

STEEPLECHASE 95

Capital Beltway & Ritchie Marlboro Rd
CAPITOL HEIGHTS, MD

streetsense.

Atapco
PROPERTIES

www.streetsense.com
www.atapcoproperties.com

RETAIL & PAD SITES
AVAILABLE



PROJECT OVERVIEW

- 1st New Interchange being developed along I-95/495 in over a decade
- Terrific visibility & easy access from Ritchie Marlboro Road (exit 13) off the Capital Beltway
- Located directly across from Ritchie Station, the new power center in the marketplace
- Total of 8 pad sites, including a 26,000sf multi-tenant building
- Strong daytime population - Over 4,500 people in the adjacent business parks

UNPARALLELED VISIBILITY FROM
THE CAPITAL BELTWAY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,512	78,025	210,818
MEDIAN HH INCOME	\$67,721	\$65,462	\$58,978
DAYTIME POP.	6,785	33,668	72,396

JOIN |

NAVY
FEDERAL

verizon



Wawa

Sarku JAPAN

Concentra
treated right

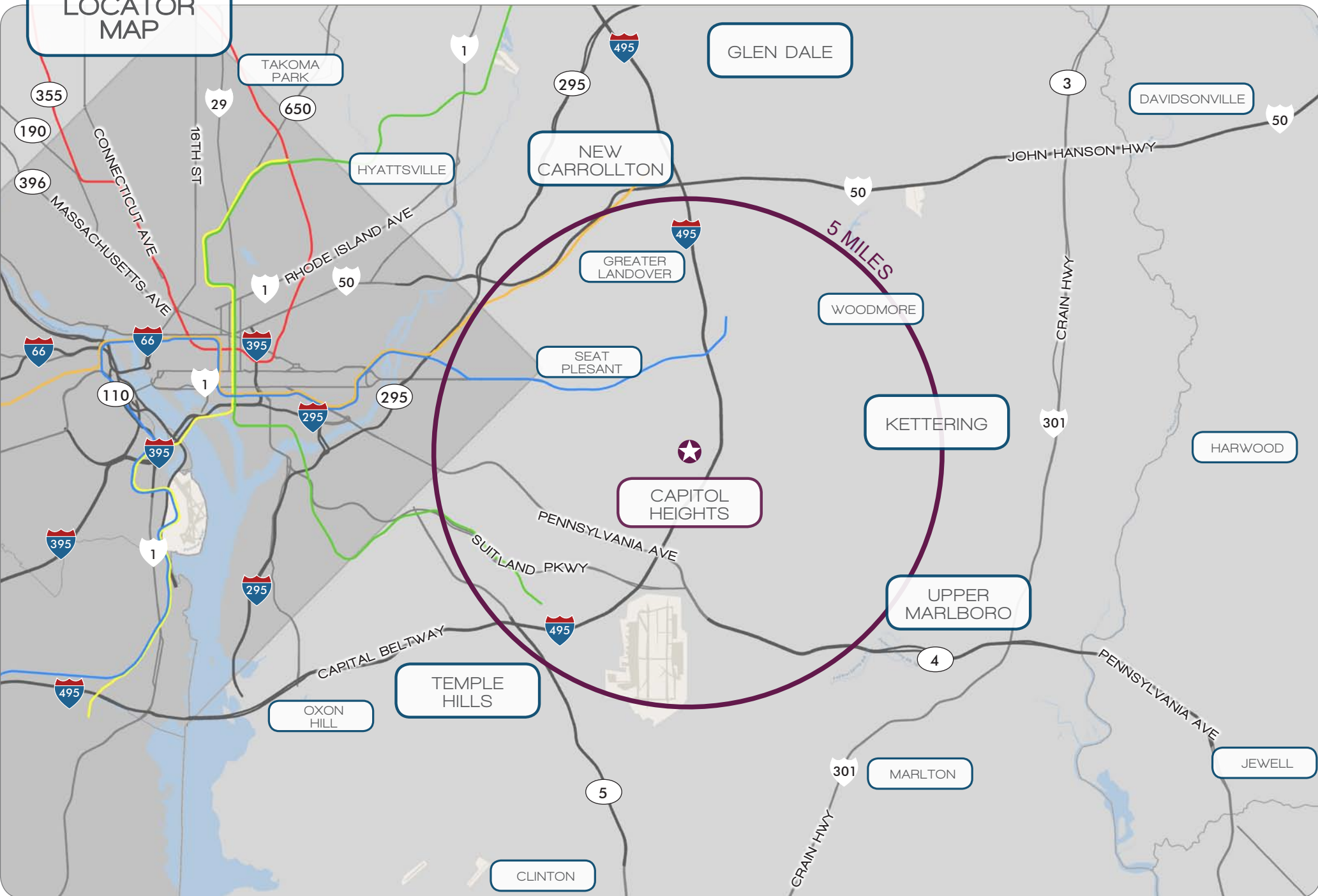
SUBWAY

Chick-fil-A

Guy Silverman . 240.479.7192
gsilverman@streetsense.com

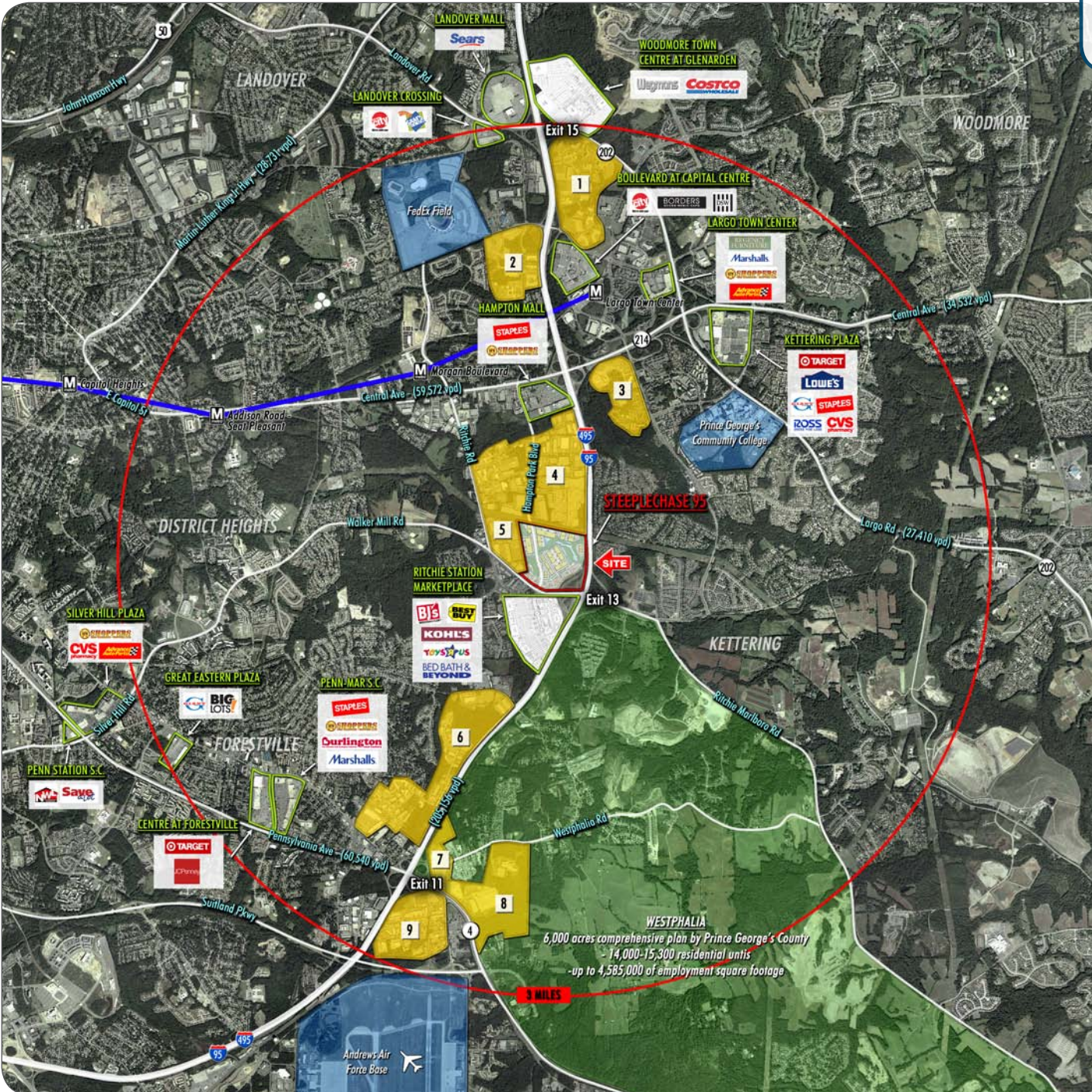
Jared Meier . 240.479.7195
jmeier@streetsense.com

LOCATOR MAP



3 MILE RETAIL / BUSINESS PARK STUDY

- 1 Inglewood Business Community
- 2 Spectrum 95 Corporate Center
- 3 Northampton Business Park
- 4 Hampton Business Park
- 5 Hampton South Business Center
- 6 Forestville Industrial Center
- 7 Westphalia Center
- 8 Penn- East Business Park
- 9 Penn-Belt South Industrial Center



CLOSE IN AERIAL



SITE PLAN



MULTI-TENANT BUILDING FLOOR PLAN

AVAILABLE
1,666sf
26' wide x 69' deep
Targeting Cosmetic Service Uses
(Salon, Barber, Day Spa, etc.)

