



# INVESTMENT OPPORTUNITY

6918 RITCHIE HIGHWAY | GLEN BURNIE, MARYLAND 21061

FOR  
SALE

RECENTLY  
EXERCISED  
5-YR. LEASE  
EXTENSION!



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# CONFIDENTIAL MEMORANDUM

This is a Confidential Memorandum intended solely for your own limited use to determine whether you wish to express interest in the property.

This Confidential Memorandum contains certain information pertaining to the business of the Property and has been prepared by MacKenzie Commercial Real Estate Services primarily from information supplied by the Property Owner. This memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner, nor any of its officers, directors, employees or agents, including MacKenzie Commercial Real Estate Services, make any representation, express or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents.

By your receipt of this Confidential Memorandum, you agree that this memorandum and the information contained herein, is of a confidential nature and that you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior written authorization of the Owner or agents. Further, you will not discuss this matter with any other financial institution without first contacting MacKenzie Commercial Real Estate Services, LLC or MacKenzie Capital, LLC.

If you do not wish to pursue this matter, please return this Confidential Memorandum to MacKenzie Commercial Real Estate Services, LLC. Photocopying or other duplication is not authorized.

All communications, inquiries, and request for information relating to these materials should be addressed to:

MacKenzie Commercial Real Estate, LLC  
2328 W. Joppa Road, Suite 200  
Baltimore, Maryland 21093  
Phone: (410) 821-8585

## **DEDICATED PROJECT TEAM:**

**BROKERAGE** | MacKenzie Commercial Real Estate Services, LLC:

### **JOHN HARRINGTON**

(410) 494-4863

[jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

### **MIKE RUOCCO**

(443) 798-9338

[mruocco@mackenziecommercial.com](mailto:mruocco@mackenziecommercial.com)

### **TIM HARRINGTON**

(410) 494-4855

[timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)

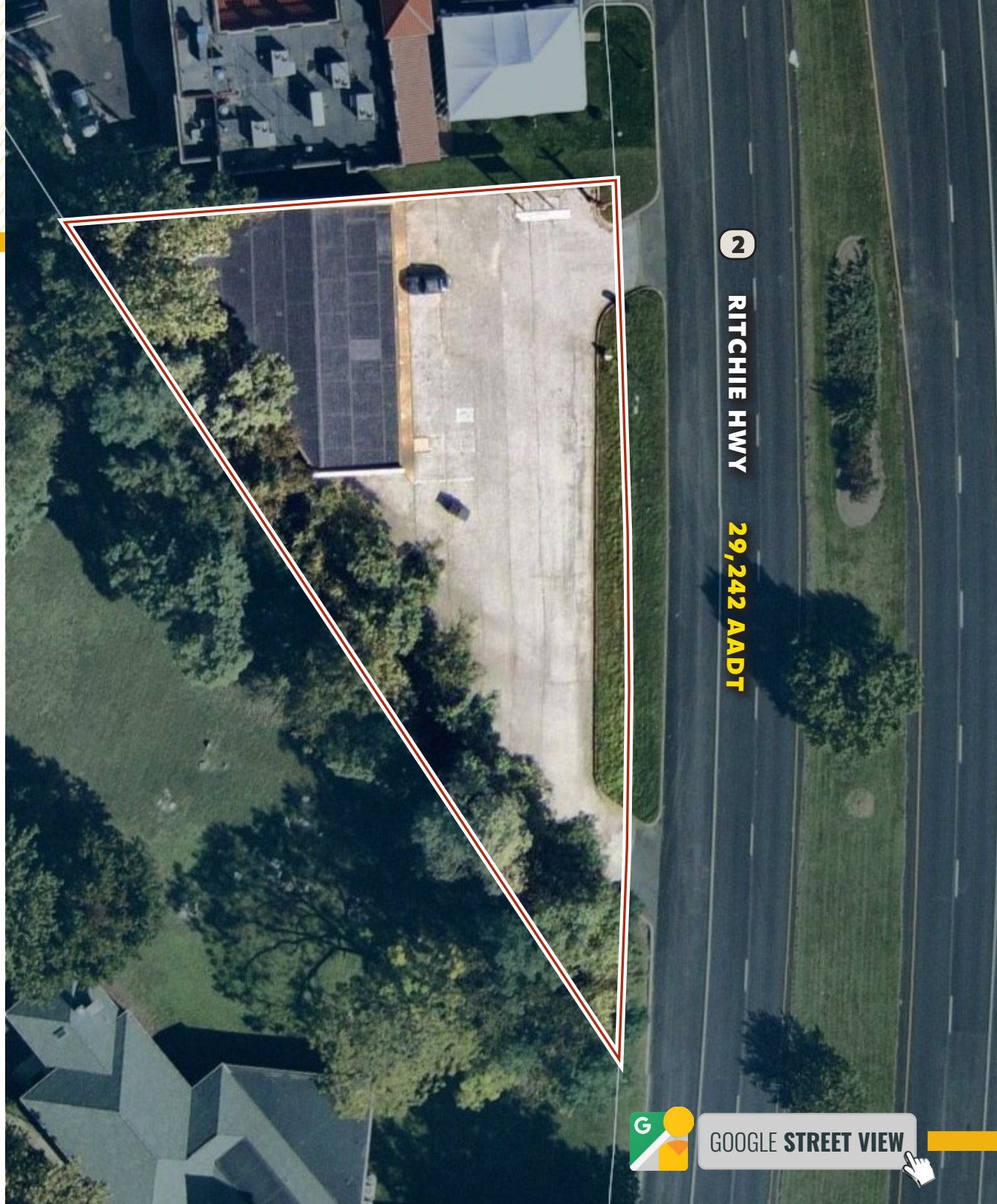


# INVESTMENT OVERVIEW

## THE OFFERING:

MacKenzie Commercial Real Estate Services is pleased to offer 6918 Ritchie Highway ("Subject Property", "Building"), a standalone, single tenant, NNN leased property currently leased to Mattress Firm.

YEAR BUILT:	1985
RENTABLE SF:	5,650 SF Total » 1st Floor: 4,050 SF » Mezzanine: 1,600 SF
LAND AREA:	0.425 Acres
PARKING SPACES:	24 spaces ±
ZONING:	C3 (General Commercial District) [Anne Arundel County, MD]
CURRENT TAX BILL:	\$7,182.34 (2024)
CURRENT OCCUPANCY:	100%
<b>OFFERING PRICE:</b>	<b>\$1,200,000</b>
2024 NOI:	\$80,173.50
CAP RATE:	6.68%
TENANT OCCUPANCY START:	November 2007
CURRENT LEASE EXPIRATION:	February 29, 2028
LEASE RENEWAL OPTION:	5 Year Option: \$15.61 psf
REIMBURSEMENT METHOD:	NNN. Tenant is responsible for all repairs and maintenance of the interior and exterior of the property. Landlord is responsible for the building remaining structurally sound as well as the roof.
LEASE & LEASE AMENDMENTS:	Available upon request



2

RITCHIE HWY

29,242 AADT



GOOGLE STREET VIEW



# LOCAL BIRDSEYE

- » Prime stand-alone retail location with excellent frontage on Ritchie Hwy/Rt. 2
- » Traffic Count: 29,242 vehicles per day (Ritchie Highway/Route 2)
- » Easy access to I-97 and I-695
- » Close proximity to BWI Airport



3 CRAIN HWY

SITE



Wendy's



Checkers



2



2

RITCHIE HWY 29,242 AADT

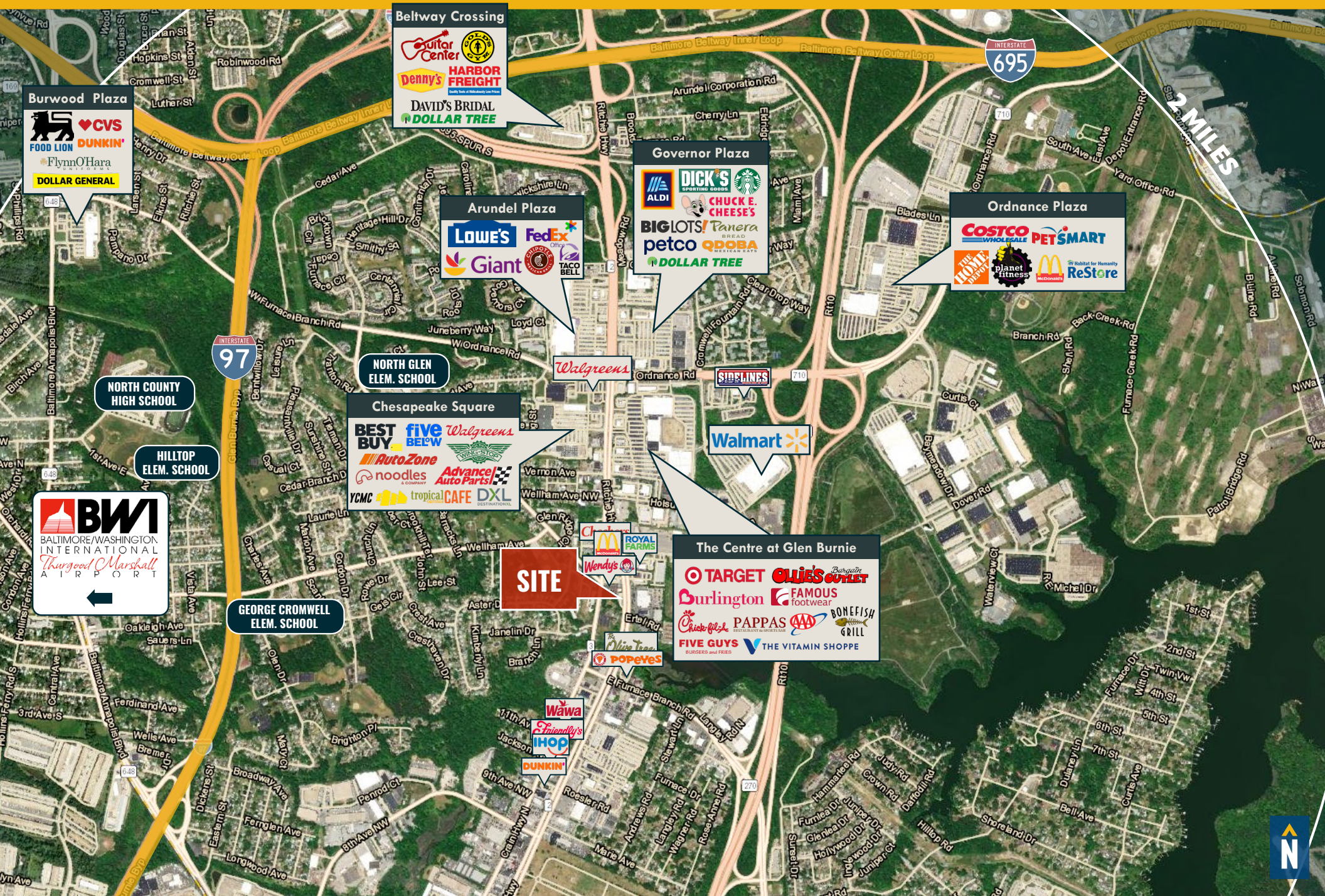


ERTEL RD

DOVER RD NE



# MARKET AERIAL



**Burwood Plaza**

- CVS
- FOOD LION
- DUNKIN'
- Flynn O'Hara
- DOLLAR GENERAL

**Beltway Crossing**

- Guitar Center
- Denny's
- HARBOR FREIGHT
- DAVID'S BRIDAL
- DOLLAR TREE

**Arundel Plaza**

- LOWE'S
- FedEx
- Giant
- TACO BELL

**Governor Plaza**

- ALDI
- DICK'S SPORTING GOODS
- Starbucks
- CHUCK E. CHEESE'S
- BIG LOTS!
- Panera
- petco
- QDOBA
- DOLLAR TREE

**Ordnance Plaza**

- COSTCO WHOLESALE
- PET SMART
- Home Depot
- planet fitness
- McDonald's
- ReStore

**NORTH GLEN ELEM. SCHOOL**

**NORTH COUNTY HIGH SCHOOL**

**HILLTOP ELEM. SCHOOL**

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT  
Thurgood Marshall

**GEORGE CROMWELL ELEM. SCHOOL**

**Chesapeake Square**

- BEST BUY
- five BELOW
- Walgreens
- AutoZone
- noodles
- Advance Auto Parts
- YCMC
- tropical CAFE
- DXL

**Walmart**

**SITE**

**The Centre at Glen Burnie**

- TARGET
- OLIE'S OUTLET
- Burlington
- FAMOUS FOOTWEAR
- Chick-fil-A
- PAPPAS
- AAA
- BONEFISH GRILL
- FIVE GUYS
- THE VITAMIN SHOPPE

**Wawa**

- Friendly's
- IHOP
- DUNKIN'



2 MILES

# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



10,861

80,252

193,600

## DAYTIME POPULATION



17,304

78,311

199,904

## AVERAGE HOUSEHOLD INCOME



\$91,229

\$108,596

\$104,035

## NUMBER OF HOUSEHOLDS



4,556

29,942

72,811

## MEDIAN AGE

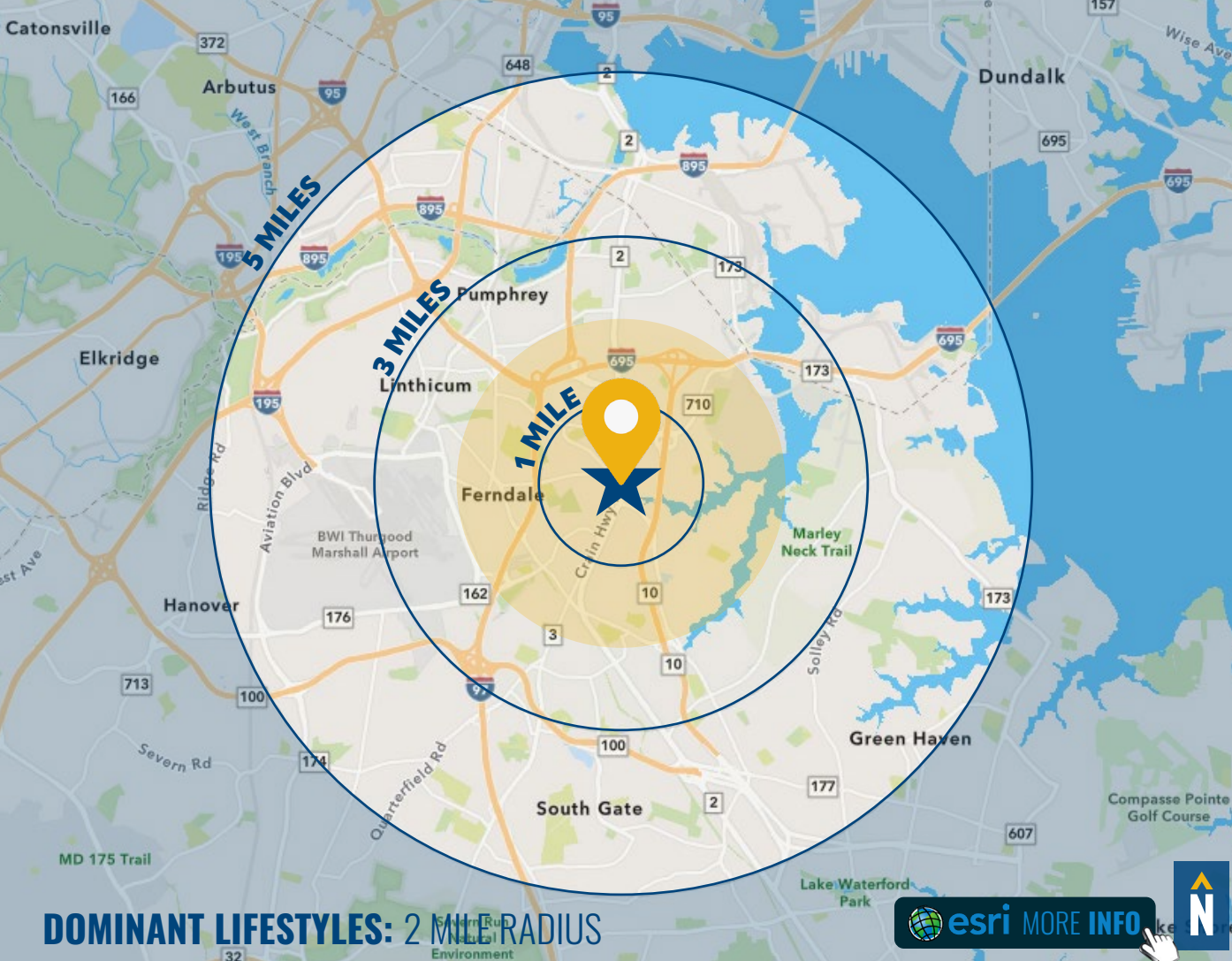


39.3

40.0

37.8

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**49%**  
PARKS AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**  
Median Household Income: **\$60,000**

**13%**  
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**  
Median Household Income: **\$92,900**

**12%**  
BRIGHT YOUNG PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

# FOR MORE INFO **CONTACT:**



## **JOHN HARRINGTON**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4863**

**JHARRINGTON@mackenziecommercial.com**



## **MIKE RUOCCO**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4868**

**MRUOCCO@mackenziecommercial.com**



## **TIM HARRINGTON**

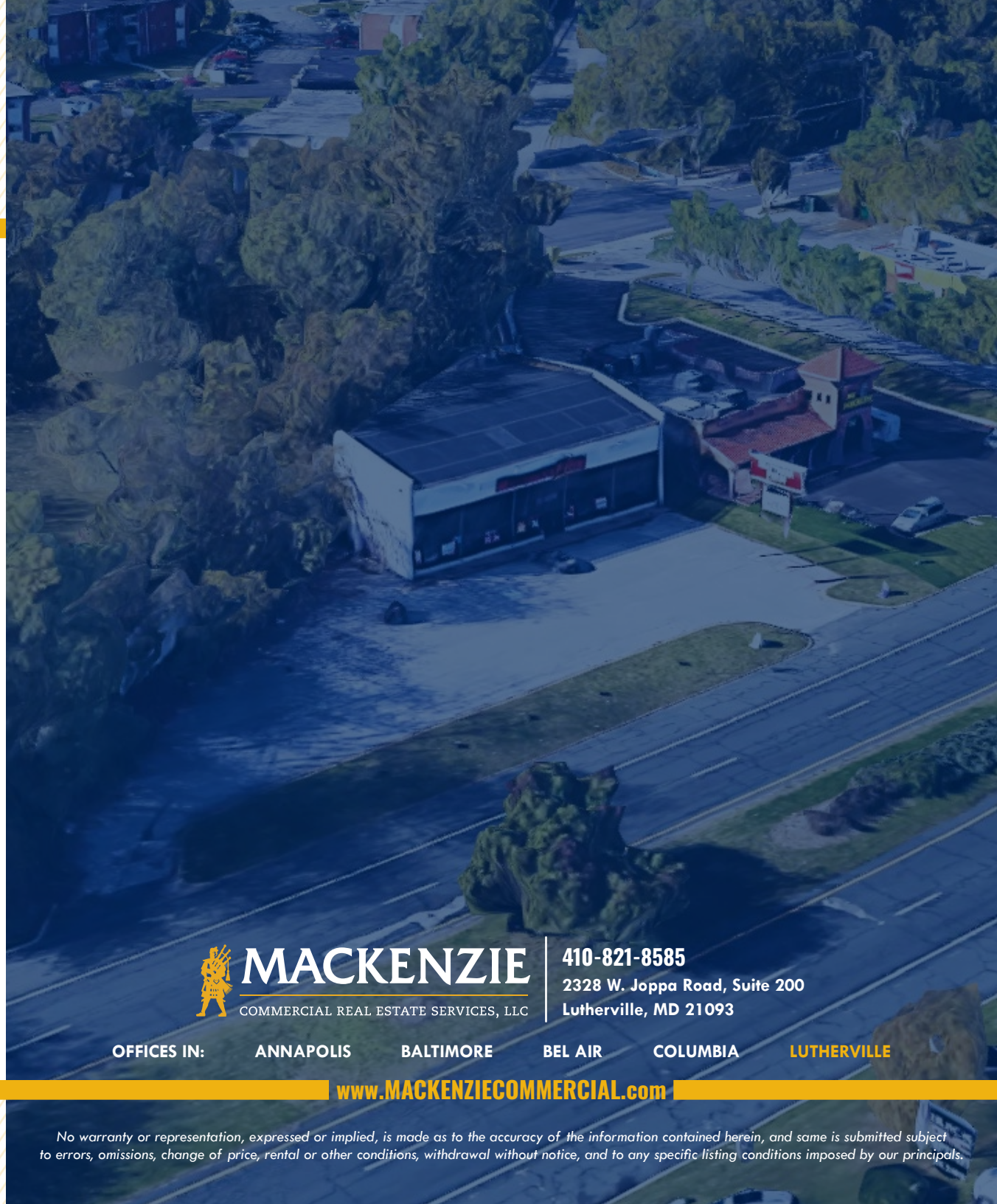
*VICE PRESIDENT*

**410.494.4855**

**TIMHARRINGTON@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

**LUTHERVILLE**

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.