



# 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 SILVER
982 Waugh Chapel Way	33,120 SF	LEED SILVER
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

ambobody

DICK'S  
SPORTING GOODS

AMERICAN EAGLE  
OUTLET

AKIRA

WAUGH CHAPEL  
TOWNE CENTRE

crumbl  
cookies

FIVE BELT  
PETCO  
OLD NAVY  
DSW  
DESIGNER PAJAMA HOUSE

REGAL

BEACON  
AT WAUGH CHAPEL  
RESIDENTIAL

Wegmans

the Greene Turtle

FRESH  
green

AT&T

Soma  
INTIMATES

Fuji  
Queretaro  
Snip-its

**A**  
ARBOR TERRACE  
waugh chapel  
RESIDENTIAL

LOFT  
chico's

WHITE | BLACK  
MISSION | ESCAPE

Qdoba  
MEXICAN GRILL

SportClips  
HAIRGUTS

TARGET

carter's

OUTBACK  
STEAKHOUSE

RED ROBIN

Nando's

Huntington

COAL FIRE

Visionworks

OrangeTheory  
BURGER

MISSION BBQ

PNC BANK

First National Bank

BONEFISH  
GRILL

smashing  
zypies

verizon

tropical  
CAFE  
BUBBLES  
T-Mobile  
ATI  
PHYSICAL THERAPY

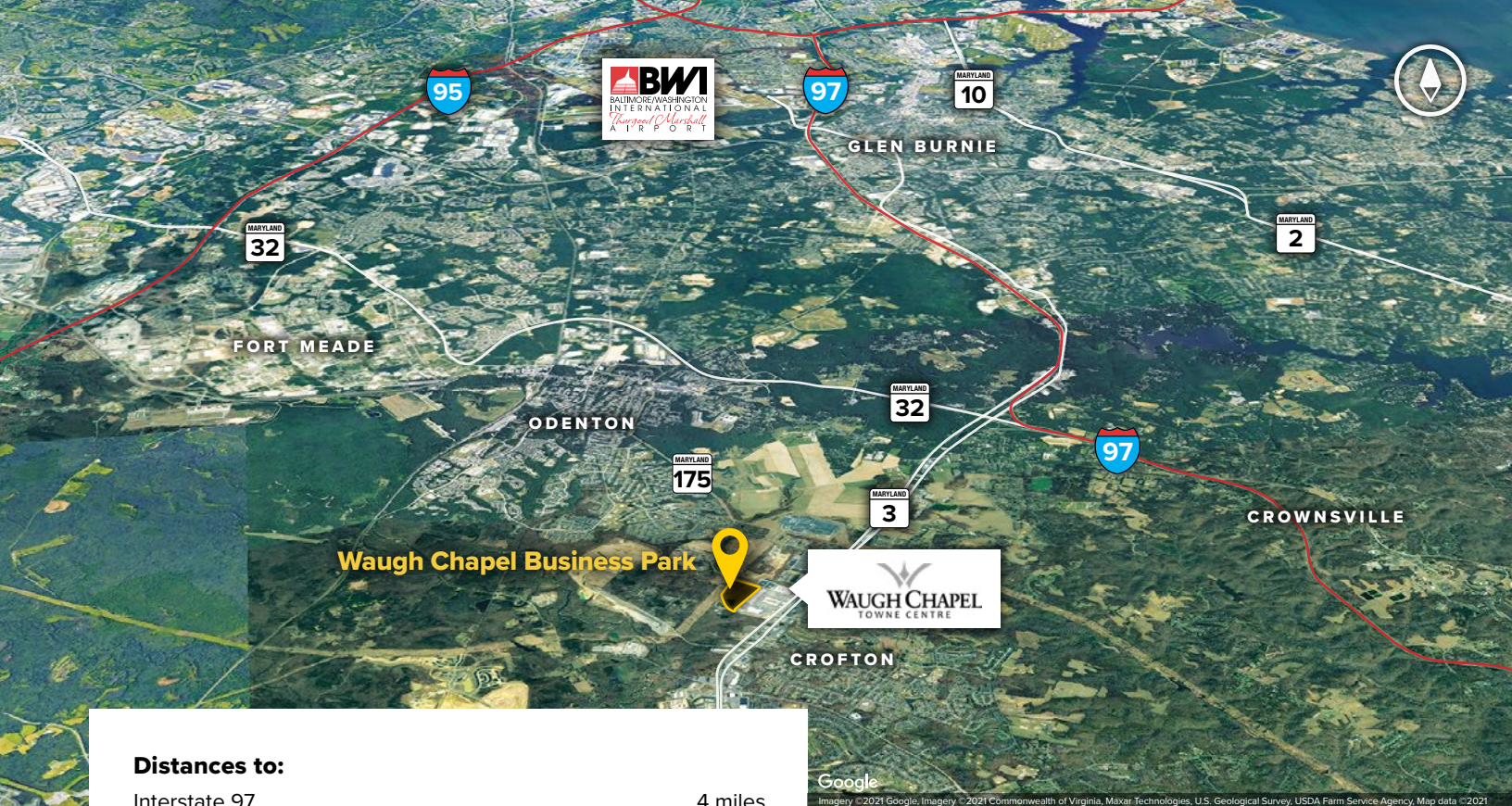
TO US 50

MARYLAND  
3

CRAIN HIGHWAY

TO I-97





**Distances to:**

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



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# Contact Us

For additional leasing information or to schedule a tour, contact:

**Michael Tait**  
 Leasing Representative  
 mtait@sjpi.com | 443.464.1315

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive | Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**



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