

LEASE/SUBLEASE

 Anne Arundel County, MD

YWCA BUILDING

1517 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

AVAILABLE

Suite 1G: 2,624 sf for sublease (fitness or open office)
Suite L4-L6: up to 1,674 sf for lease (divisible)
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



**LEASE
HERE
&
PAY IT
FORWARD**



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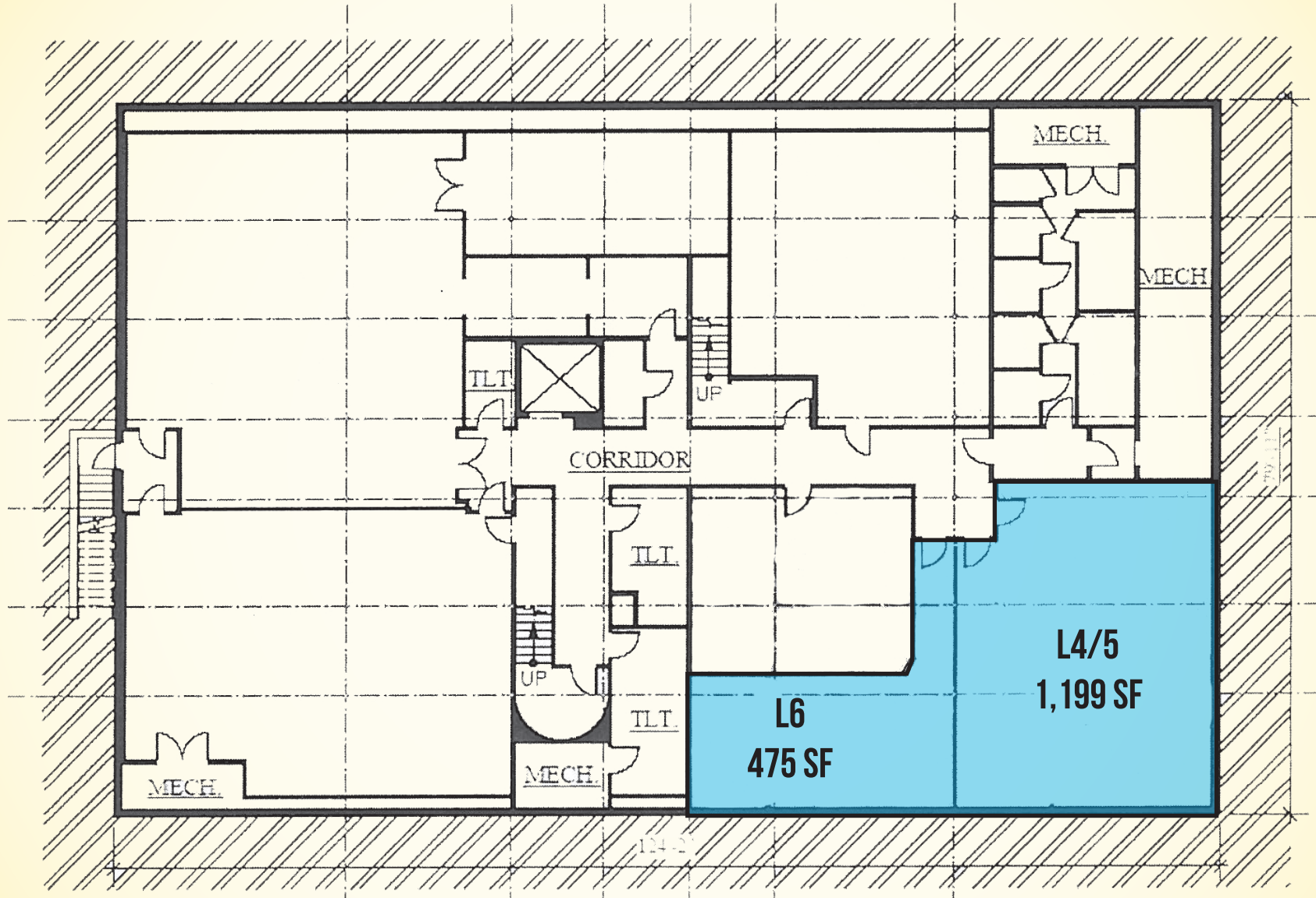
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FOR LEASE

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LOWER LEVEL: UP TO 2,214 SF

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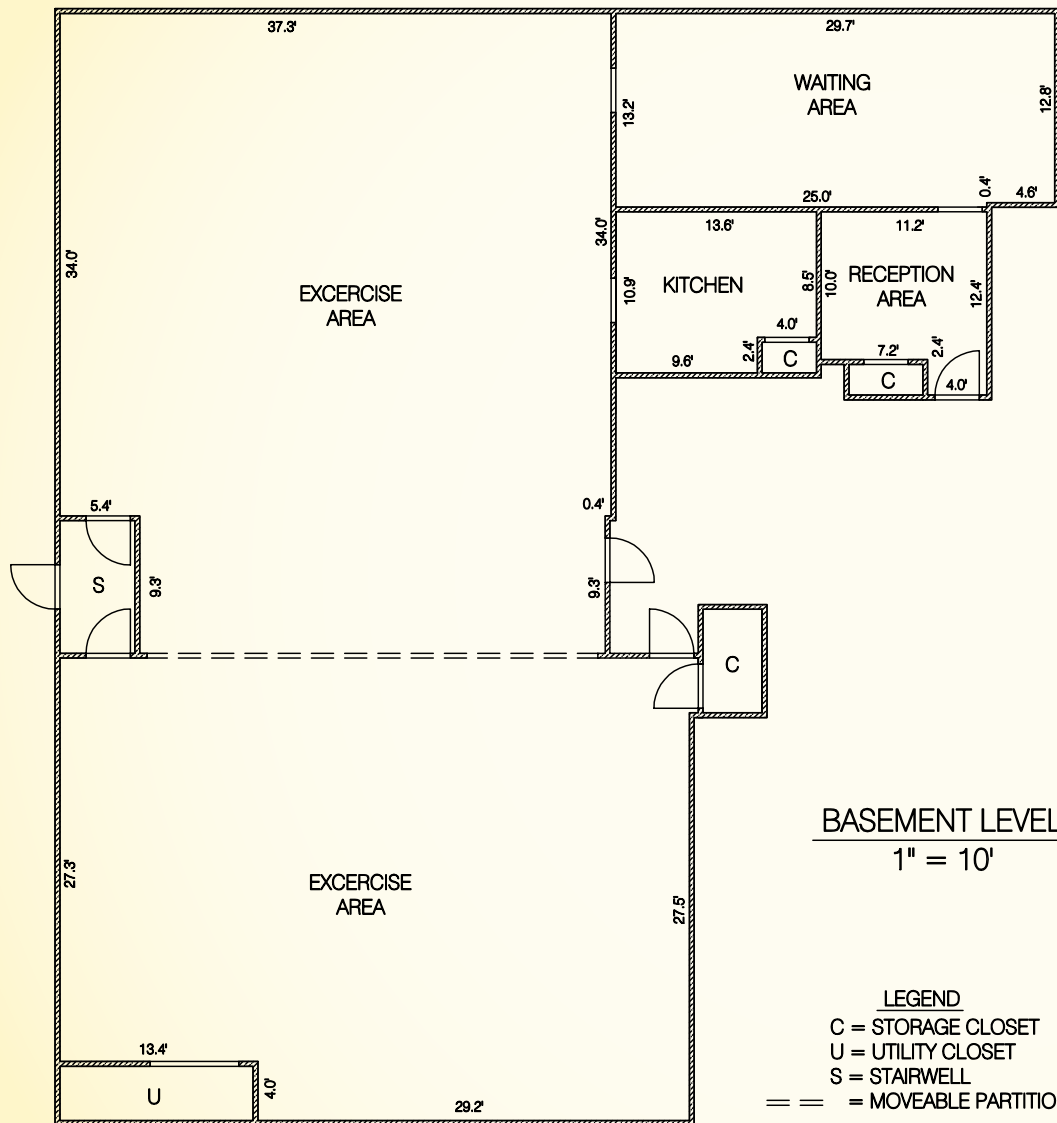


SUBLEASE

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SUITE L1/2: 4,350 SF

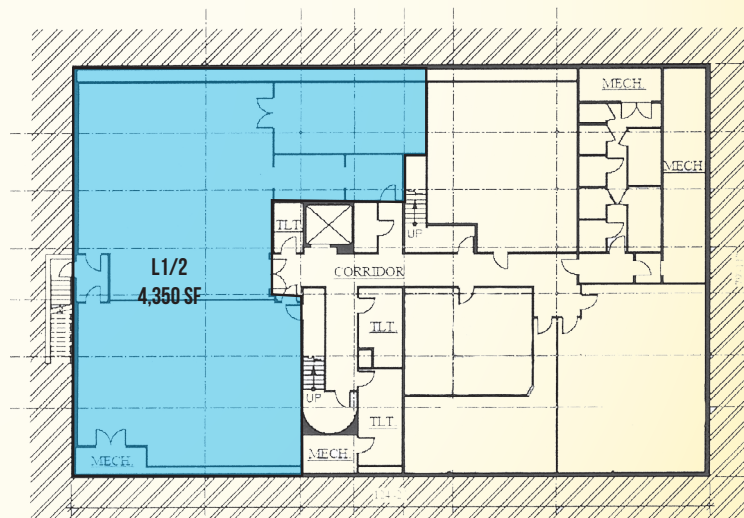
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BASEMENT LEVEL

1" = 10'

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

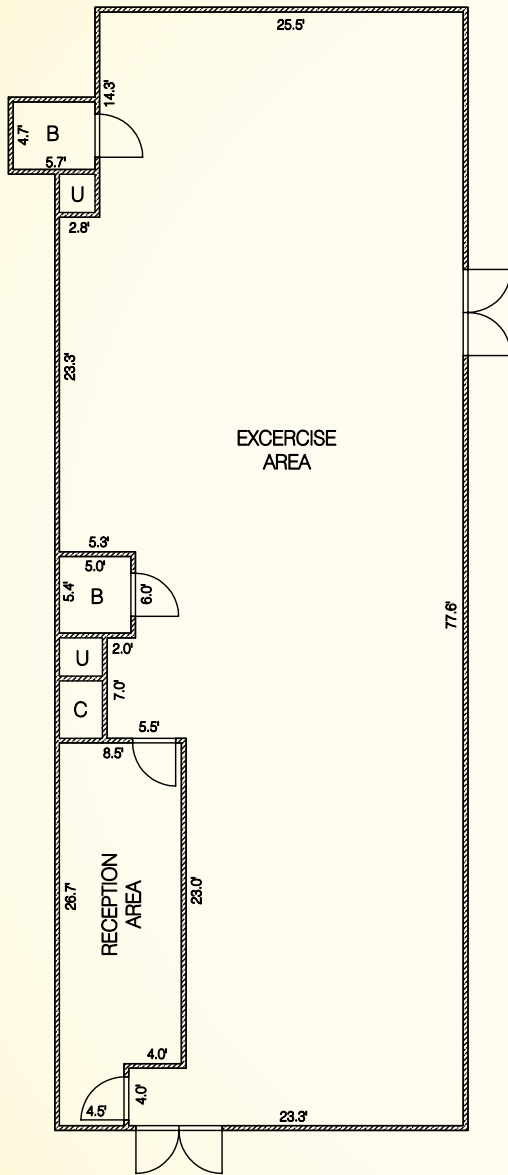


SUBLEASE

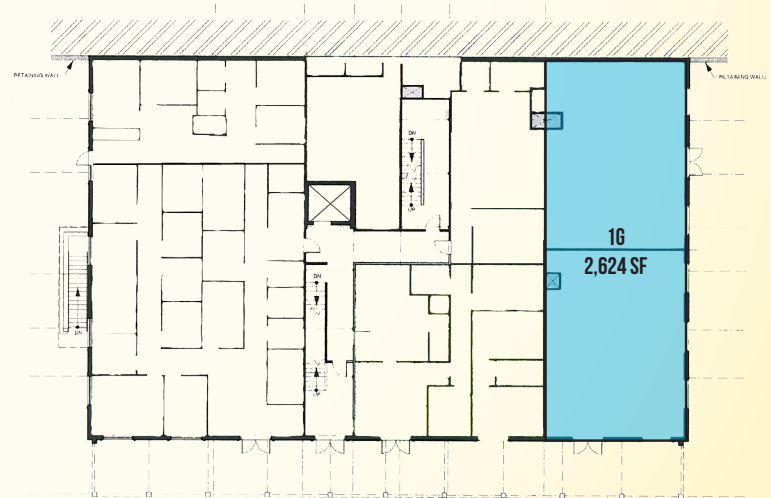
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FIRST FLOOR: 2,624 SF

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



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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



54.4% Top Tier



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

45.6% Savvy Suburbanites

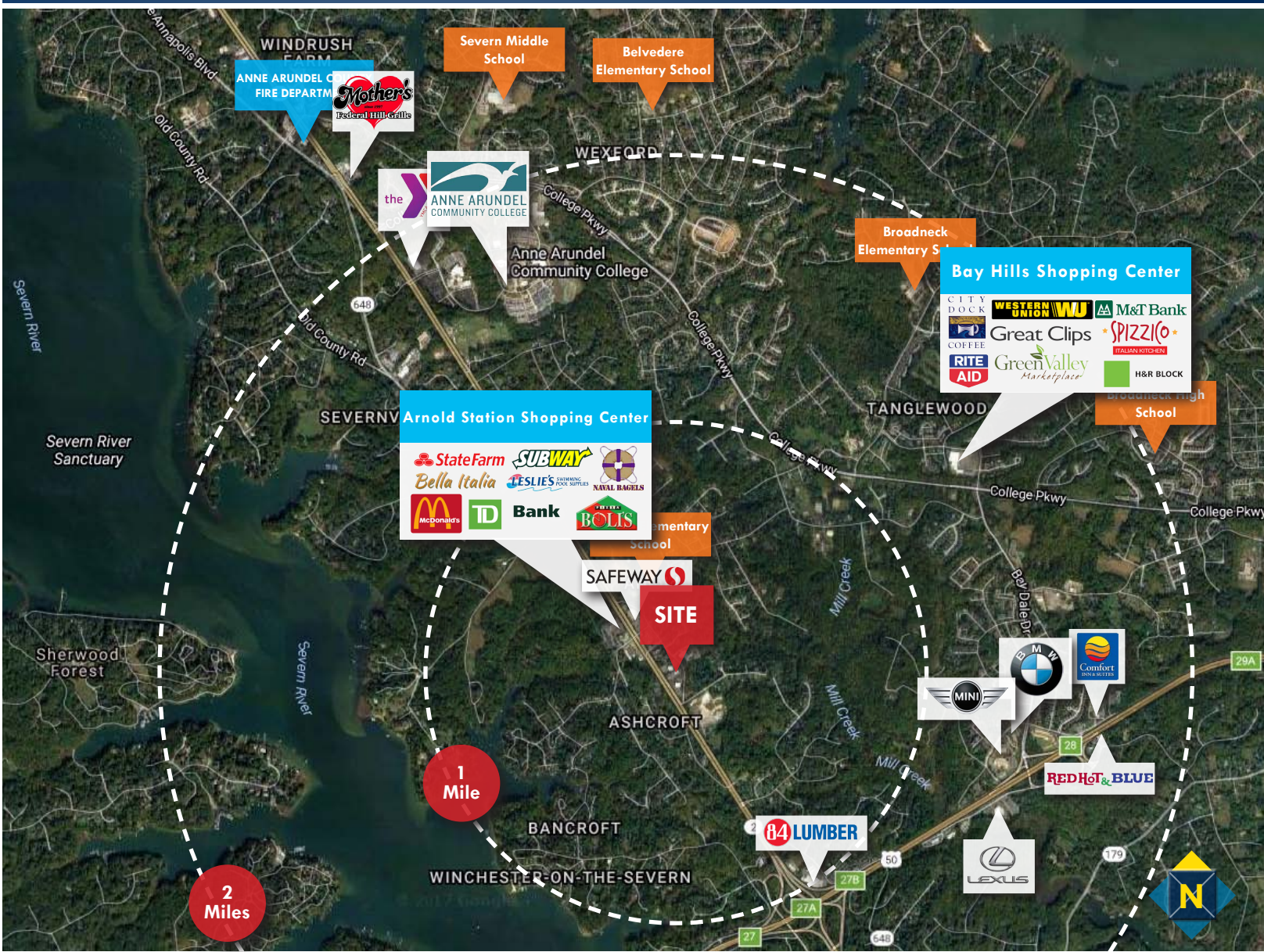


Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000

0.1% Enterprising Professionals



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












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LOCATION / DEMOGRAPHICS

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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%

