



# SEVERN COMMERCE CENTER

1244 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great location located on Ritchie Highway in Arnold, MD
- Easy access, just 10 minutes away from Annapolis and the Chesapeake Bay Bridge
- Electric heating and cooling
- 12' drive-in height
- Built out:
  - Unit 17 - Mostly warehouse with a 10'x15'± office
- Located on the lower level
- Condo Fees: \$277.00/month
- Taxes: \$2,100/year (approx.)

UNIT AVAILABILITY:

UNIT 17: AUGUST 2025

UNIT SF:

UNIT 17: 2,089 SF ±

BUILDING SIZE:

31,474 SF ±

YEAR BUILT:

1986

STORIES:

2 (UNIT ON LOWER LEVEL)

PARKING:

3.5/1,000 SF

ZONING:

W2

RENTAL RATE:

\$18.50/SF, MG

SALE PRICE:

UNIT 17: \$475,000



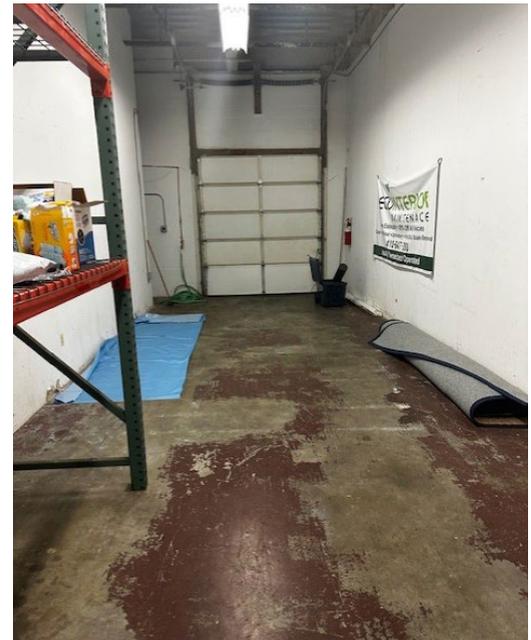
GOOGLE STREET VIEW



# PHOTOS: UNIT 17



# INTERIOR PHOTOS



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,635

17,925

51,340

## DAYTIME POPULATION



5,641

32,650

131,711

## AVERAGE HOUSEHOLD INCOME



\$207,085

\$202,214

\$187,747

## NUMBER OF HOUSEHOLDS



1,840

14,400

42,565

## MEDIAN AGE

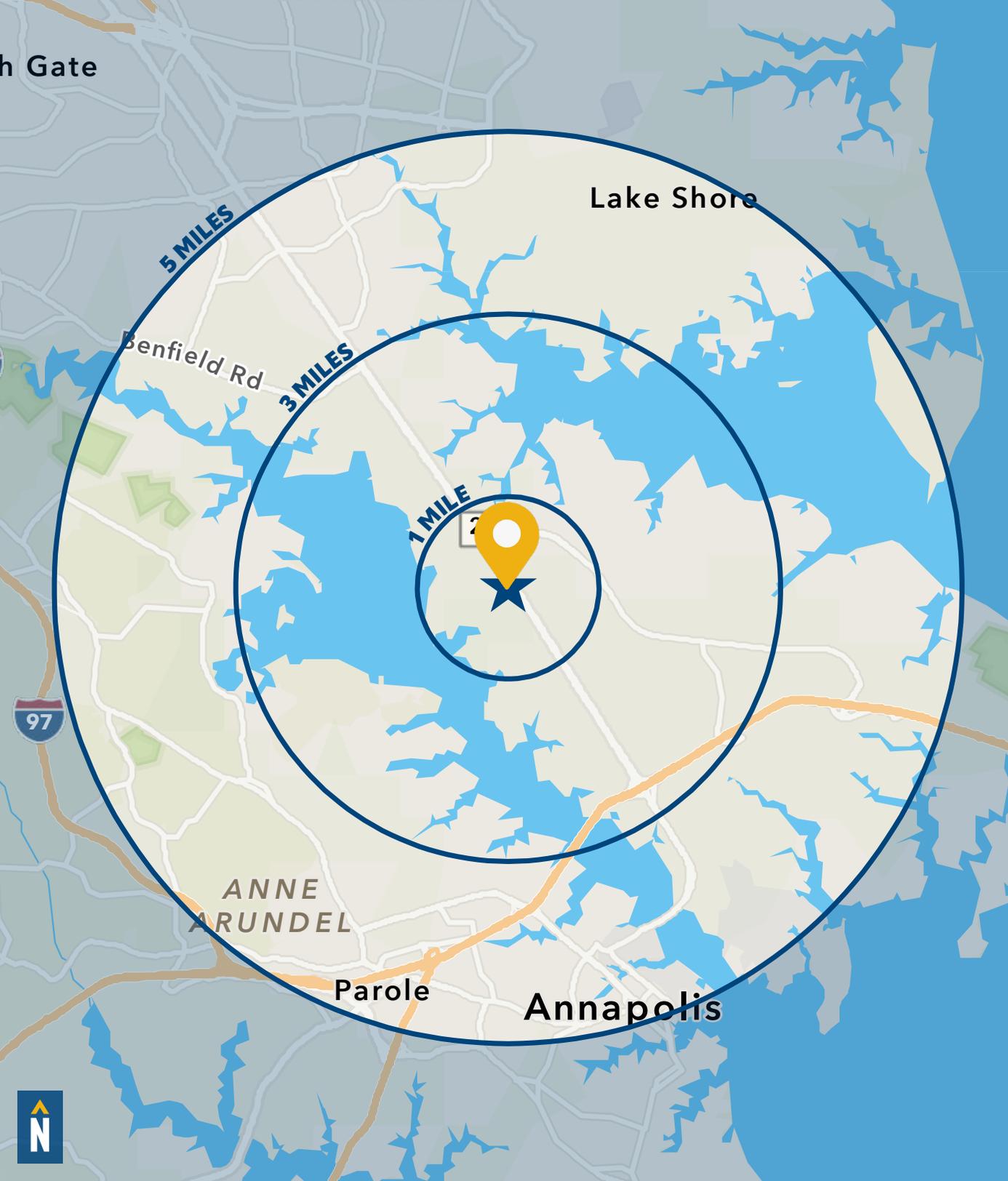


47.1

45.2

44.1

[FULL DEMOS REPORT](#)



h Gate

Lake Shore

5 MILES

3 MILES

1 MILE

Benfield Rd

ANNE ARUNDEL

Parole

Annapolis

97



# FOR MORE INFO **CONTACT:**



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SENIOR VICE PRESIDENT

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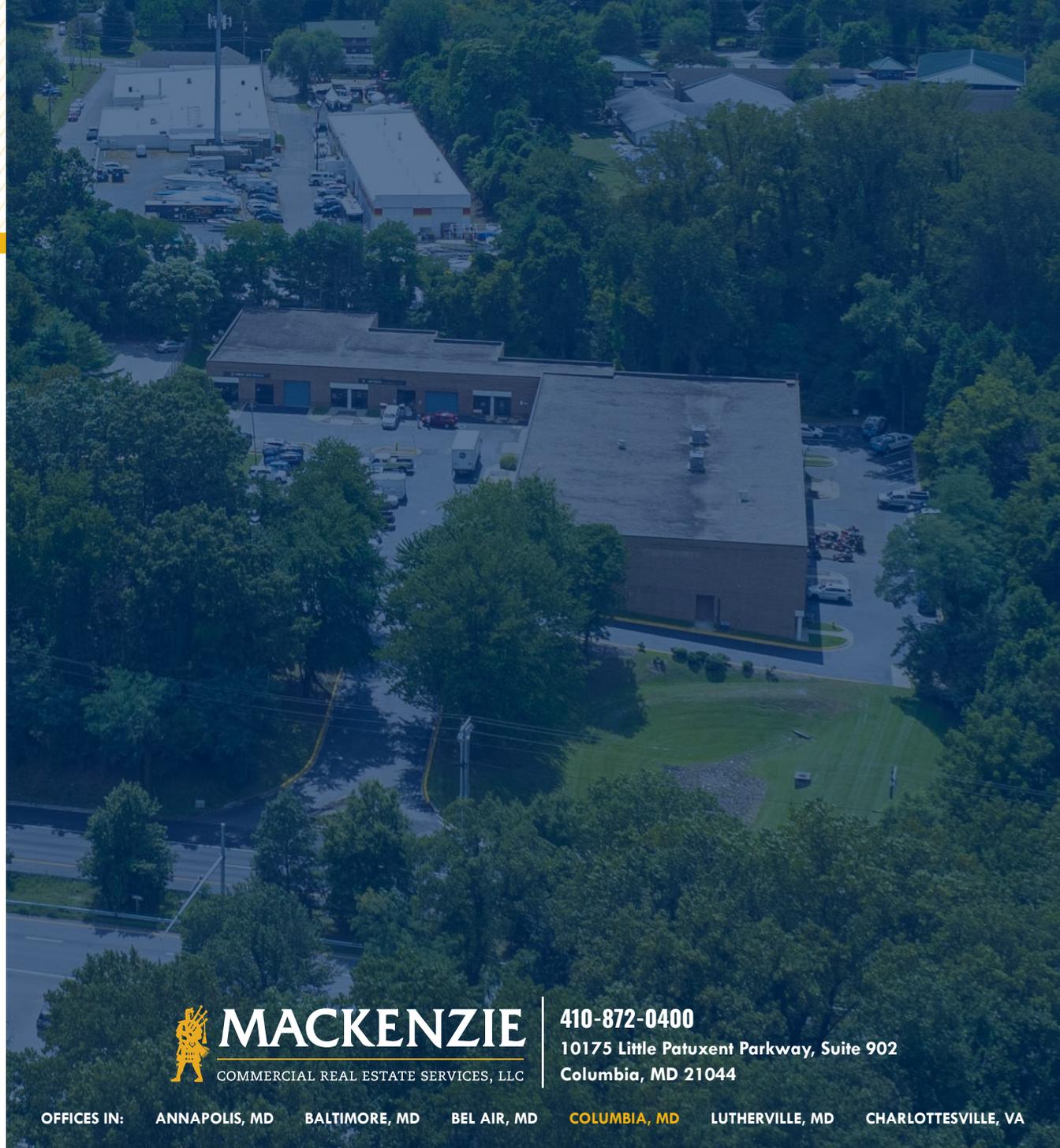


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