

FOR LEASE

Anne Arundel County, MD

7300 RITCHIE HIGHWAY

GLEN BURNIE, MARYLAND 21061

AVAILABLE

2,200 sf ± (8,000 sf building ±)

PARKING RATIO

4:1,000 sf

YEAR BUILT

1978

TRAFFIC COUNT

▶ 25,432 AADT (Ritchie Hwy Rt. 2)

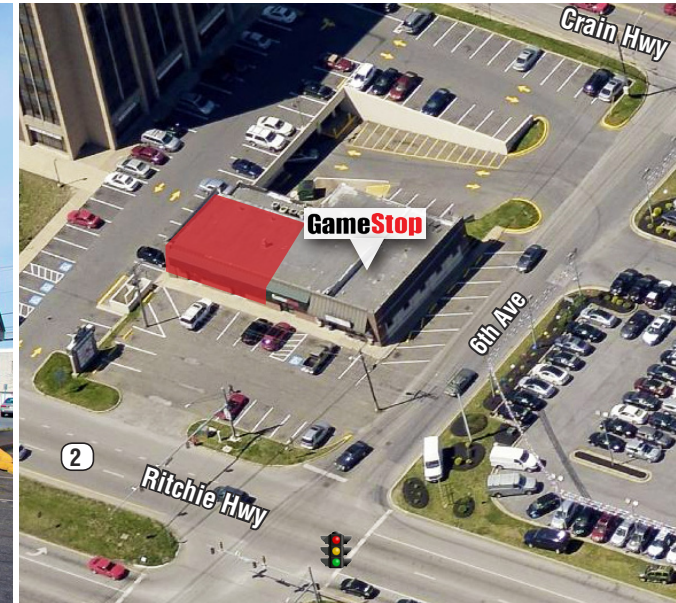
▶ 11,951 AADT (Crain Hwy)

RENTAL RATE

\$28.00 psf, Net of Utilities

HIGHLIGHTS

- ▶ Retail strip center on heavily traveled Ritchie Hwy (MD Rt. 2)
- ▶ End cap space available
- ▶ Great visibility
- ▶ Property sit at the corner of a lighted intersection
- ▶ Adjacent to Empire Towers retail/office building



NEARBY RETAILERS:



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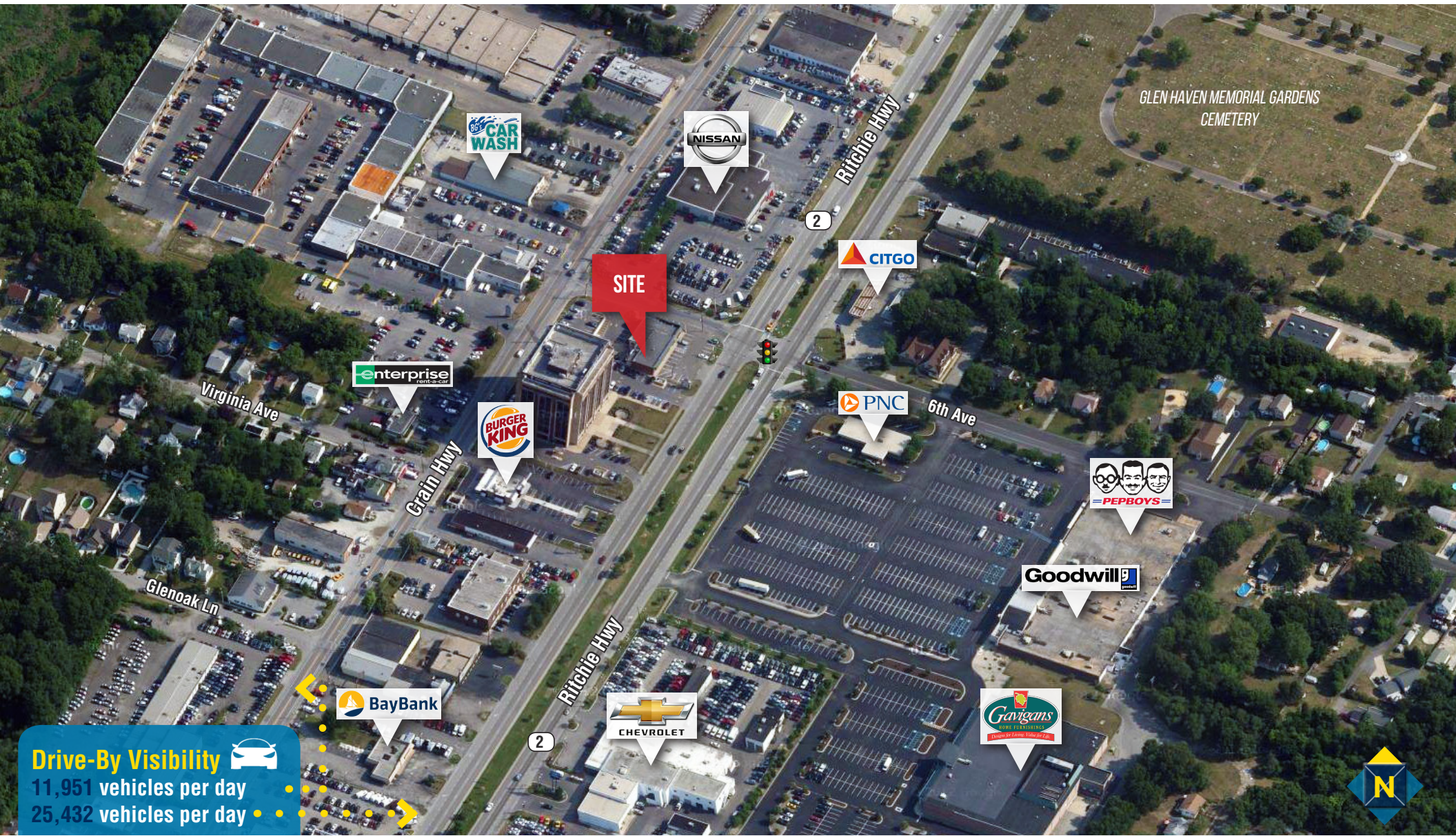
MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

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BIRDSEYE

7300 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061



Drive-By Visibility 
 11,951 vehicles per day
 25,432 vehicles per day



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Dominant Lifestyles



2 mile radius

60% Parks and Rec



Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000

These practical suburbanites have achieved the dream of home ownership. Two-income married couples approaching retirement age are common, but these neighborhoods now attract a new generation of young couples.

[LEARN MORE](#)

14% Bright Young Professionals



Average HH Size: 2.40
Median Age: 32.2
Median HH Income: \$50,000

These young, educated, working professionals are physically active and up on the latest technology. They get most of their information from the Internet, and concern about the environment impacts their purchasing decisions.

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11% Pleasantville



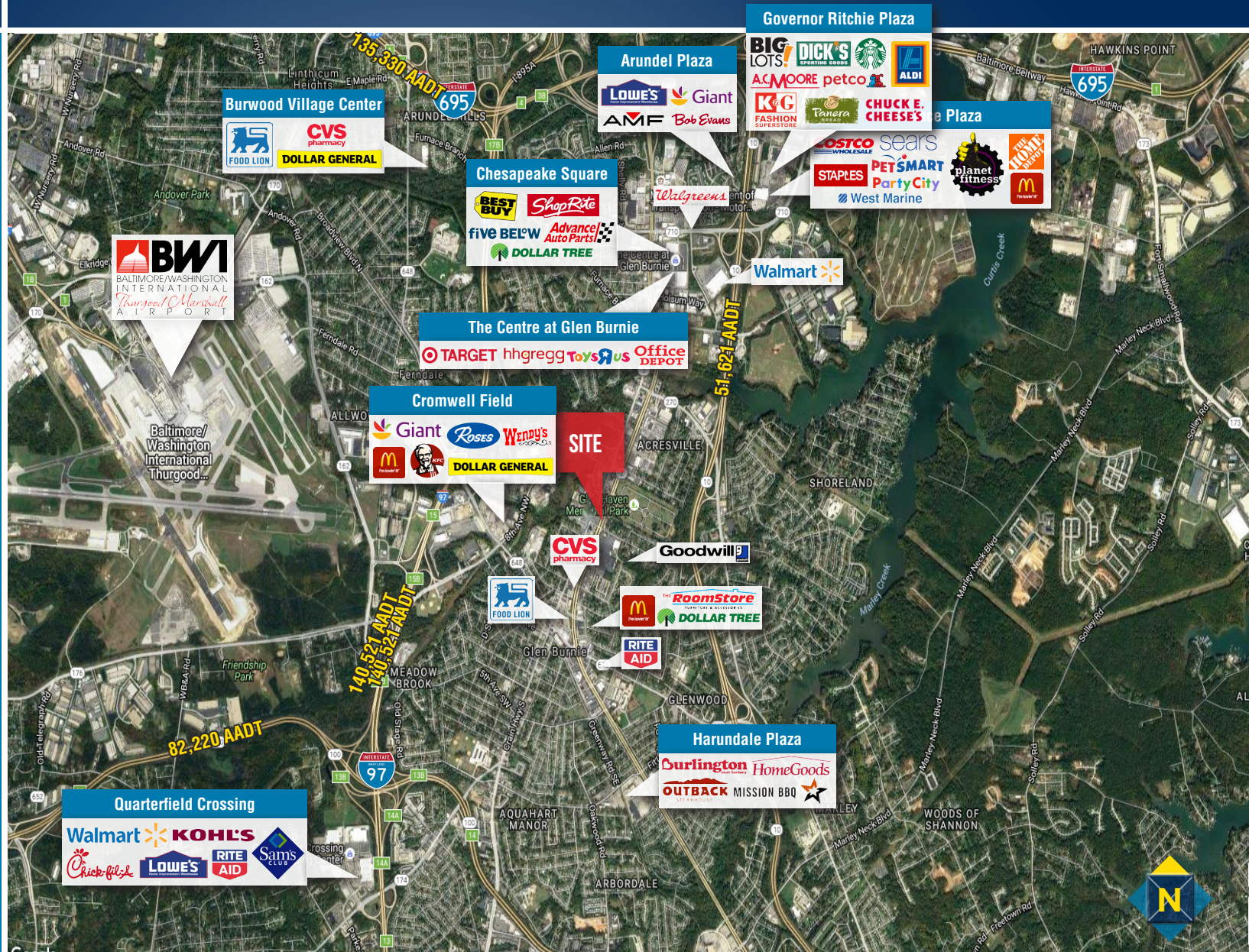
Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

Prosperous domesticity best describes these settled denizens. Many couples are now empty nesters and many are home to adult children. Financially secure, they shop online and in a variety of stores, from upscale to discount.

[LEARN MORE](#)

GLEN BURNIE TRADE AREA

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LOCATION/DEMOGRAPHICS

7300 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061

Demographics

1 mile 3 miles 5 miles



Population

9,417 81,431 182,004



No. Households

3,643 31,983 68,089



Avg. HH Income

\$70,689 \$71,409 \$78,575



Daytime Employees

7,027 39,408 103,094

Retail Expenditures

1 mile 3 miles 5 miles



Furniture + Home

\$3.7M \$32.9M \$77.4M



Entertainment + Recreation

\$11.7M \$102.6M \$241.4



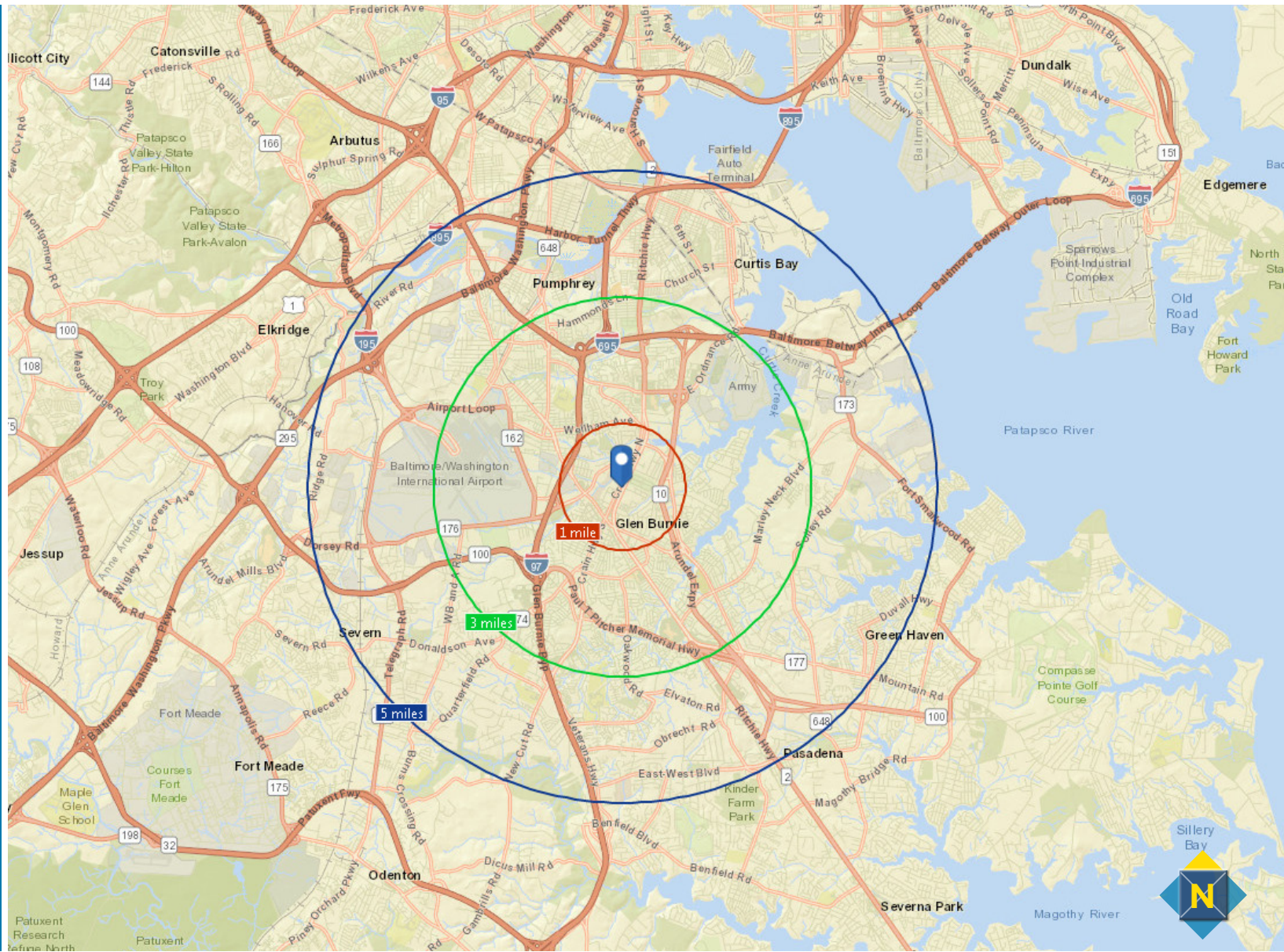
Fashion + Clothing

\$5.4M \$49.1M \$114.2M



Food + Drink

\$11.2M \$102.0M \$238.4M



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