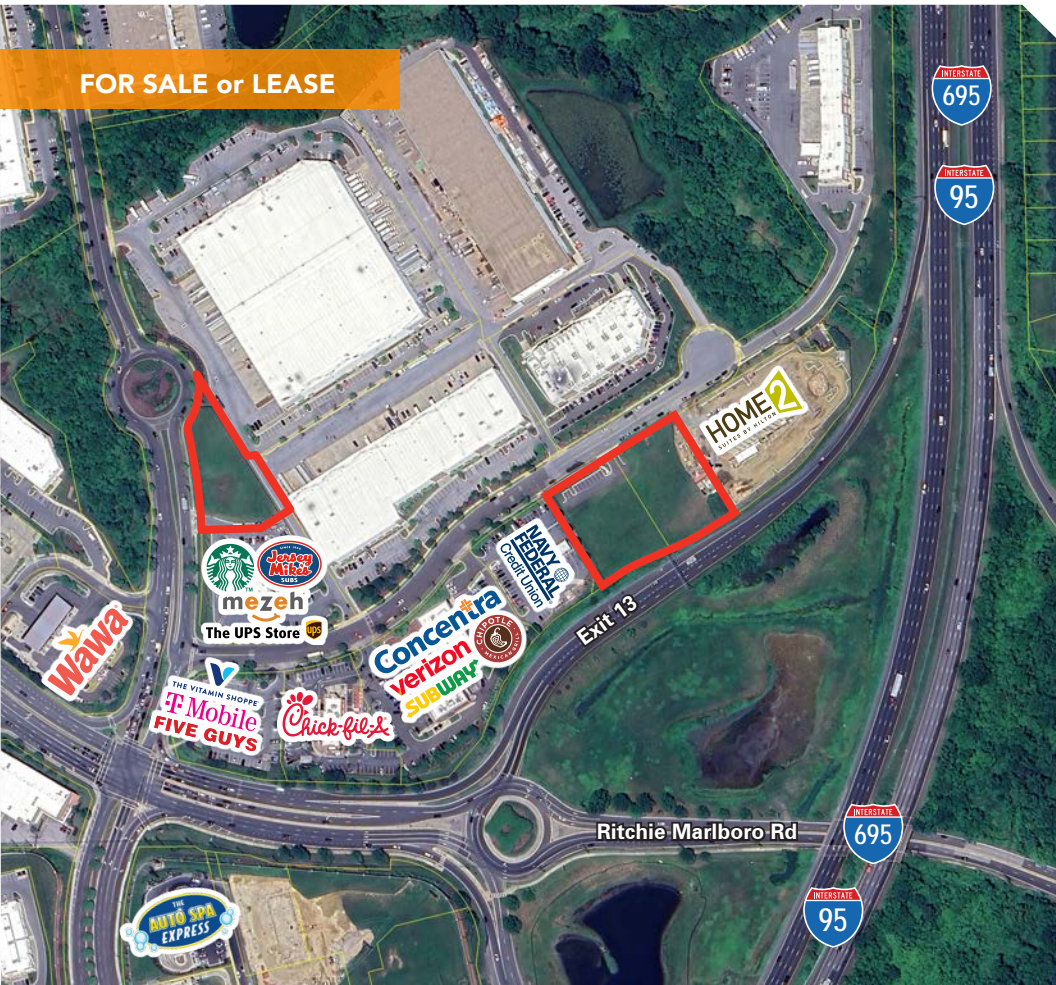


FOR SALE or LEASE



Steeplechase 95 International

Capitol Heights, MD 20743

Overview

A 0.95 acre pad and a 2.0 acre pad available for sale or lease, located in the retail portion of the 110-acre Steeplechase 95 business park. 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	Parcel 66:	Immediate
	Parcels 69 & 70:	Immediate
Size	Parcel 66:	0.95 A pad
	Parcels 69 & 70:	2 A pad (can accommodate ±15,000 SF)
Rental Rate	Negotiable	





segall
GROUP

Tenant Mix

Steeplechase 95 International / Capitol Heights, MD 20743

TAPESTRY 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

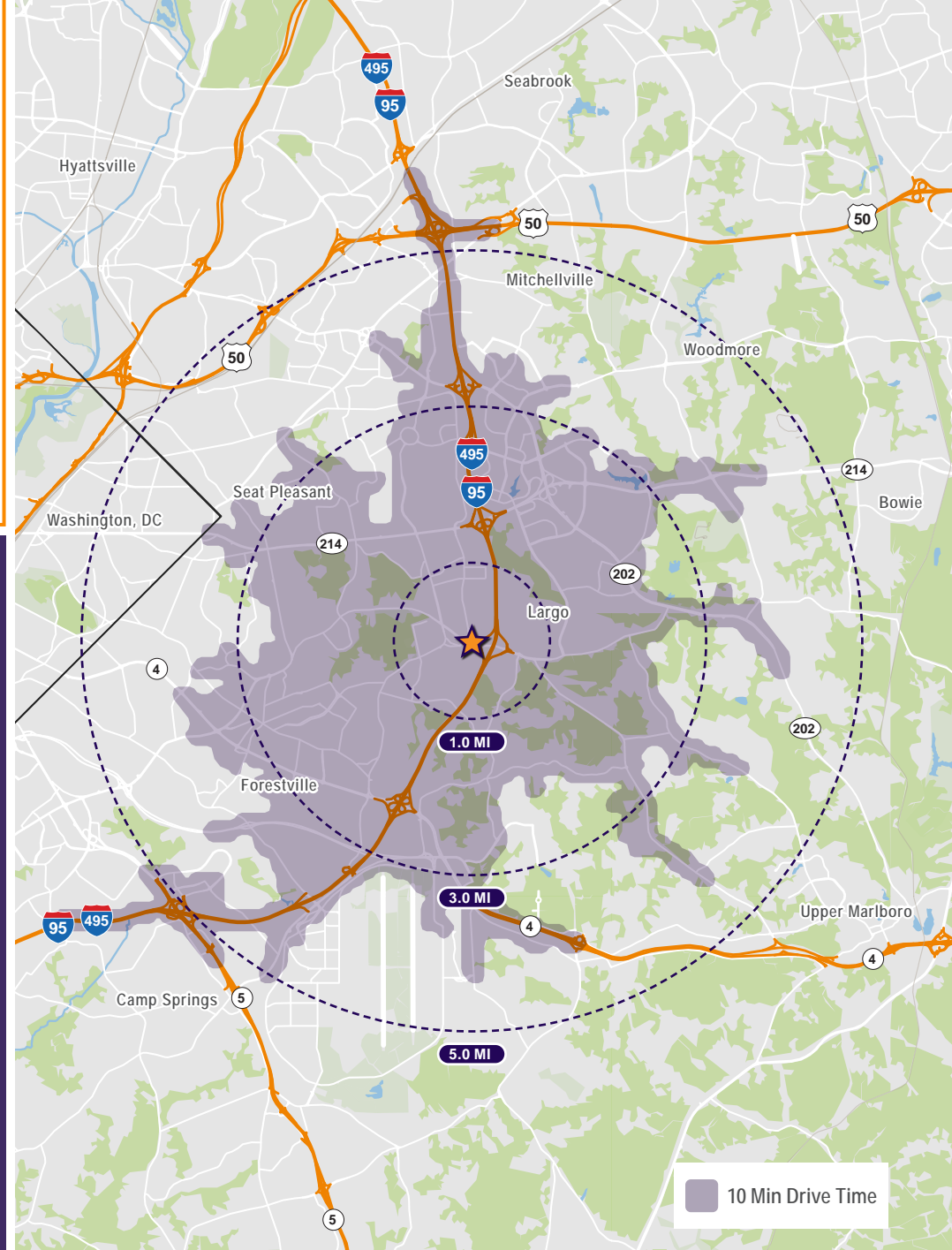
8.8%



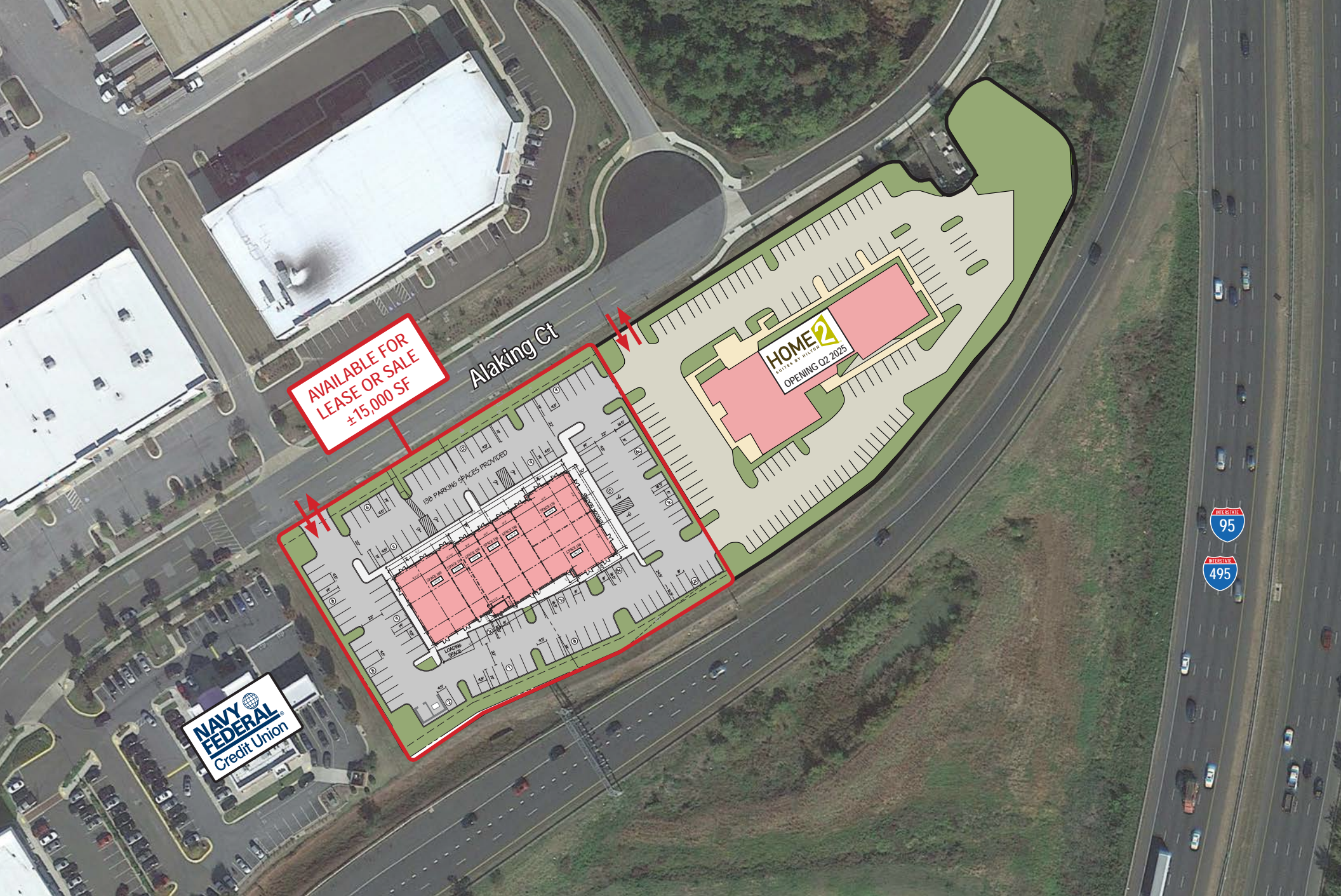
P - Cultural Connections

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

7.9%



(2024)	1 mile	3 miles	5 miles
POPULATION			
	6,234	82,393	253,611
HOUSEHOLDS			
	2,279	32,523	96,586
AVERAGE HOUSEHOLD INCOME			
	\$138,965	\$112,608	\$112,569
DAYTIME POPULATION			
	6,972	89,059	225,309
AVERAGE AGE			
	41.1	40.3	39.8
TRAFFIC COUNTS			
	31,115 AADT (Ritchie Marlboro Rd)		
	208,625 AADT (I-495)		



AVAILABLE FOR
LEASE OR SALE
±15,000 SF

Alaking Ct

HOME2
SUITES BY HILTON
OPENING Q2 2025

NAVY
FEDERAL
Credit Union

INTERSTATE
95
INTERSTATE
495



AVAILABLE FOR LEASE OR SALE

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





H. WINSHIP
WHEATLEY ECC

LAUNCH
BUILDING D
45,694 SF

CALIBER COLLISION
Reliable
Johnson Controls
HAVTECH
BUILDING C
132,260 SF

THE CAMPUS
Goodman
24x7 Century
BUILDING E
139,193 SF

ML
c3m
POWER SYSTEMS
BUILDING F
48,038 SF

RESTAURANT D
BUILDING F2
60,300 SF

ServiceSource
BUILDING G
56,700 SF

Frito Lay
PEPSICO
FLEX/OFFICE
19,973 SF

SUPPLY
BUILDING A4
92,153 SF

REXEL
Brady
BUILDING A5
176,978 SF

Holistic
BUILDING A3
73,888 SF

PARCEL 66
AVAILABLE
0.95 ACRE PAD

danker
BUILDING A2
87,228 SF

HOME2
UNDER CONSTRUCTION

G&S AUTO CENTER
BUILDING I
30,000 SF

The UPS Store

mezeh

PARCEL 69 & 70
AVAILABLE FOR
LEASE OR SALE
±15,000 SF MULTI-TENANT
BUILDING

Concentra
verizon
SUBWAY

THE VITAMIN SHOPPE
F Mobile
FIVE GUYS

Chick-fil-c

CUBESMART
self storage & lockers

ASHLEY

ULTA

MYO 24 EXPRESS

Wendy's

Site Aerial



AVAILABLE
0.95 ACRE PAD

Hampton Park Blvd

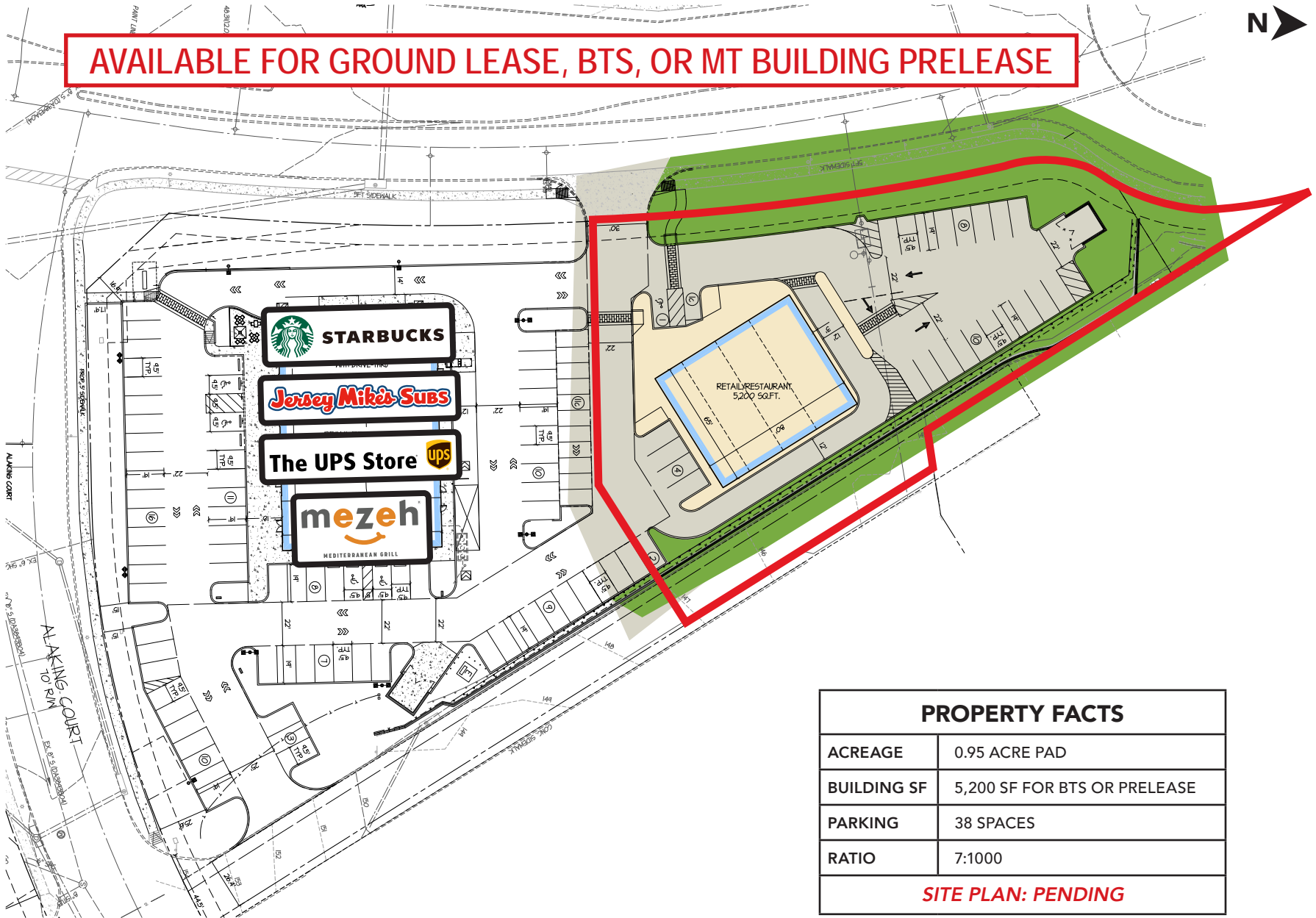
STARBUCKS

Jersey Mike's Subs

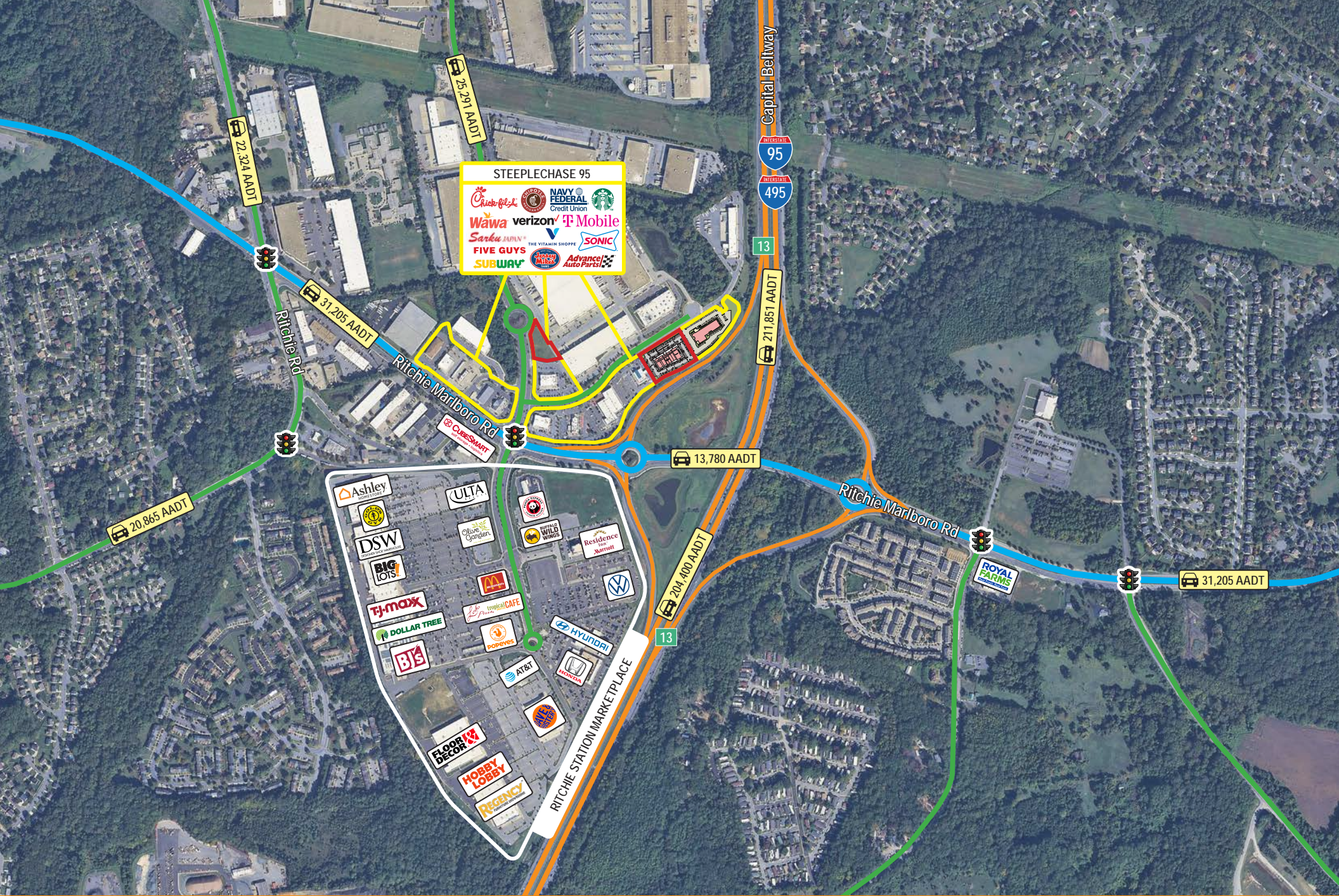
The UPS Store

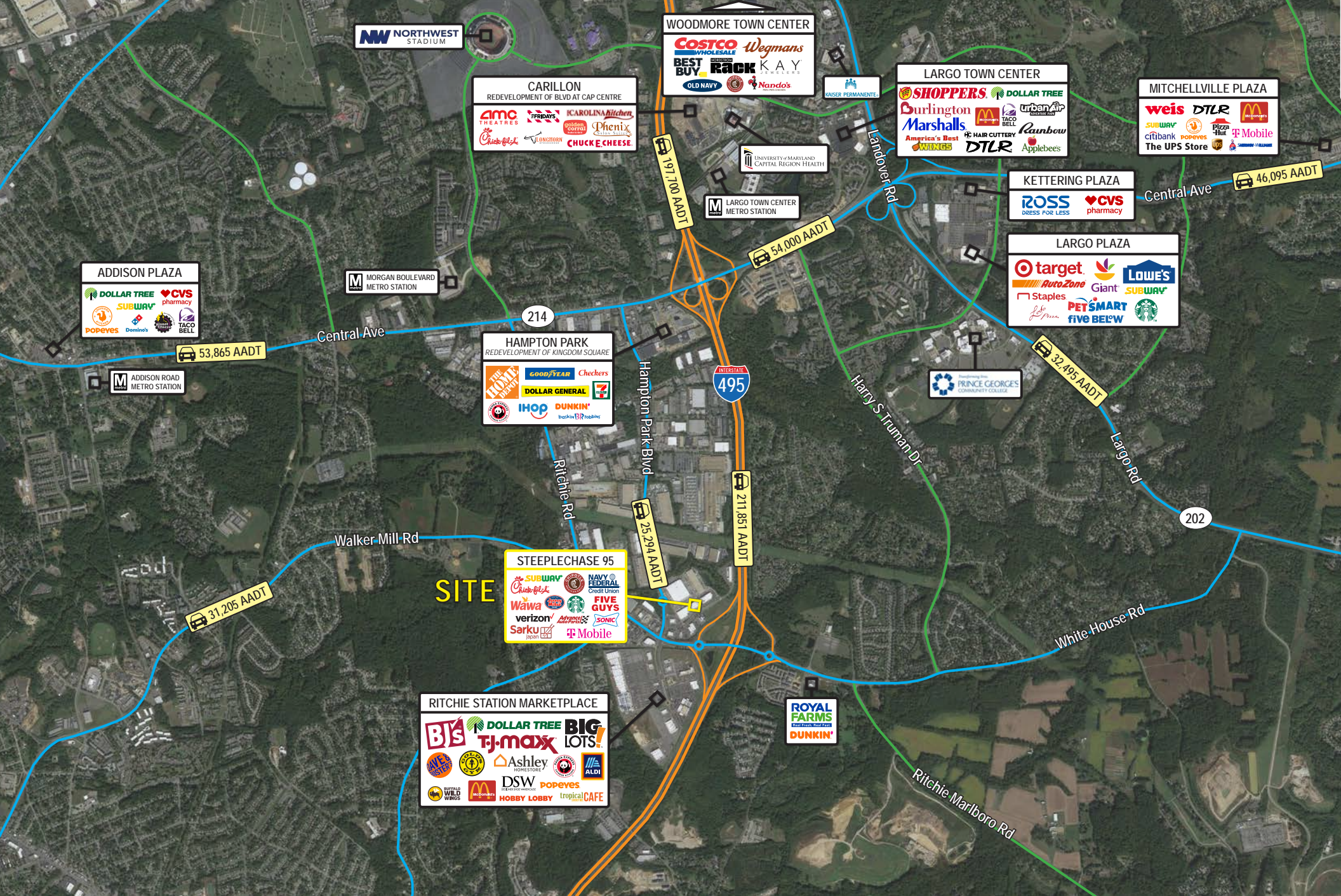
mezen

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
<i>SITE PLAN: PENDING</i>	







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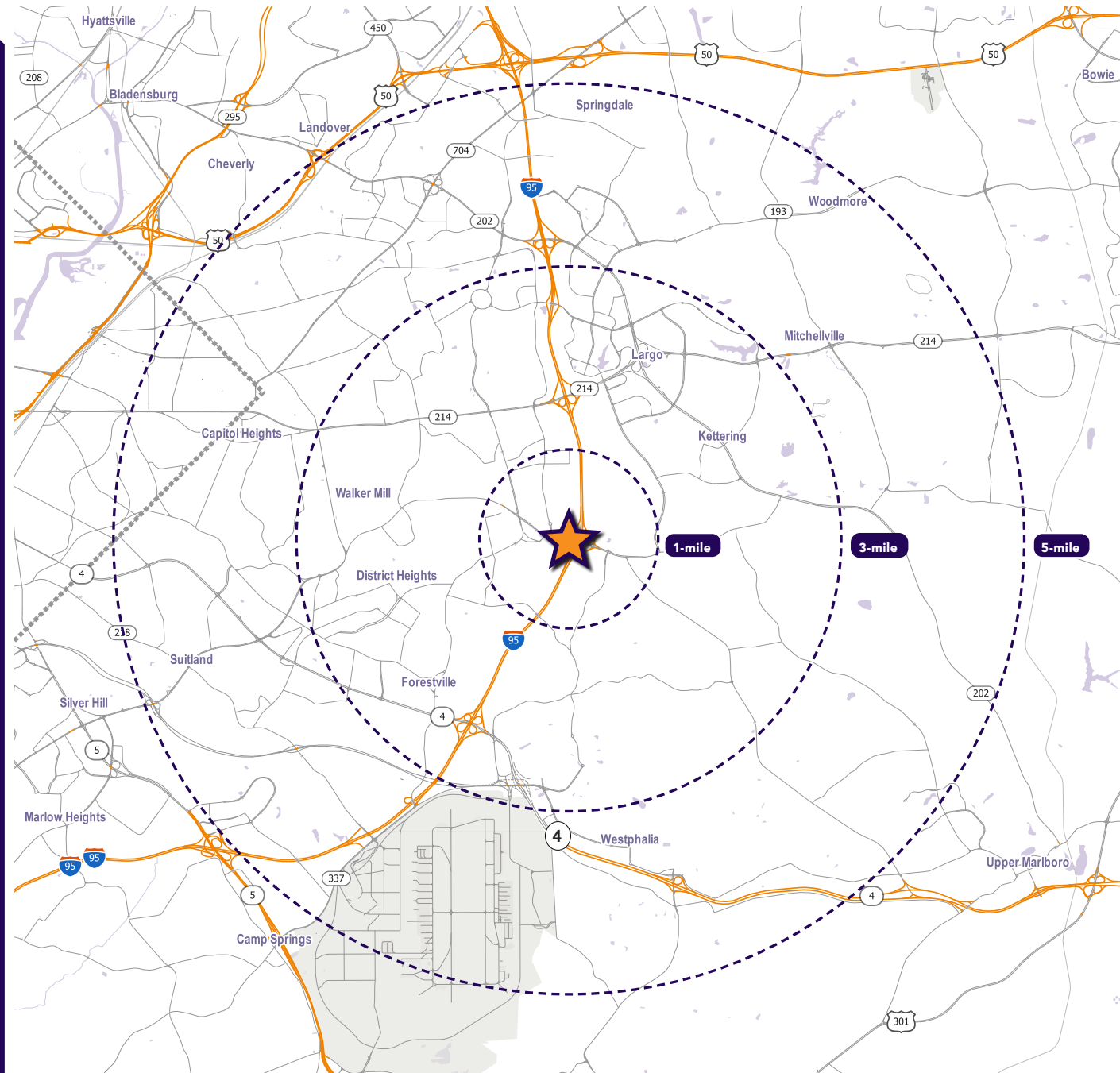
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