



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:

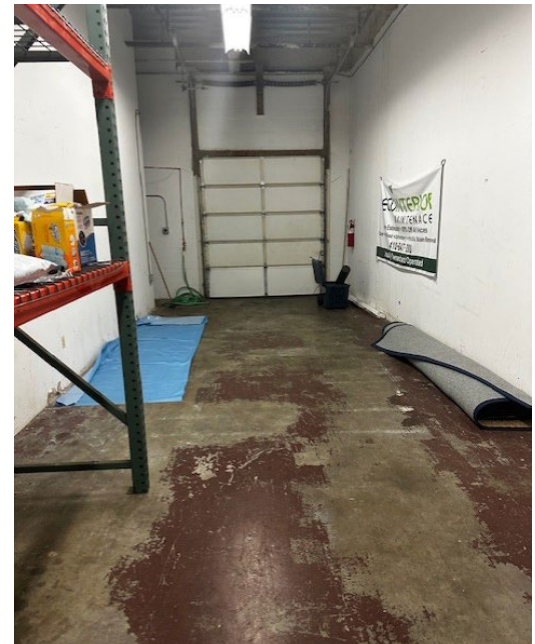
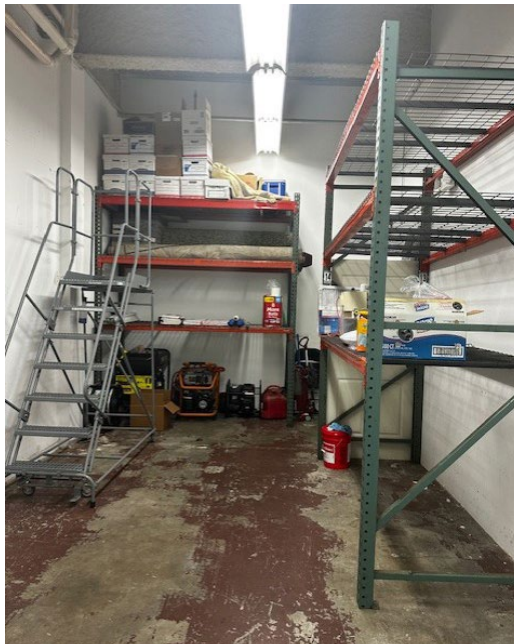
UNIT 17: \$475,000

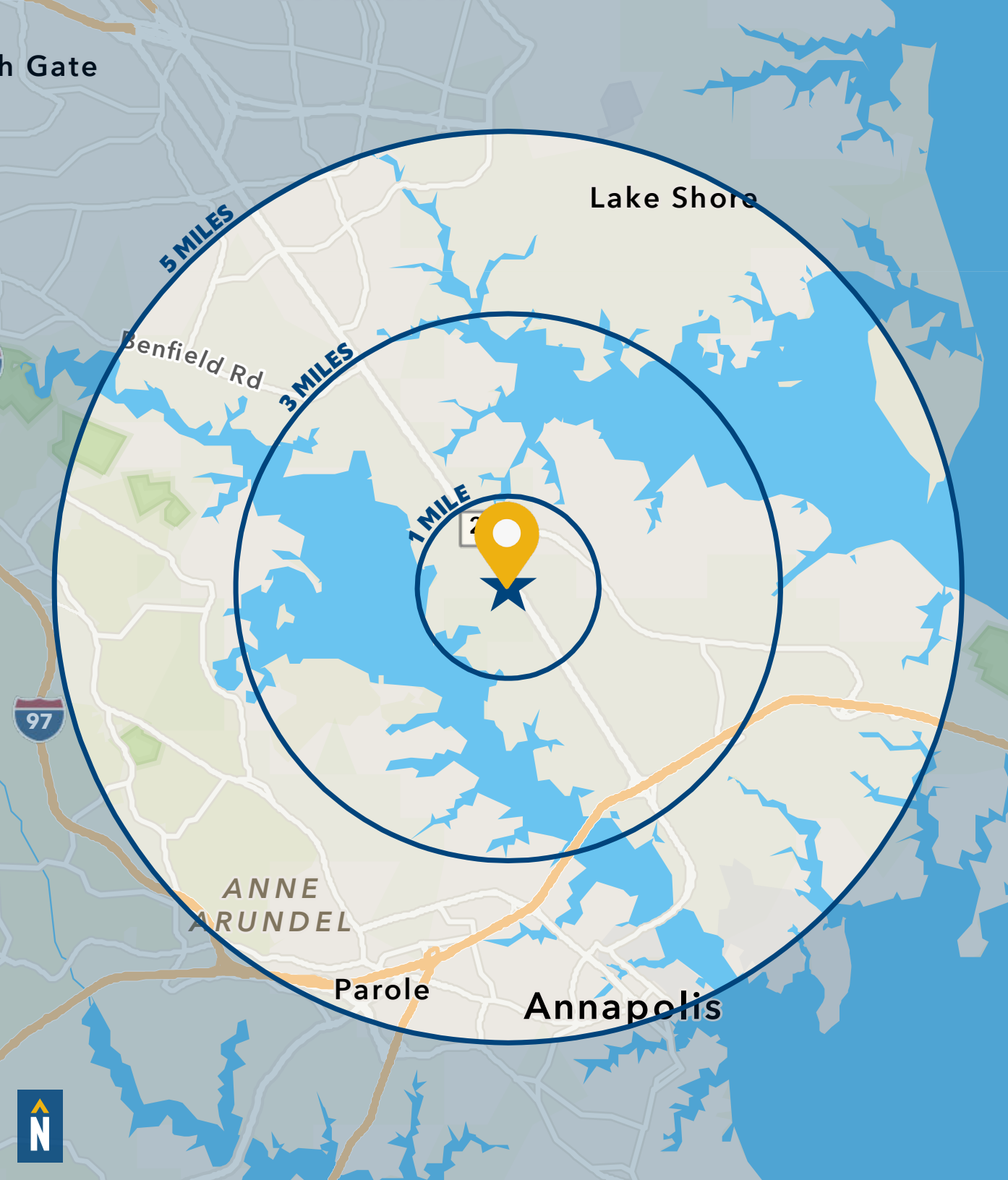


PHOTOS: UNIT 17



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



FOR MORE INFO **CONTACT:**



HAYES MERKERT

SENIOR VICE PRESIDENT

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ADAM NACHLAS

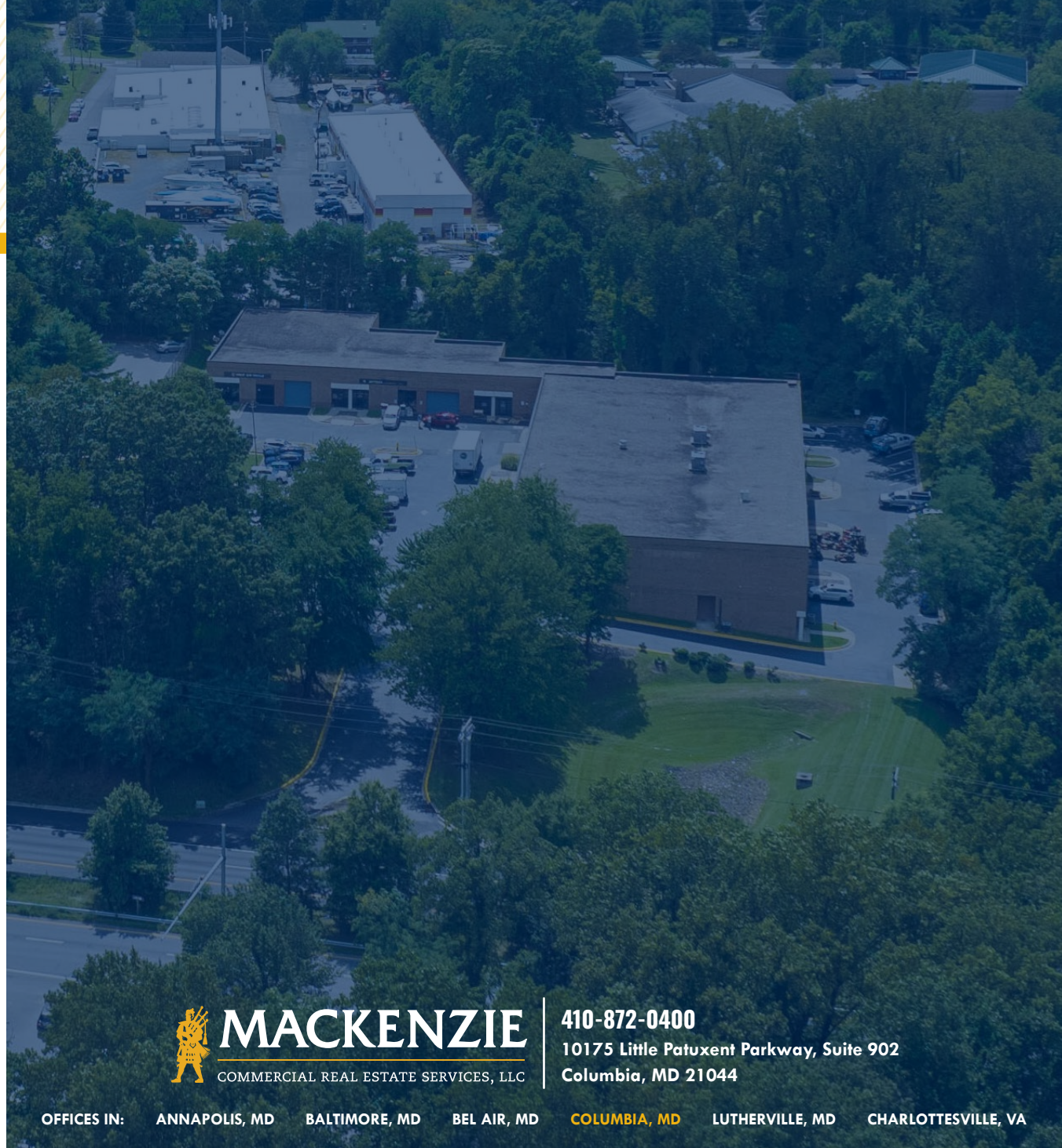
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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