

FOR SALE



Anne Arundel County, MD

COMMERCIAL PAD SITE

363-365 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146

LOT SIZE

1.94 Acres ± (on 2 parcels)

ZONING

C1 (Local Commercial District)

TRAFFIC COUNT

62,912 AADT (Ritchie Hwy/Rt. 2)

15,783 AADT (Rt. 648)

SALE PRICE

\$2,000,000

HIGHLIGHTS

- ▶ High visibility corner retail pad site in Severna Park, MD (62,912 cars per day on Rt. 2)
- ▶ Located at the signalized, highly trafficked intersection of Ritchie Hwy and Whites Rd/ Baltimore Annapolis Blvd
- ▶ Zoning: C1 (Local Commercial District)
- ▶ High-income surrounding population
- ▶ Less than 20 min. south of BWI Airport/I-695 and 20 min. north of Annapolis, MD



C1 PERMITTED USES:

- ADULT DAY CARE
- BAKING/DONUT SALES
- BANKS
- CHILDCARE
- CLUBS
- CONVENIENCE STORES
- DELI
- DOG DAYCARE
- DOG GROOMING
- GROCERY
- HAIR & NAIL SALONS
- HARDWARE STORES
- HEALTHCARE
- SHIPPING SERVICES
- MEAT/SEAFOOD MARTS
- DENTAL, OPTICIANS
- PERSONAL FITNESS
- PHARMACY
- RESTAURANT
- RETAIL SERVICES
- SCHOOLS
- VETERINARY SERVICES



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FOR SALE

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BIRDSEYE

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FOR SALE



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TRADE AREA

363-365 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146

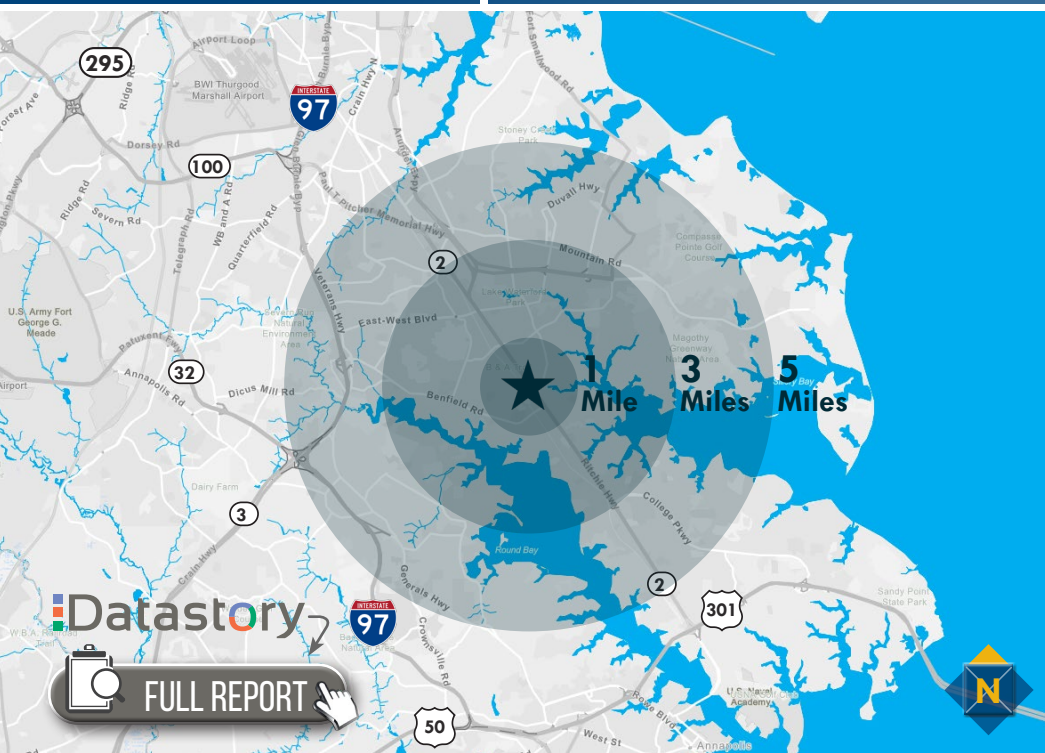


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LOCATION / DEMOGRAPHICS (2021)

365 RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



RESIDENTIAL POPULATION

8,283

1 MILE

50,864

3 MILES

138,519

5 MILES

NUMBER OF HOUSEHOLDS

2,726

1 MILE

17,935

3 MILES

49,214

5 MILES

AVERAGE HH SIZE

2.98

1 MILE

2.82

3 MILES

2.80

5 MILES

MEDIAN AGE

45.3

1 MILE

45.1

3 MILES

41.7

5 MILES

AVERAGE HH INCOME

\$183,933

1 MILE

\$171,010

3 MILES

\$144,544

5 MILES

EDUCATION (COLLEGE+)

82.4%

1 MILE

78.1%

3 MILES

70.6%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.1%

1 MILE

95.7%

3 MILES

95.2%

5 MILES

DAYTIME POPULATION

8,729

1 MILE

46,276

3 MILES

124,110

5 MILES

56%

SAVVY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

LEARN MORE

14%

TOP TIER

2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84

AVERAGE HH SIZE

47.3

MEDIAN AGE

\$173,200

MEDIAN HH INCOME

LEARN MORE

11%

EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50

AVERAGE HH SIZE

51.0

MEDIAN AGE

\$103,400

MEDIAN HH INCOME

LEARN MORE

9%

PLEASANTVILLE

2 MILES

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.

2.88

AVERAGE HH SIZE

42.6

MEDIAN AGE

\$92,900

MEDIAN HH INCOME

LEARN MORE

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