

SUBLEASE

 Anne Arundel County, MD

YWCA BUILDING

1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

LEASE
HERE
&
PAY IT
FORWARD

AVAILABLE

Suite 1G: 2,624 sf for sublease (fitness or open office)

Suites L1/2: 4,350 sf for sublease (fitness)

BUILDING SIZE

20,000 sf

ZONING

C2 (Commercial Office District)

TRAFFIC COUNT

49,591 AADT (Ritchie Hwy/Rt. 2)

RENTAL RATE

\$12.00/sf NNN for lower level

\$20.00/sf NNN for first floor

HIGHLIGHTS

- ▶ Great location on Rt. 2/Ritchie Highway, with easy access to Rt. 50 and I-97
- ▶ Ample free parking available; great signage opportunity
- ▶ Close proximity to numerous amenities including Safeway, CVS, McDonald's, and more
- ▶ First floor retail/office opportunity
- ▶ Portion of the rent is donated to the YWCA and local community

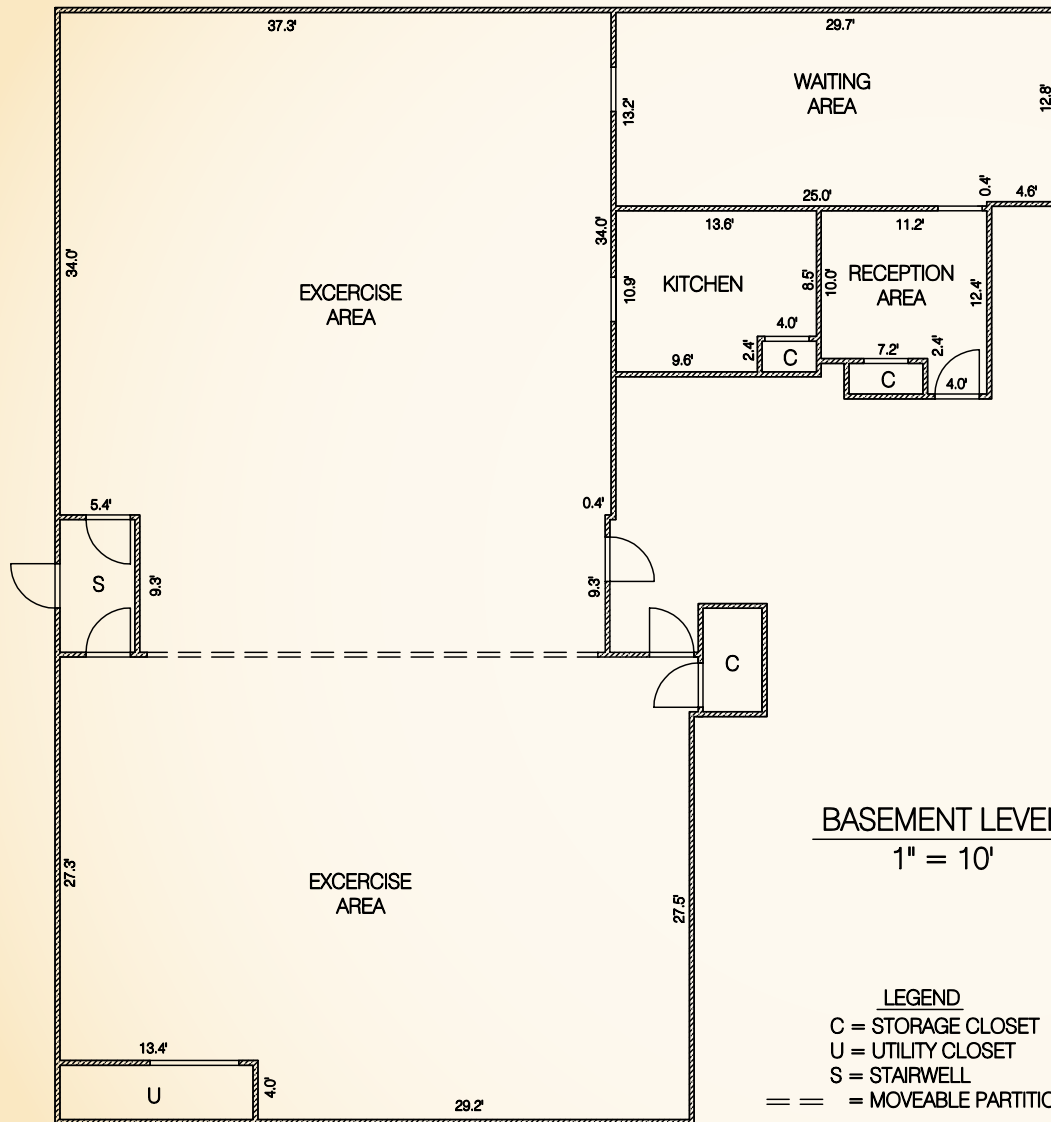


SUBLEASE

Anne Arundel County, MD

SUITE L1/2: 4,350 SF

YWCA BUILDING | 1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

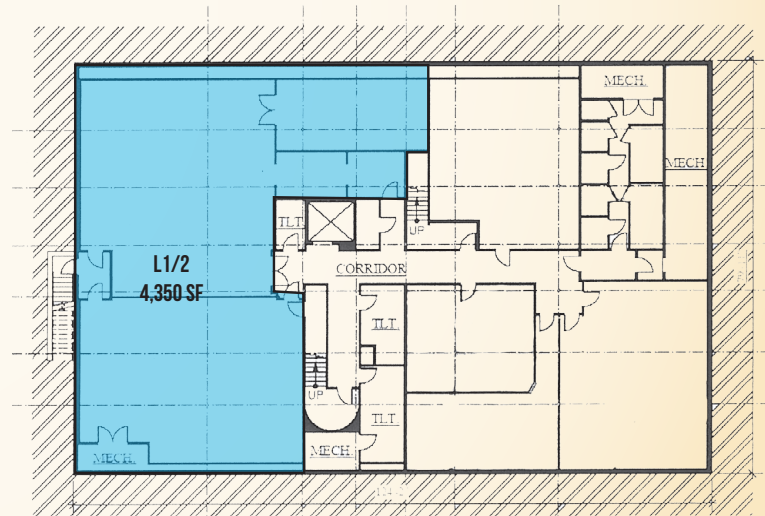


BASEMENT LEVEL

1" = 10'

LEGEND

- C = STORAGE CLOSET
- U = UTILITY CLOSET
- S = STAIRWELL
- == = MOVEABLE PARTITION

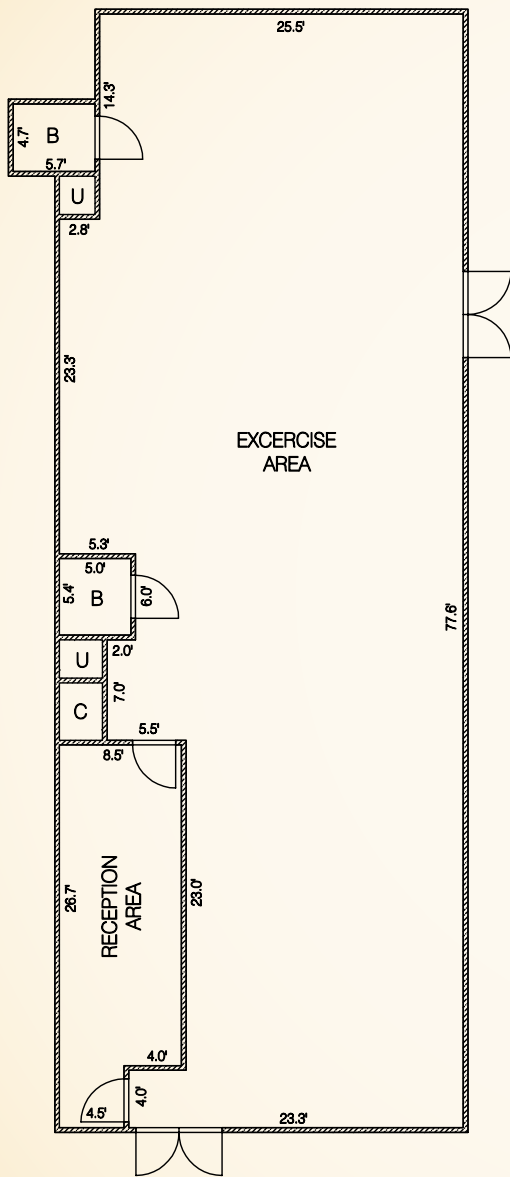


SUBLEASE

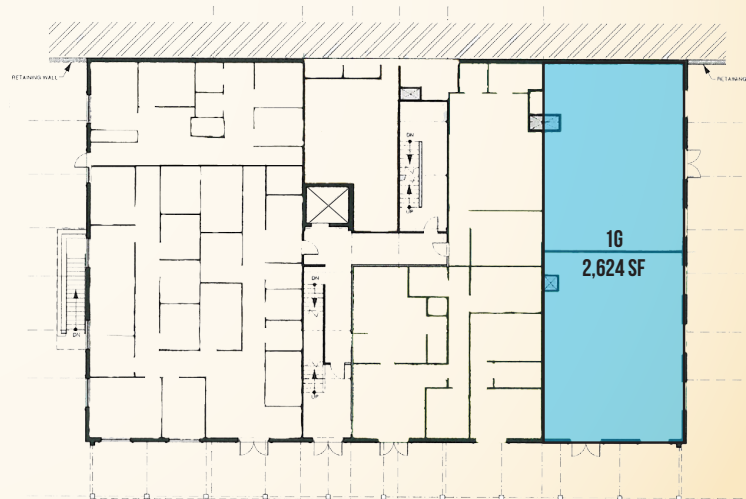
Anne Arundel County, MD

FIRST FLOOR: 2,624 SF

YWCA BUILDING | 1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012



LEGEND
C = STORAGE CLOSET
U = UTILITY CLOSET
B = BATHROOM



SUBLEASE

Anne Arundel County, MD

BIRDSEYE

YWCA BUILDING | 1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012



SUBLEASE

Anne Arundel County, MD

TRADE AREA

YWCA BUILDING | 1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

DOMINANT LIFESTYLES

2 mile radius



54.4% Top Tier



LEARN MORE

esri.com/tapestry

Average HH Size: 2.82
Median Age: 46.2
Median HH Income: \$157,000

45.6% Savvy Suburbanites



LEARN MORE

esri.com/tapestry

Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000

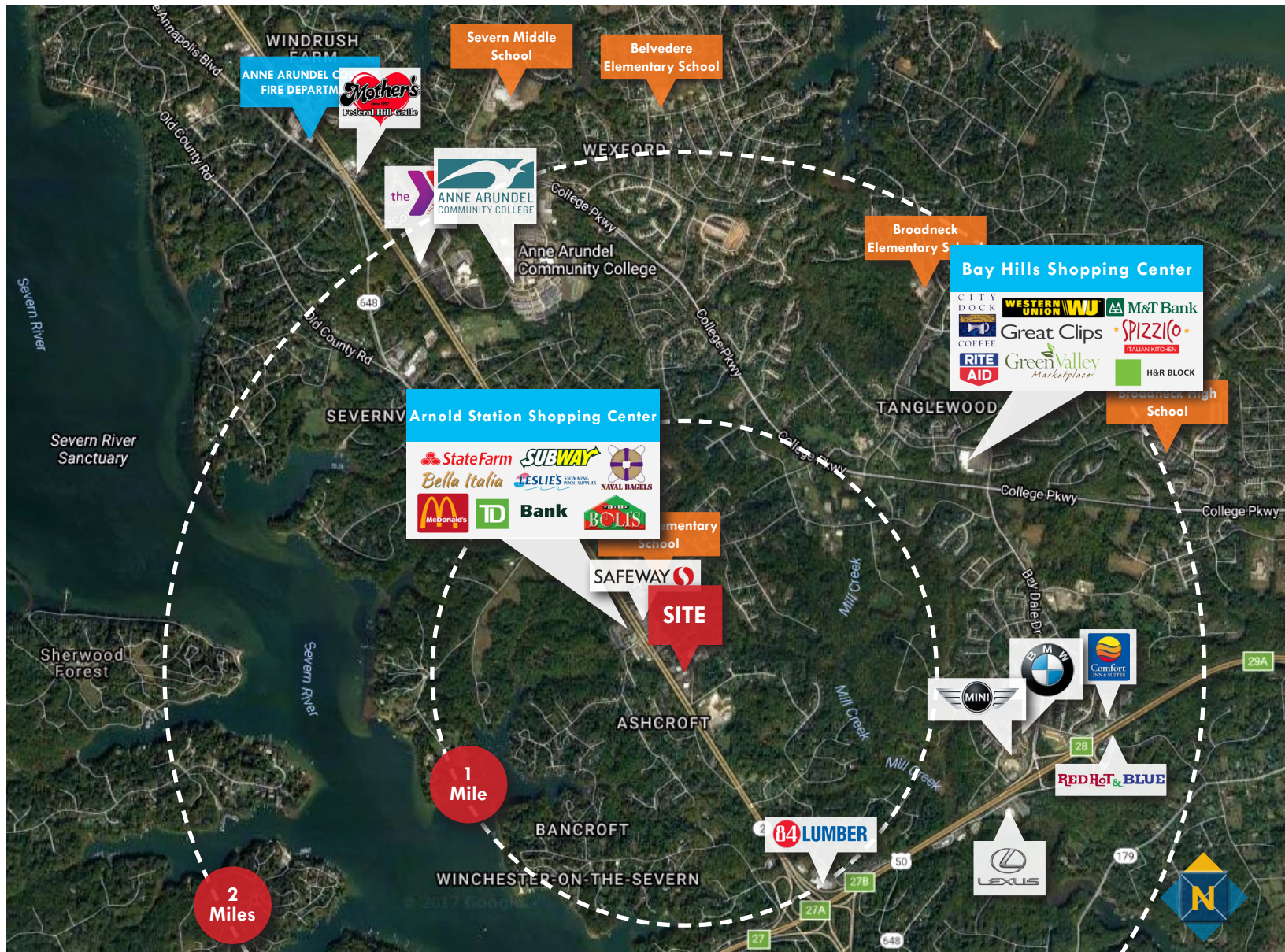
0.1% Enterprising Professionals



LEARN MORE

esri.com/tapestry

Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000



SUBLEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

YWCA BUILDING | 1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	2,543	43,409	116,225
Male Population	1,250	21,265	58,348
Female Population	1,292	22,144	57,876
Number of Households	902	16,531	43,214
Average Household Size	2.78	2.58	2.55
Median Age	47.1	41.5	40.0
Average Household Income	\$176,359	\$130,889	\$126,237
Daytime Employees	1,370	14,997	86,930
Education (College+)	72.4%	61.9%	59.3%

