

FOR SALE

200 Ritchie Rd, Capitol Heights, MD 20743



**Price Just
Reduced!**



**100% Leased Multi-Tenant
Industrial Building**

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HIGHLIGHTS

- 100% Leased light industrial asset strategically located in Prince George's County
- All 3 leases/tenants have been extended as of 11/1/2024
- 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	\$6,950,000
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.

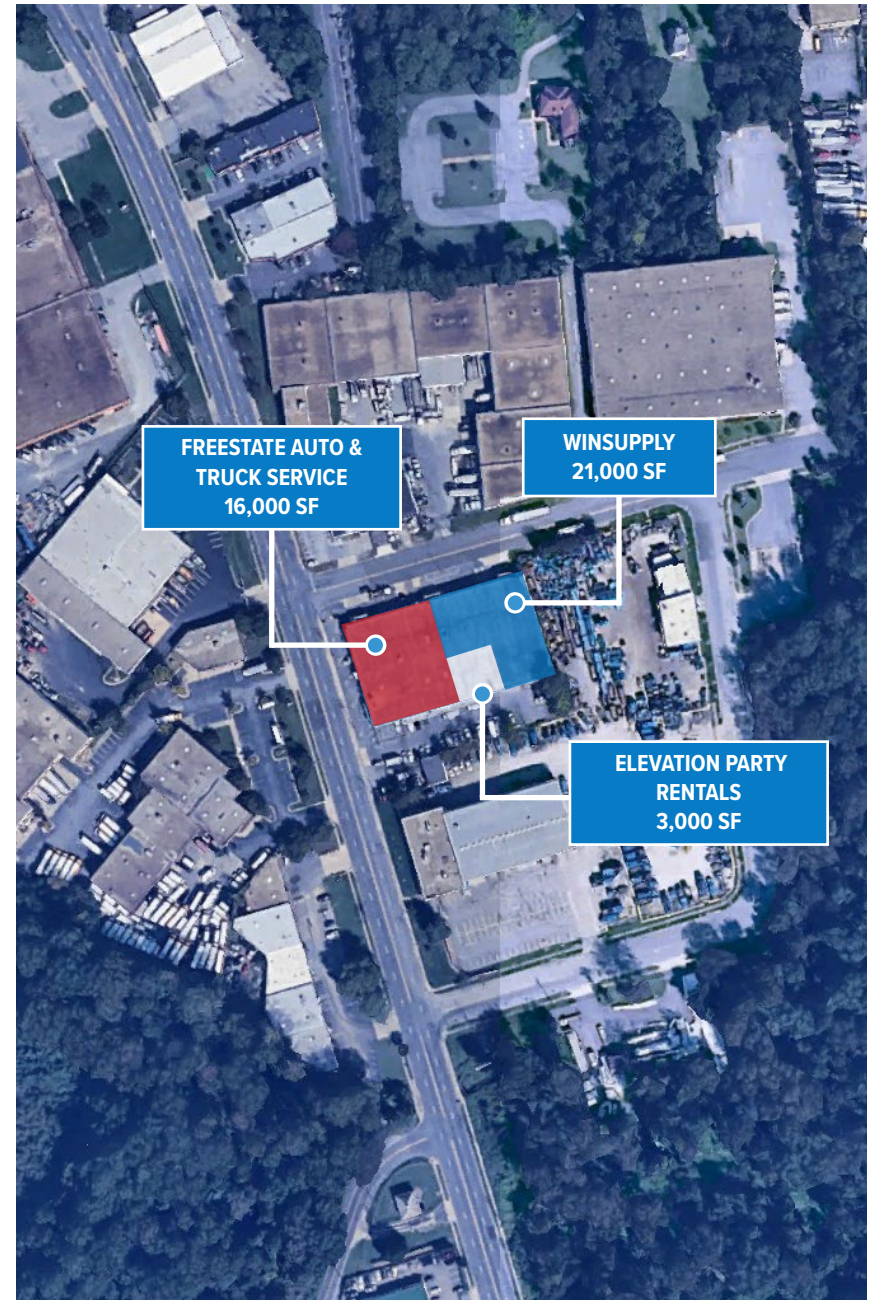
Website: winsupplyinc.com



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 Elly

CHUCK E. CHEESE

UNIVERSITY of MARYLAND CAPITAL REGION HEALTH

INTERSTATE
495

LANDOVER RD
202

CENTRAL AVE
214



CALIBER COLLISION

U-HAUL
Public Storage

COUNTRY

LAQUINTA



SUBJECT

RICHLIE RD



Checkers Rally's Elly

MARY & MAIN

THE HOME DEPOT EXXON

DUNKIN' PANDA EXPRESS

Coca-Cola Vending Severn River Dental Health Center



Largo Town Center

Burlington McDonald's

Marshall DOLLAR TREE

SHOPPERS DRUG MART

Largo Plaza

CVS pharmacy M&T Bank

TARGET SPIN & BURN

Giant AVA NAILS & LASHES Lido 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](#)

200 RITCHIE RD

1 MILE

3 MILES

5 MILES



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