



# SECURE CONTRACTORS LOT

232 WESTHAMPTON PLACE | CAPITOL HEIGHTS, MARYLAND 20743

FOR  
LEASE



**MACKENZIE**

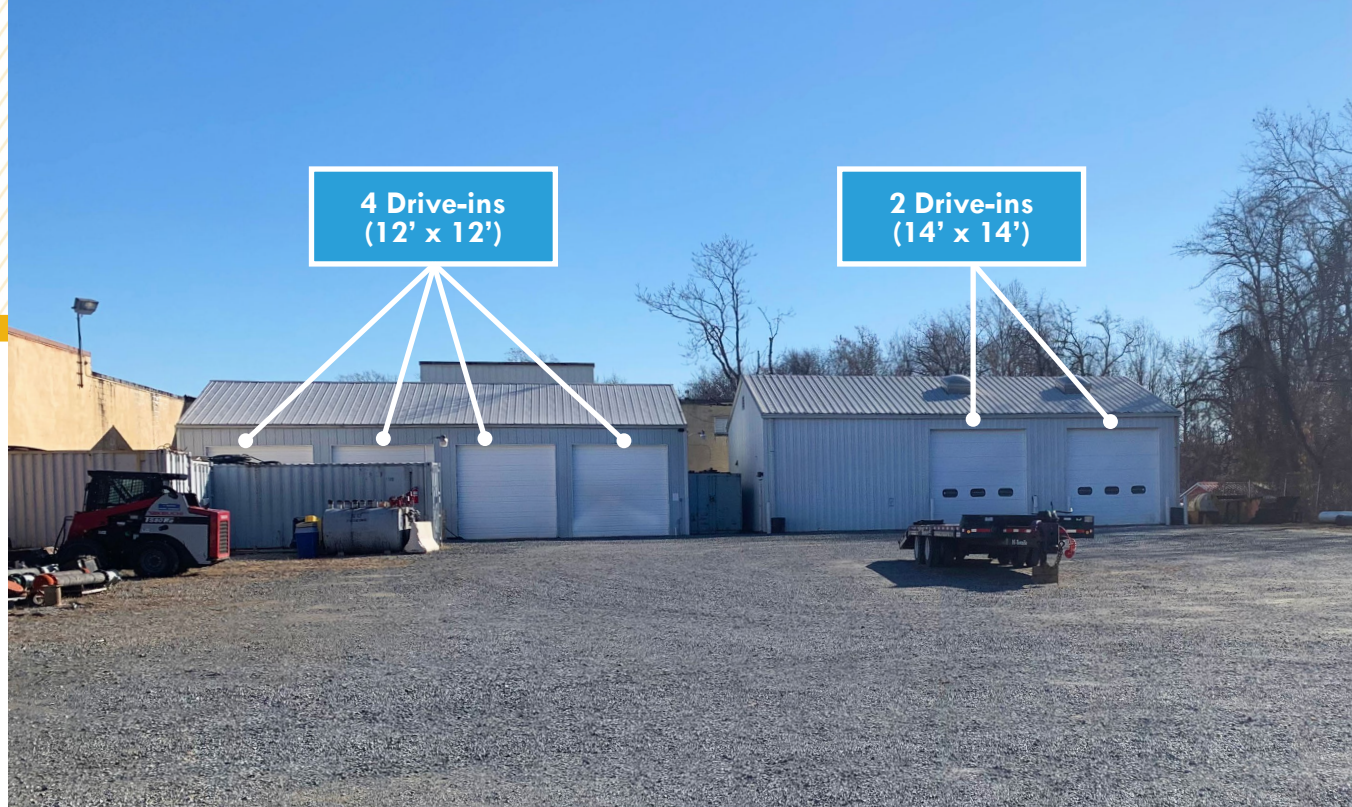
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Fenced, secure lot with shop/warehouse space and office trailer
- Infill location, inside the DC I-495 Beltway
- Easy access to I-495 within 2-miles/  
estimated 5 minutes
- 0.9 AC  $\pm$  gravel lot



BUILDING SIZE:	4,800 SF $\pm$ (TOTAL, 2 BUILDINGS)
LOT SIZE:	1.36 ACRES $\pm$
DRIVE-INS	6 TOTAL OVER-SIZED AT-GRADE (4) DRIVE-INS: 12' X 12' (2) DRIVE-INS: 14' X 14'
YEAR BUILT:	1988
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW







# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,569

117,710

316,172

## DAYTIME POPULATION



8,040

102,256

266,889

## AVERAGE HOUSEHOLD INCOME



\$118,572

\$109,534

\$110,007

## NUMBER OF HOUSEHOLDS



2,996

45,639

122,972

## MEDIAN AGE

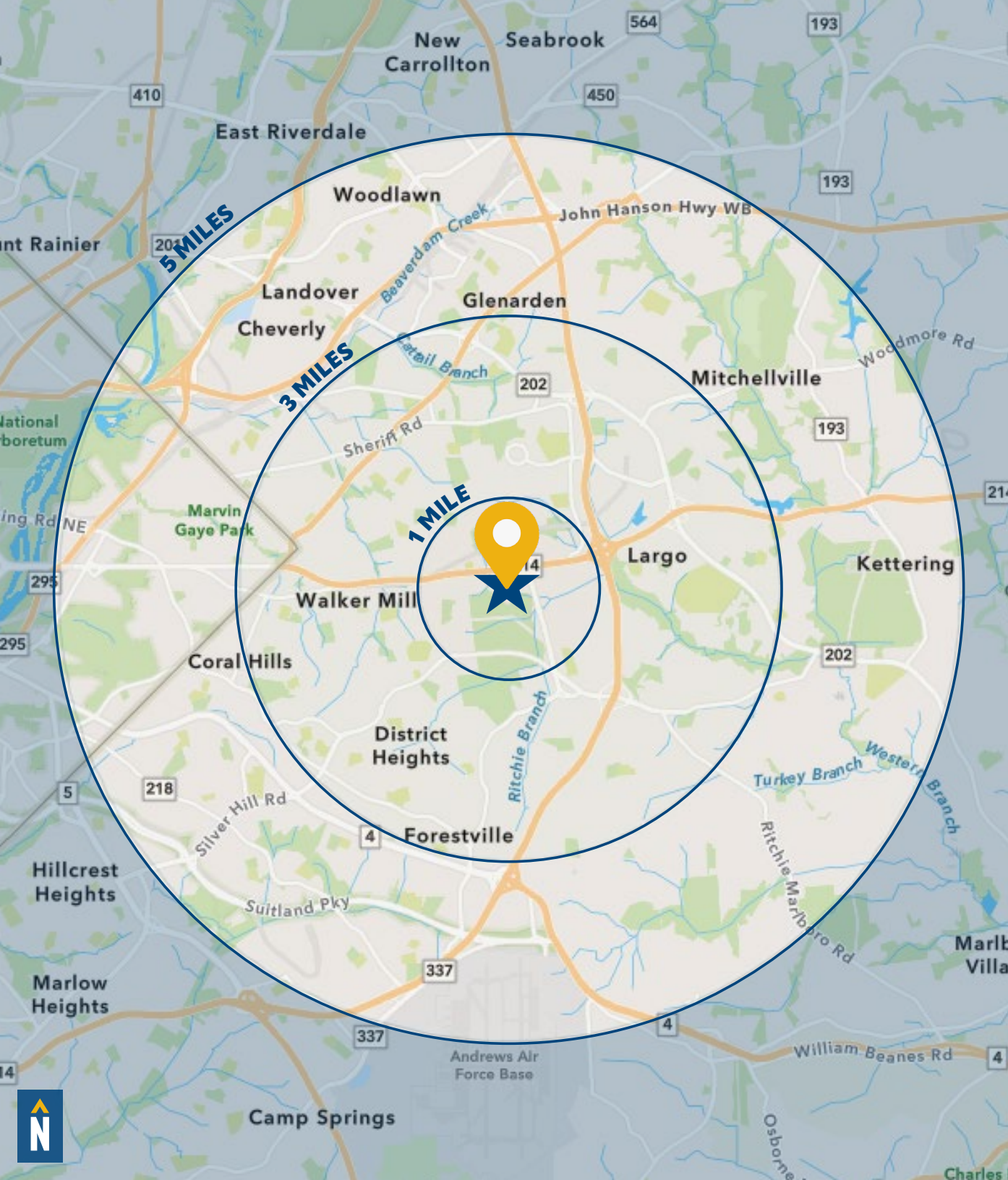


38.1

38.6

38.3

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



**OLIVER FRYER**

*VICE PRESIDENT*

**443.597.5711**

**OFRYER@mackenziecommercial.com**



**BRYAN HERR**

*VICE PRESIDENT*

**443.875.7505**

**BHERR@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-974-9336**

**410 Severn Avenue**

**Annapolis, MD 21403**

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.