

FOR LEASE Available Immediately



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COMMERCIAL REAL ESTATE



Steeplechase 95 International

Capitol Heights, MD 20743

Overview

0.95-acre pad site and 2-acre pad site in the retail portion of the 110-acres Steeplechase 95 business park. The project offers excellent visibility and direct access from I-95/I-495 via exit 13, a large daytime population in close proximity, and a regional retail draw (Ritchie Marlboro Station shopping center) across the street. The 500 acre Westphalia Town Center residential development is underway within two miles and Joint Base Andrews-boasting a population of 14,000 personnel-is within 5 miles.

Quick Facts

Availability	Immediate
Size	0.95-acre pad site & 2-acre pad site (divisible)
Rental Rate	Negotiable
Triple Net Expenses	\$13.40 per square foot

2021 Demographics	1 mile	3 miles	5 miles
POPULATION	6,532	82,602	251,033
HOUSEHOLDS	2,399	31,797	93,501
AVG. HH INCOME	\$96,234	\$96,765	\$94,291
DAYTIME POPULATION	4,406	34,567	80,303
TRAFFIC COUNTS	204,652 AADT (I-495)	30,543 AADT (Ritchie Marlboro Road)	









AVAILABLE
0.95 ACRE PAD

24,762 AADT

Hampton Park Blvd

STARBUCKS

Jersey Mike's Subs

GEICO

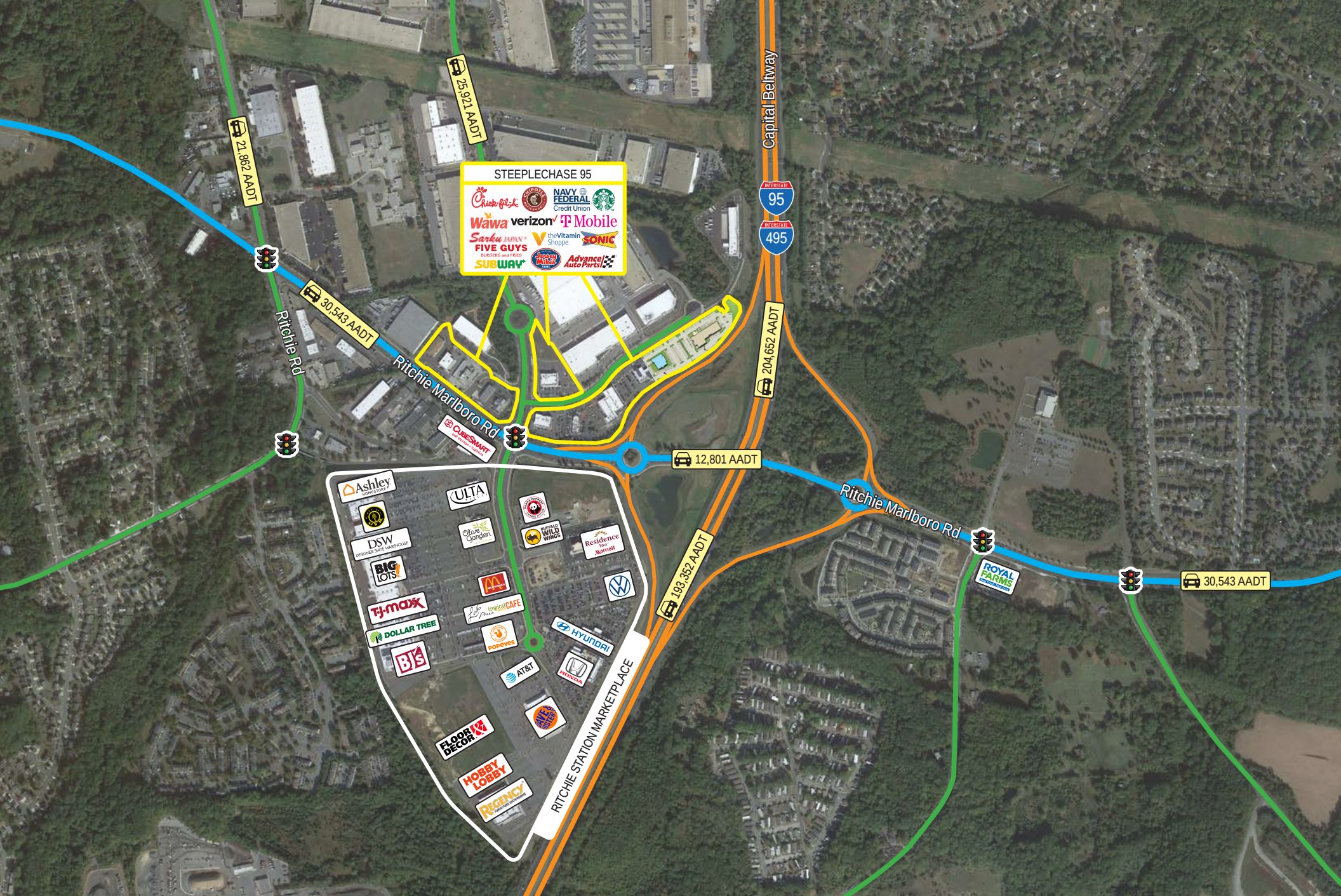
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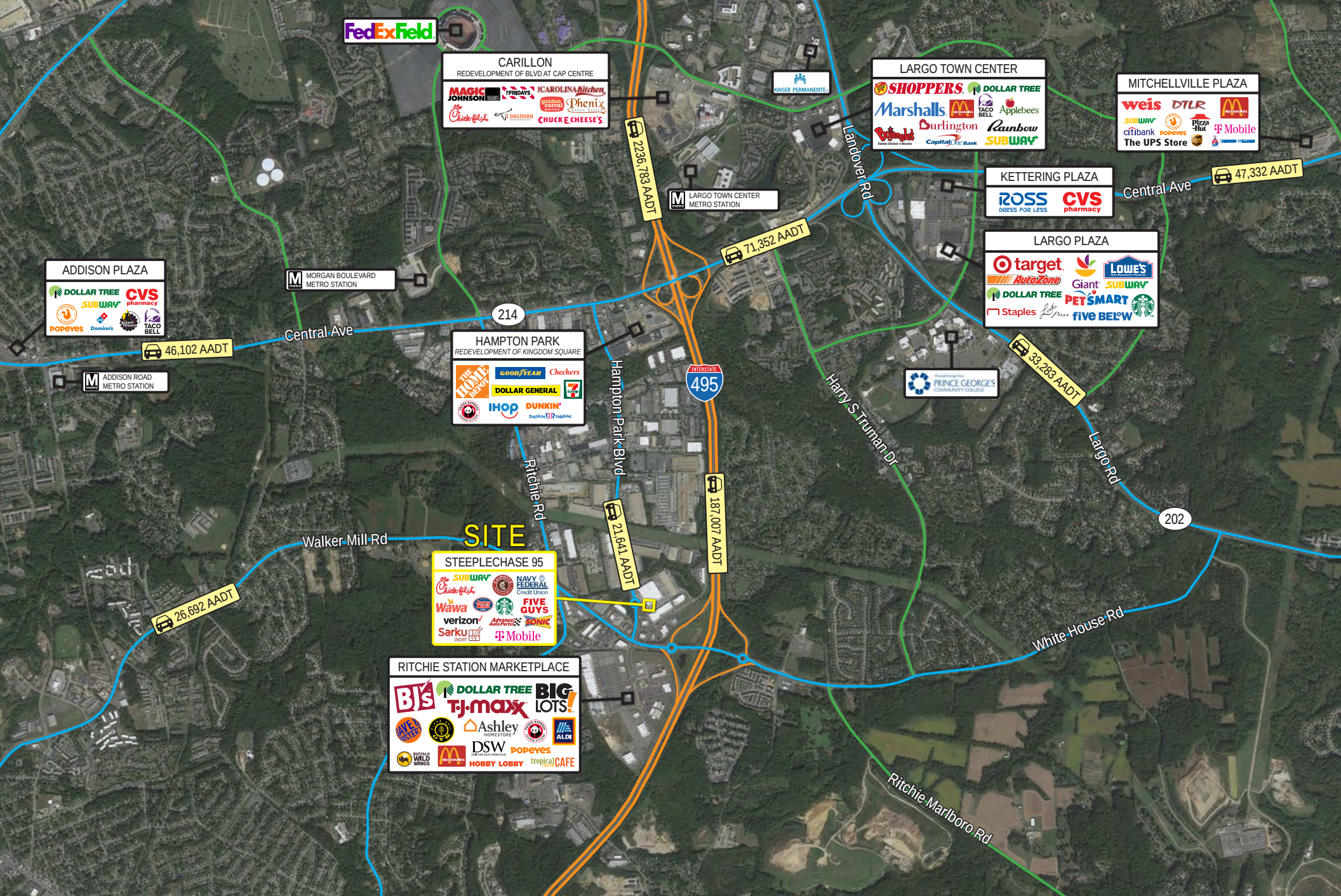
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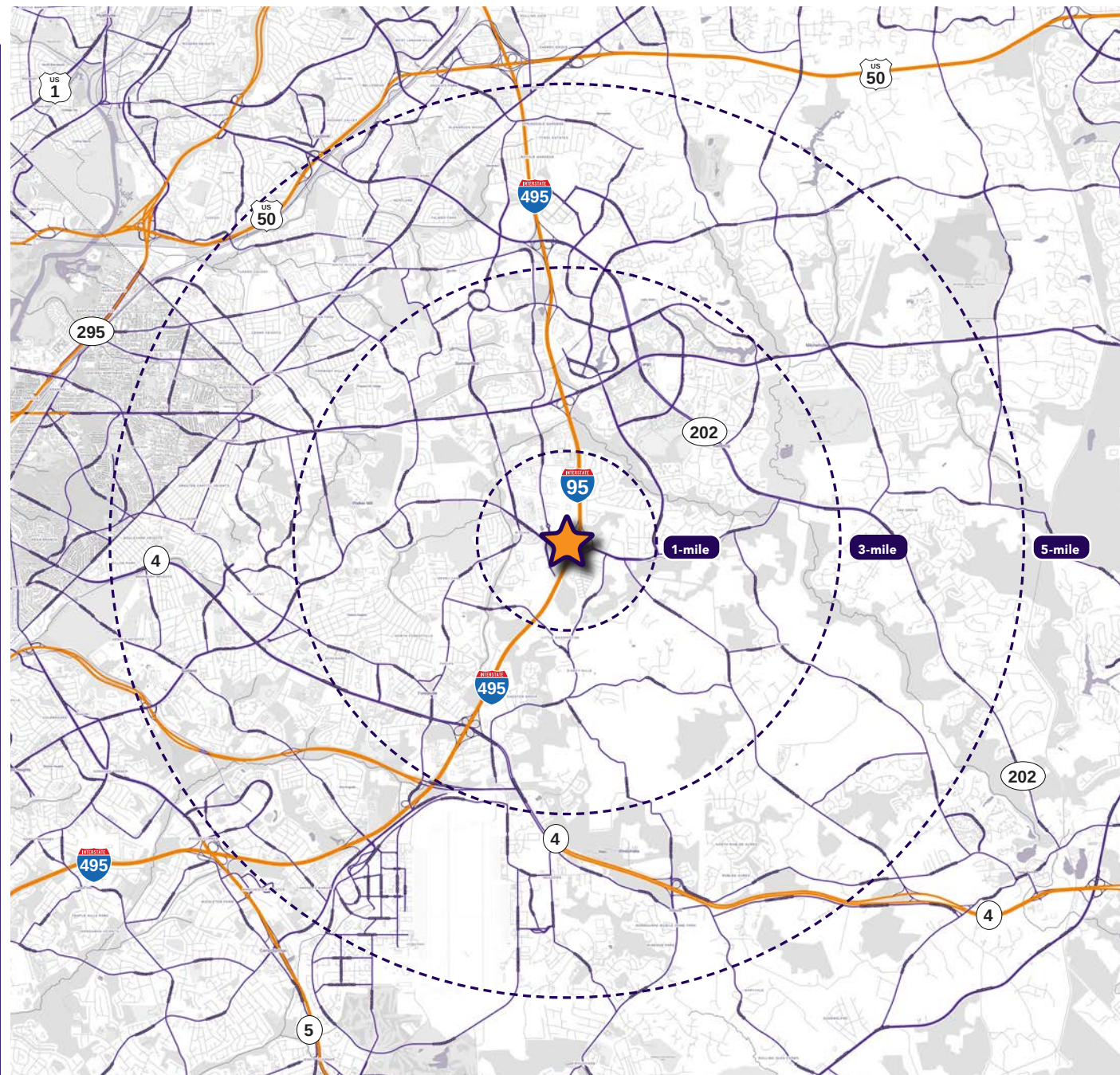
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