

FOR SALE

200 Ritchie Rd, Capitol Heights, MD 20743



Price Just Reduced!



100% Leased Multi-Tenant Industrial Building

John Gallagher

Executive Vice President

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HIGHLIGHTS

- 100% Leased light industrial asset strategically located in Prince George's County
- Strong tenant mix including plumbing distributor, truck & auto services and event rentals.
- Limited to no vacancy over the past 20 years
- Highly visible and accessible location with approximately 250 feet of frontage on Ritchie Road
- Only .2 miles from Central Avenue (214), 1 mile from I-495 Capital Beltway and 3 miles from Washington, D.C.

OFFERING

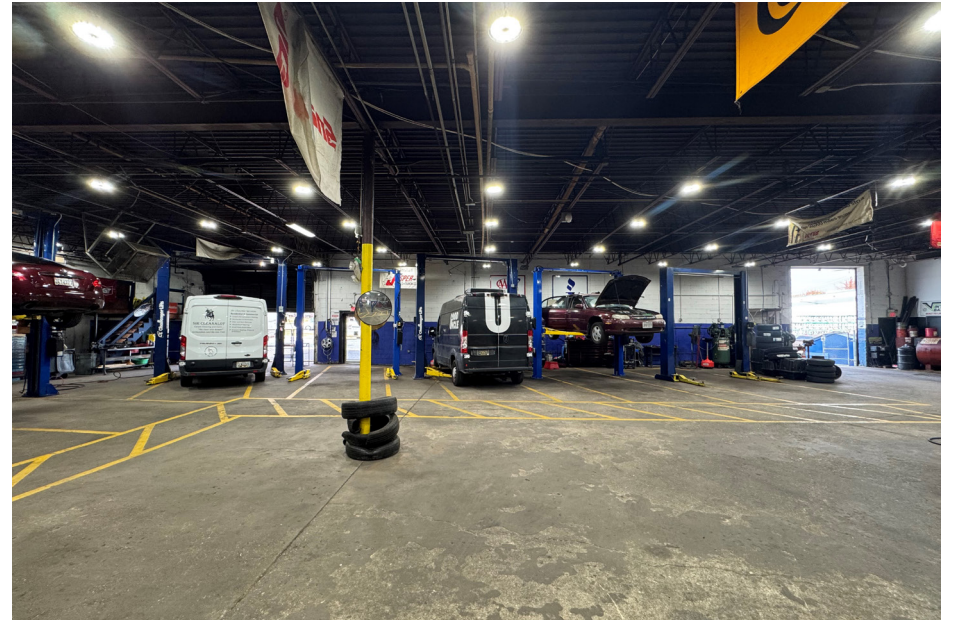


FOR SALE

Sale Price	.....	\$6,495,000
Building Size	.....	+/- 40,000 SF
Lot Size	.....	1.47 Acres
Tenants	.....	3
Occupancy	.....	100%
WALT	.....	4.24 years
Zoning	.....	IE (Industrial Employment/Light Industrial)
Sprinkled	.....	Yes (Wet)



PHOTOS



TENANT PROFILES



FREESTATE AUTO & TRUCK SERVICE

Freestate Auto and Truck Service is a full-service automotive repair facility specializing in vehicle maintenance and repair for light and medium duty, gasoline, and diesel vehicles. Freestate Auto has provided the Washington Metropolitan area with the latest products and unprecedented service since 1989.

Website: freestateauto.com

WINSUPPLY



As one of America's leading suppliers of materials for residential and commercial construction, WinSupply Inc. owns a majority equity stake in more than 660 local companies across the United States. Collectively, WinSupply is known as "The WinSupply Family of Companies" and includes Win-branded locations, Noland Company, Carr Supply, APCO, and other acquired regional suppliers.

Contractors across America rely on WinSupply to provide business solutions and materials in plumbing and heating; hydronics; pipes, valves and fittings; HVAC and refrigeration; electrical; fastening hardware; waterworks and utility; pumps; turf irrigation and landscape; and fire system fabrication.

Website: winsupplyinc.com

ELEVATION PARTY RENTALS



Company supplying party equipment rentals such as tables, chairs, carnival games, and photo booths. This location serves as warehouse storage and open by appointment only.

Website: www.elevateyourparty.com



RETAILER MAP



NW NORTHWEST STADIUM

Boulevard at the Capital Center

- Chick-fil-A
- golden corral
- LONGHORN STEAKHOUSE
- CHUCK E. CHEESE
- Elly
- UNIVERSITY of MARYLAND CAPITAL REGION HEALTH

INTERSTATE 495

LANDOVER RD

202

214

CENTRAL AVE

- McDonald's
- NTB

- CALIBER COLLISION

- U-HAUL
- Public Storage

- COUNTRY

- LAQUINTA



SUBJECT

RICHTIE RD

- Severn River Dental Health Center

- Checkers Rally's
- MARY & MAIN
- Elly
- HOME DEPOT
- EXXON
- DUNKIN'
- PANDA EXPRESS

- Coca-Cola Vending
- Severn River Dental Health Center

- UNITED STATES POSTAL SERVICE

Largo Town Center

- Burlington
- McDonald's
- Marshall
- DOLLAR TREE
- SHOPPERS DRUG MART
- Walgreens

Largo Plaza

- CVS pharmacy
- Target
- M&T Bank
- SPIN & BURN
- Giant
- AVANAIS & LASHES Salon & Spa
- LeSo Pizza
- LOWE'S
- Staples
- five BELOW

DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,063	109,478	302,828
Households	3,201	42,369	116,186
Families	1,901	26,165	70,965
Average Household Size	2.51	2.57	2.58
Owner Occupied Housing Units	1,588	26,839	66,381
Renter Occupied Housing Units	1,613	15,530	49,805
Median Age	36.9	38.7	38.2
Median Household Income	\$101,003	\$88,509	\$83,133
Average Household Income	\$114,534	\$111,937	\$111,081

302,828
Population

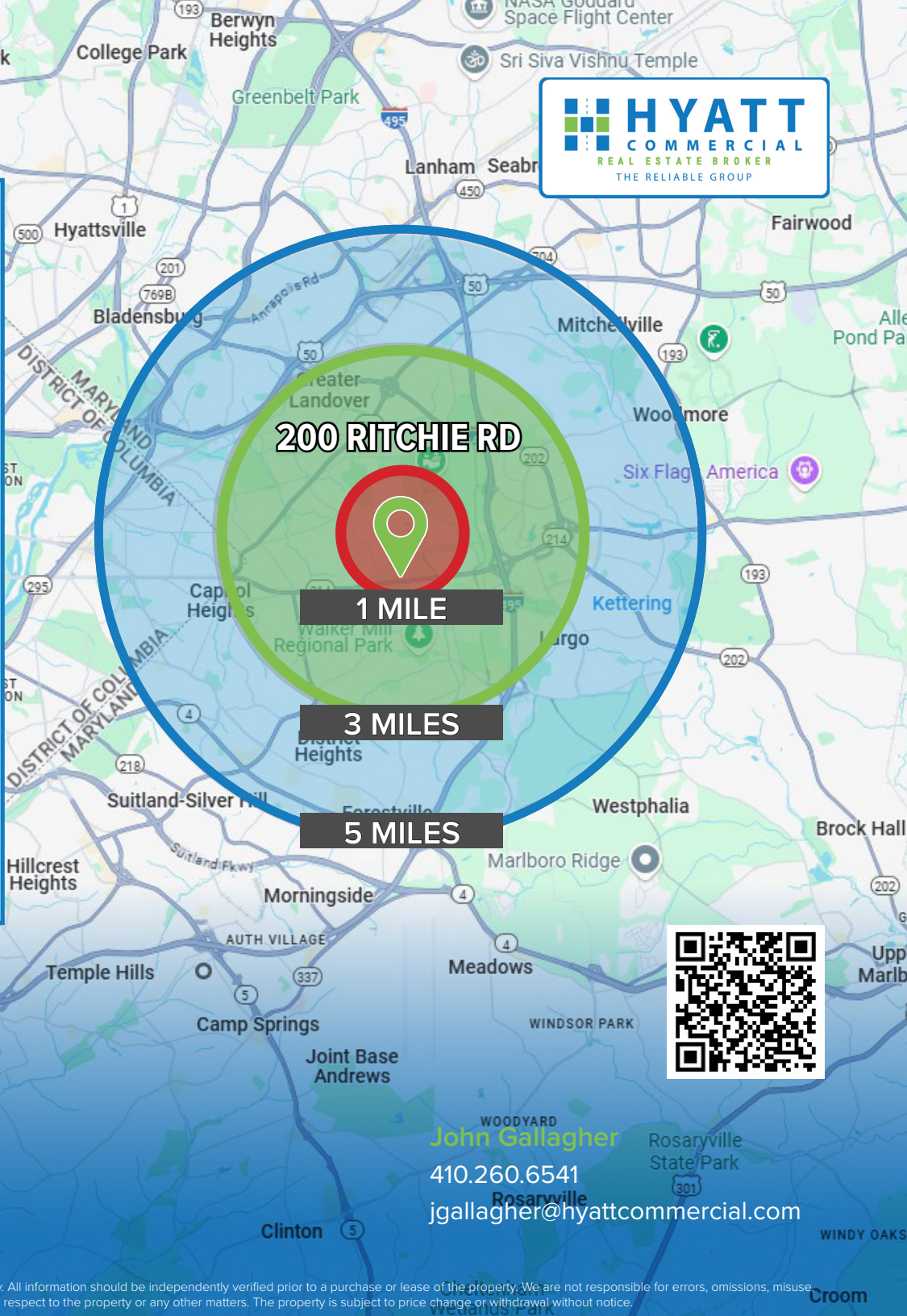
2.58
Average HH Size

38.2
Median Age

\$83,133
Median HH Income



[VIEW FULL REPORT](#)



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