



Waugh Chapel Business Park

980–987 Waugh Chapel Way
Gambrills, MD 21054



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

The community includes seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.



▲ 981 Waugh Chapel Way, self-storage rendering



Flex/R&D Buildings

980 Waugh Chapel Way	34,120 SF	LEED DESIGNED
982 Waugh Chapel Way	33,120 SF	LEED DESIGNED
983 Waugh Chapel Way	33,120 SF	LEED GOLD
984 Waugh Chapel Way	30,120 SF	LEED DESIGNED
985 Waugh Chapel Way	33,120 SF	LEED GOLD
986 Waugh Chapel Way	30,120 SF	LEED DESIGNED
987 Waugh Chapel Way	33,120 SF	LEED DESIGNED

Flex/R&D Specifications

LEED	Designed & Certified
Suite Sizes	2,520 SF up to 34,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in & dock loading
Zoning	MXD-R

Self-Storage Building

981 Waugh Chapel Way	133,100 SF	FUTURE
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Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	12,009	54,562	94,431
Avg. Household Income	\$169,991	\$162,173	\$159,000



Waugh Chapel Business Park | Site Plan



M
MONARCH
RESIDENTIAL

glow

ambiebody

DICK'S
SPORTING GOODS
AMERICAN EAGLE
AKIRA

WAUGH CHAPEL
TOWNE CENTRE

crumbl
cookies
ULTA
FIVE BEL'W
PETCO
OLD NAVY
DSW
DESIGNER PACE VAIRHOUSE

REGAL

THE BEACON
AT WAUGH CHAPEL
RESIDENTIAL

Wegmans

the GreeneTurtle
AT&T
FRESH green
Soma
ESTIMOTE

Fuji
Queretaro
Snip-its
With Backyard Parkland, Inc.

TARGET

A
ARBOR TERRACE
waugh chapel
RESIDENTIAL

LOFT
chico's
WHITE | BLACK
MISSION | ESCAPE

Qdoba
MEXICAN GRILL
ME Massage Envy
Nudea MEDSPA
SportClips
HAIRGUTS
Waugh Chapel
Orthodontics

carter's

OUTBACK
STEAKHOUSE

RED ROBIN
Nando's
Murrington

COAL FIRE
Visionworks

PNC BANK

BONEFISH
GRILL

BRANDERMILL BOULEVARD

Starbucks
tropical CAFE
BUBBLES
verizon
vitamin
SMASHING
verizon
T-Mobile
ATI
PHYSICAL THERAPY

OrangeTheory
BURGER
sleep number

MISSION
BBQ

First National Bank

smashing
jumps

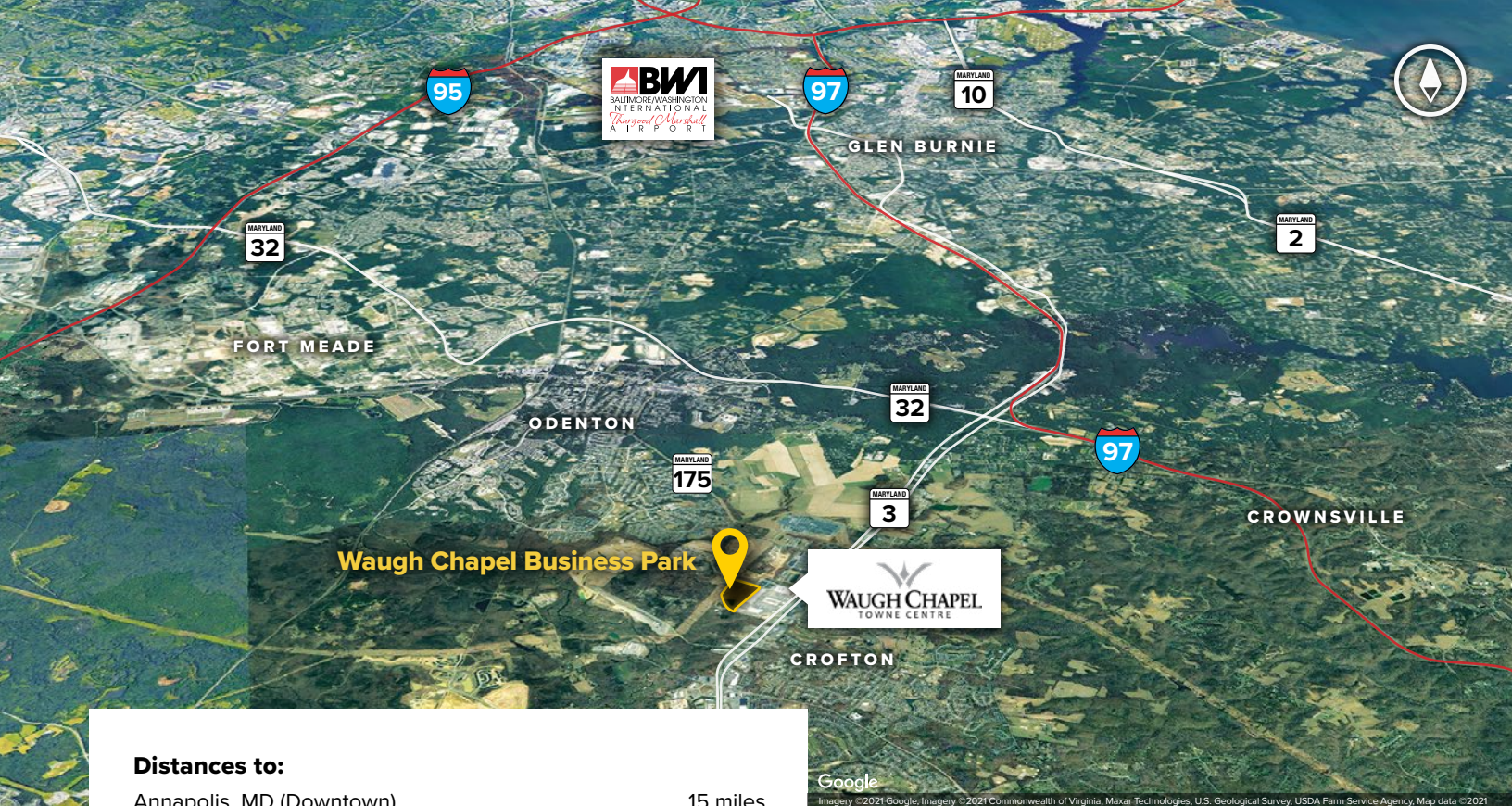
verizon
vitamin
SMASHING

TO US 50

MARYLAND
3

CRAIN HIGHWAY

TO I-97



Distances to:

Annapolis, MD (Downtown)	15 miles
Baltimore, MD (Downtown)	21 miles
BWI Airport	14 miles
Fort Meade	11 miles
Interstate 97	4 miles
Interstate 495 (Capital Beltway)	14 miles
Interstate 695 (Baltimore Beltway)	14 miles
US 50	6 miles
Washington, D.C.	24 miles



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Contact Us

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