAGE AGE			
	40.9	40.7	40.3
TRAFFIC COUNTS			
	31,115 AADT (Ritchie Marlboro Rd)		
	208,625 AADT (I-495)		



Site Aerial



AVAILABLE
FOR GROUND
LEASE,
BTS, OR MT
BUILDING
PRELEASE



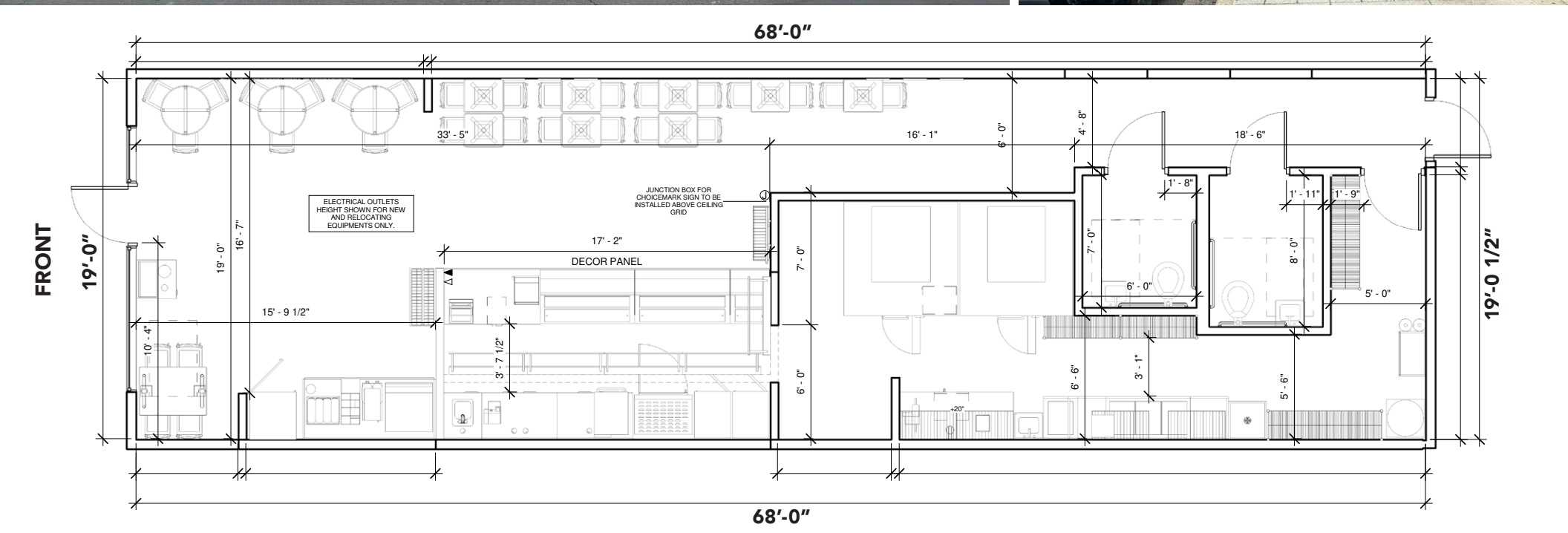
PROPERTY FACTS	
ACREAGE	0.95 ACRE PAD
BUILDING SF	5,200 SF FOR BTS OR PRELEASE
PARKING	38 SPACES
RATIO	7:1000
SITE PLAN: PENDING	



2ND
GENERATION
IN-LINE
RESTAURANT
SPACE

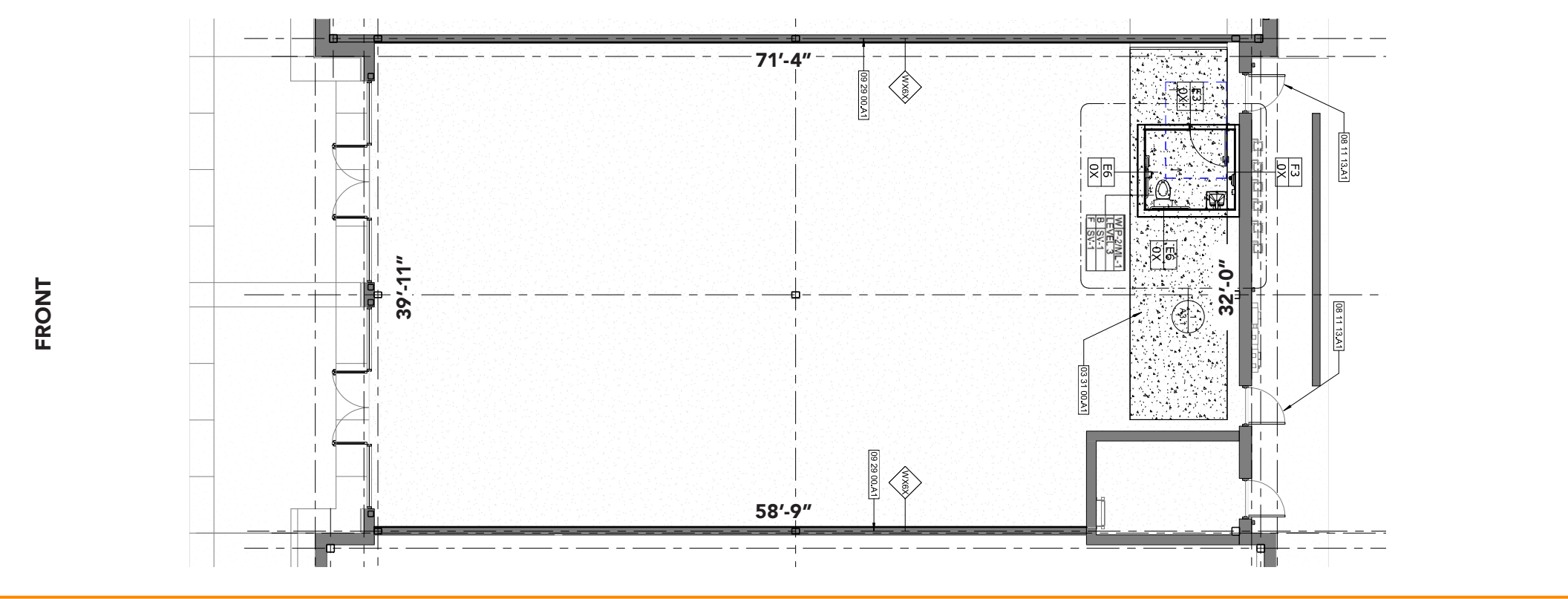
A photograph of a single-story commercial building with a brick facade and blue awnings. The building houses 'Dental One Associates' and a 'Subway' restaurant. A red overlay, consisting of a vertical line and a horizontal line with arrows, highlights a section of the building's front facade, indicating a potential location for a second-generation in-line restaurant. The building is surrounded by a parking lot with several cars parked. A tall light pole stands to the right of the building. The sky is overcast.

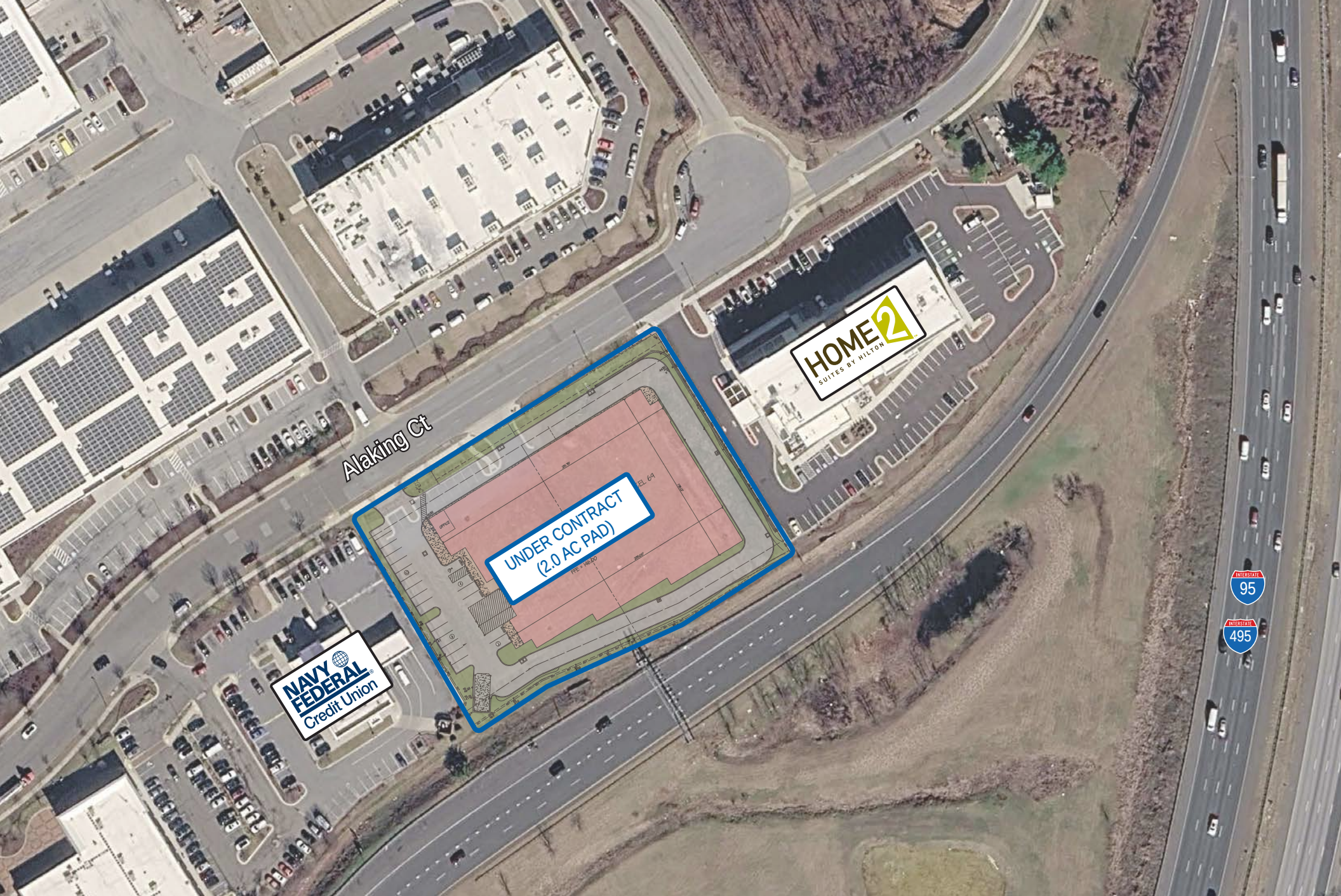
A photograph of a brick building's exterior. A red dashed line outlines a rectangular area on the building's facade, which includes a large glass entrance and a dark awning. A red box with the text "1,378 SF" is superimposed over the top of this outlined area. To the left, a black SUV is parked on a paved surface. To the right, another part of the building is visible, featuring large glass windows with posters for McDonald's. The sky is blue with scattered white clouds.



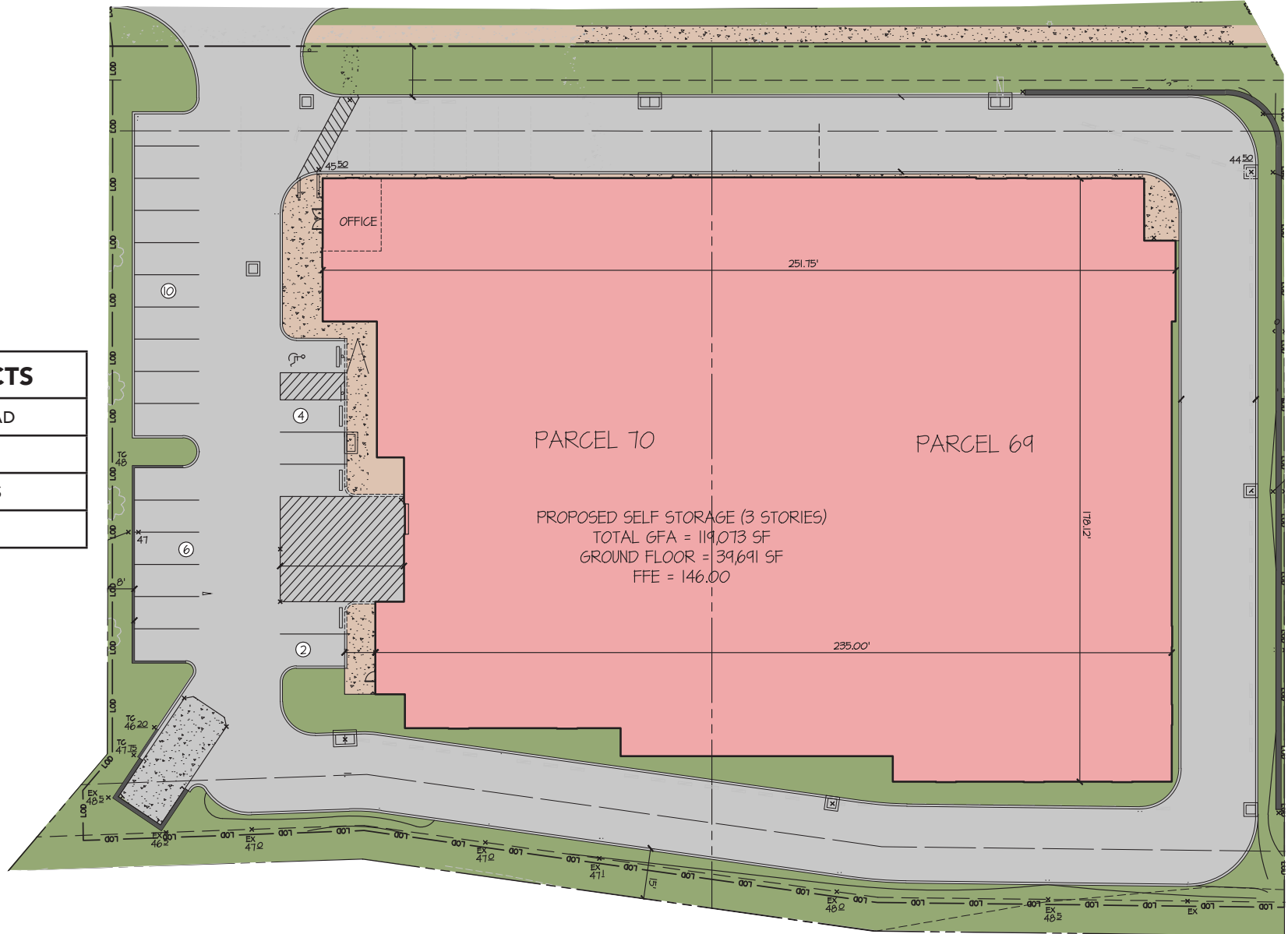
RETAIL SPACE

2,858 SF





PROPERTY FACTS	
ACREAGE	±2 ACRE PAD
BUILDING SF	±15,000 SF
PARKING	138 SPACES
RATIO	9:1000







- Regional Trade Area Anchors**
- Ritchie Station Marketplace
 - Woodmore Towne Centre
 - Largo Town Center
 - University of Maryland Medical Center
 - Joint Base Andrews

Contact:

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

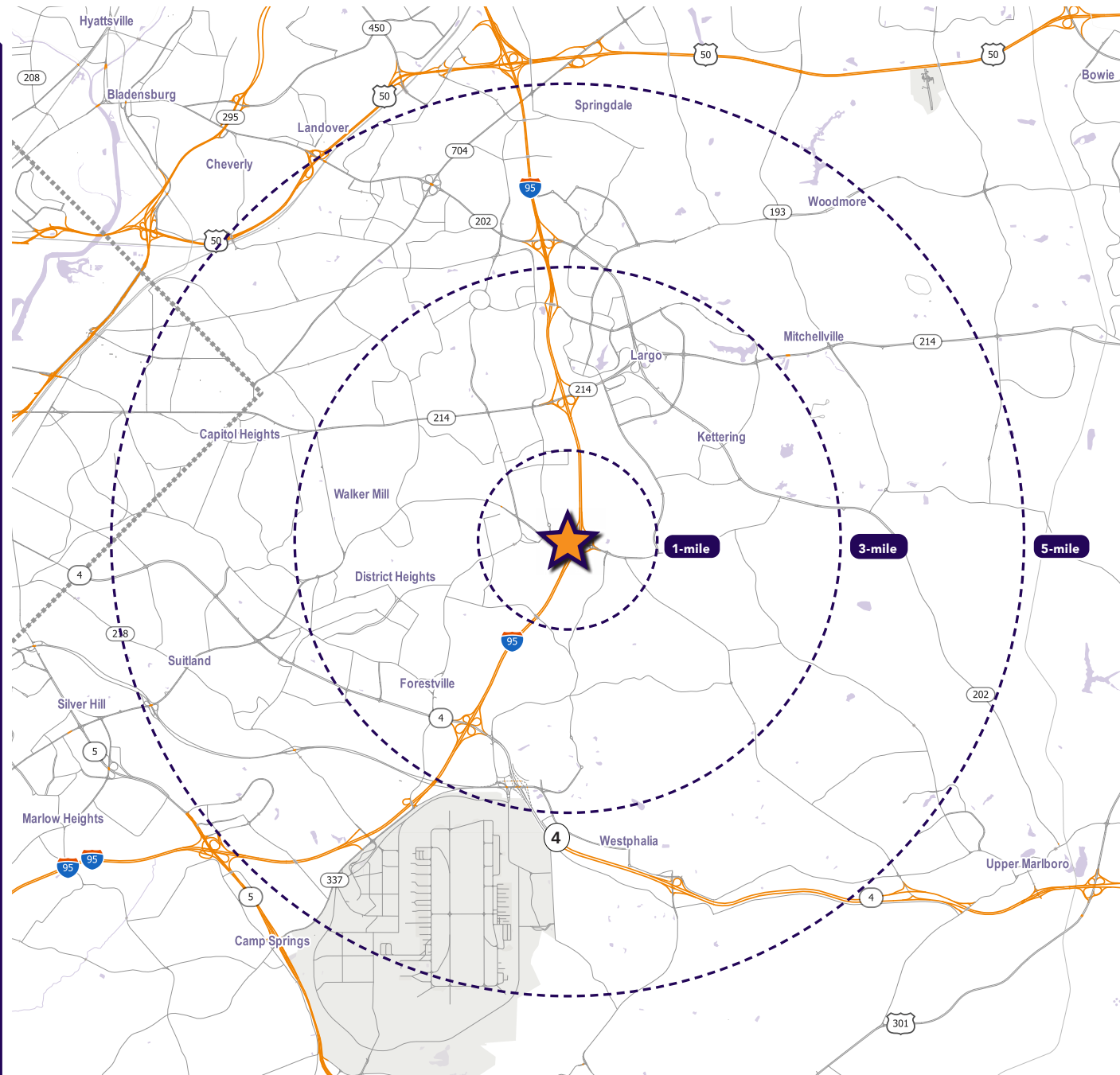
📞 443.927.6100

Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

📞 443.223.0662



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GROUP

Atapco | PROPERTIES

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

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