



RETAIL PAD SITE

977 RITCHIE HIGHWAY | ARNOLD, MD 21012

FOR
SALE

HIGHLIGHTS:

- 3.38 acre site (total area)
- 1.15 acres approved for disturbance
- Approvals in hand for car wash use
- Pylon signage approved
- Nearly 300 ft. of frontage facing heavily trafficked Ritchie Hwy/Rt. 2 (62,250 cars/day)
- Adjacent to Anne Arundel Community College
- New **right in/right out** ingress/egress approved by State Highway Administration (SHA)
- Prime location on the “going home” side of road
- Short drive to Severna Park, Pasadena, Annapolis

LOT SIZE:

3.38 ACRES ±

TRAFFIC COUNT:

62,250 AADT (RITCHIE HWY/RT. 2)

ZONING:

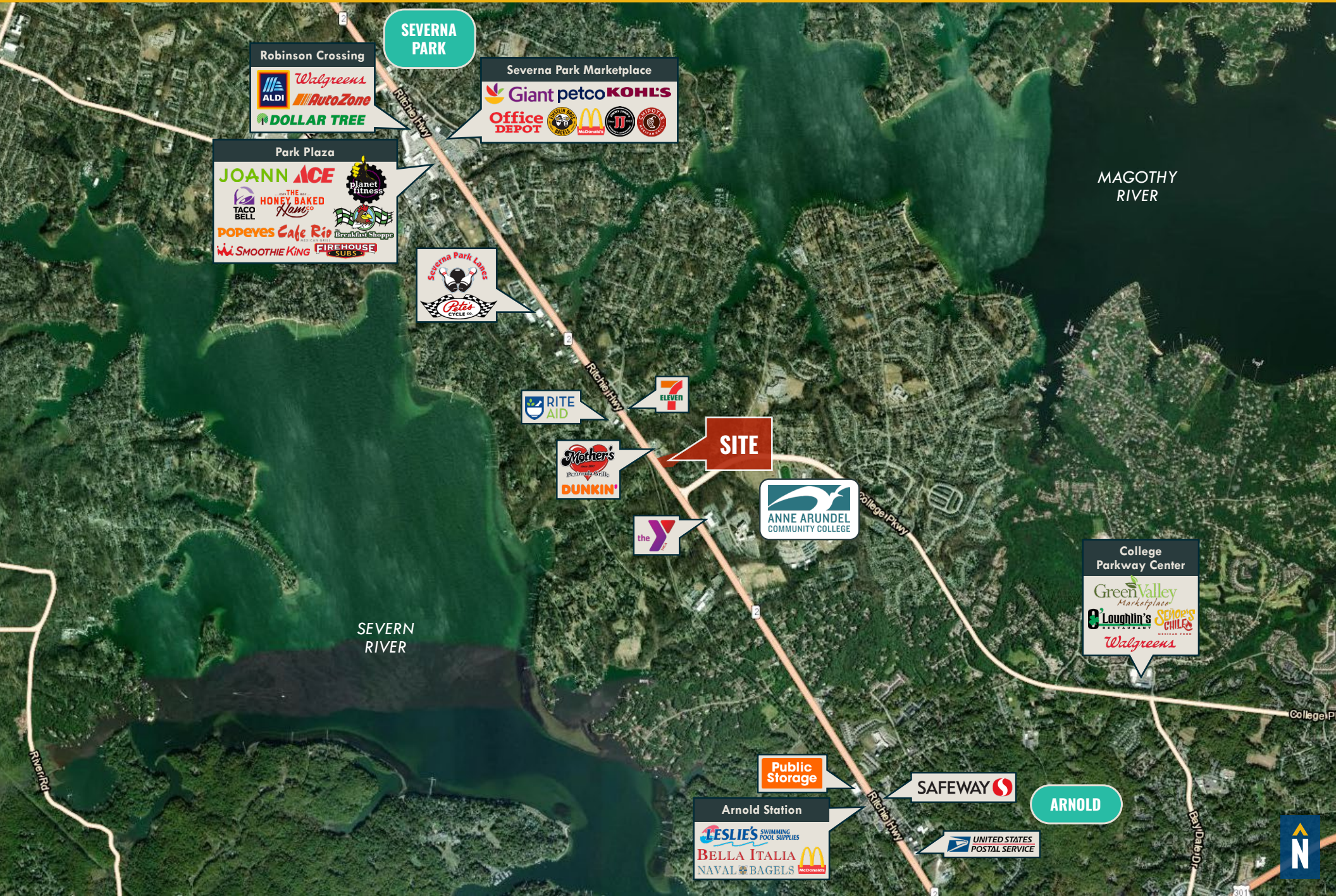
C3 (COMMERCIAL - GENERAL)
OS (OPEN SPACE)

SALE PRICE:

NEGOTIABLE



TRADE AREA



DEMOGRAPHICS

2023

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

RESIDENTIAL POPULATION



5,412

41,793

107,624

DAYTIME POPULATION



5,278

34,380

104,533

AVERAGE HOUSEHOLD INCOME



\$216,395

\$206,289

\$188,822

NUMBER OF HOUSEHOLDS



1,898

14,844

39,741

MEDIAN AGE

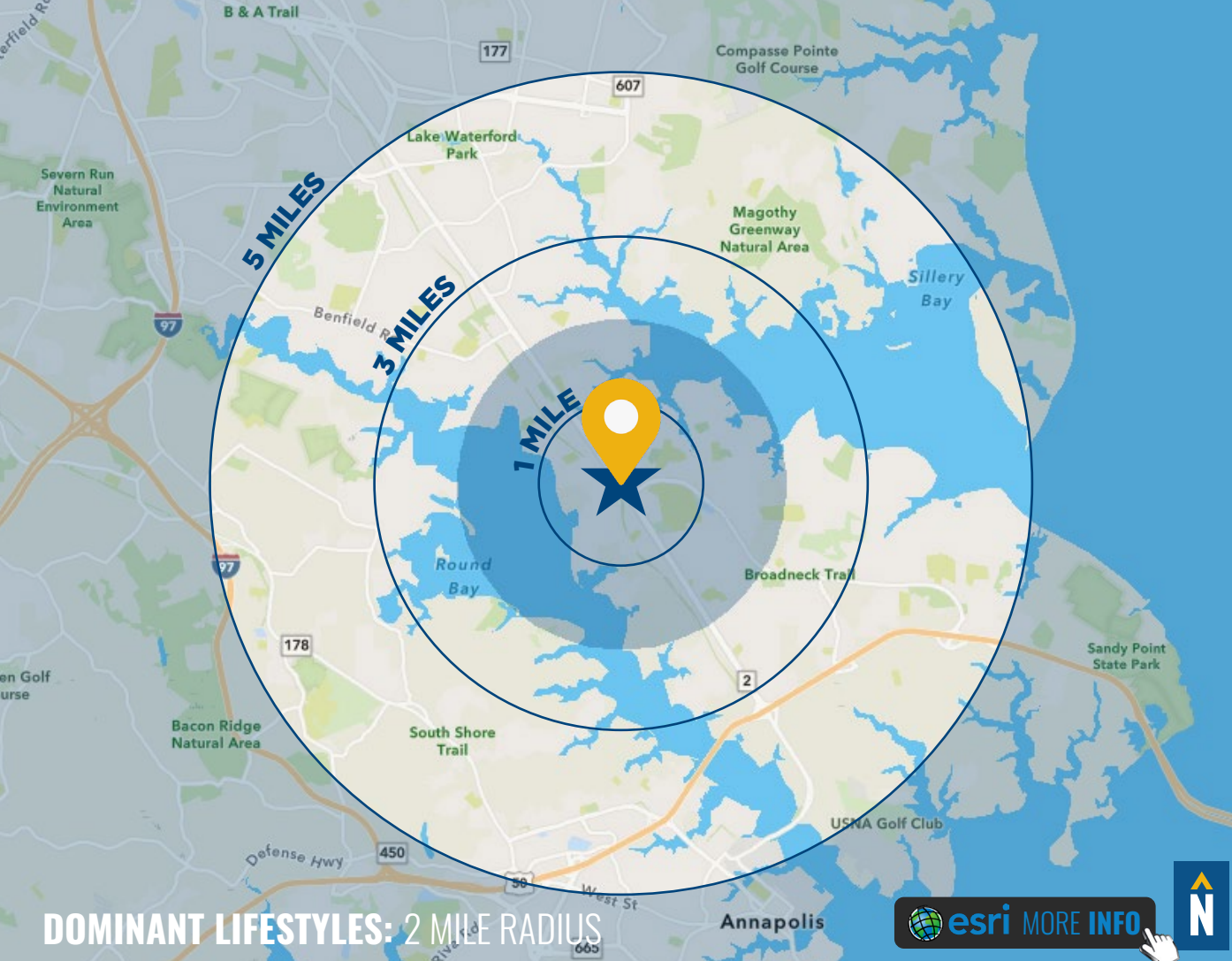


47.7

45.4

44.3

FULL DEMOS REPORT



37%

SAVVY
SUBURBANITES



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.

Median Age: **45.1**

Median Household Income: **\$108,700**

18%

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**

14%

TOP TIER



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.

Median Age: **47.3**

Median Household Income: **\$173,200**

FOR MORE INFO CONTACT:



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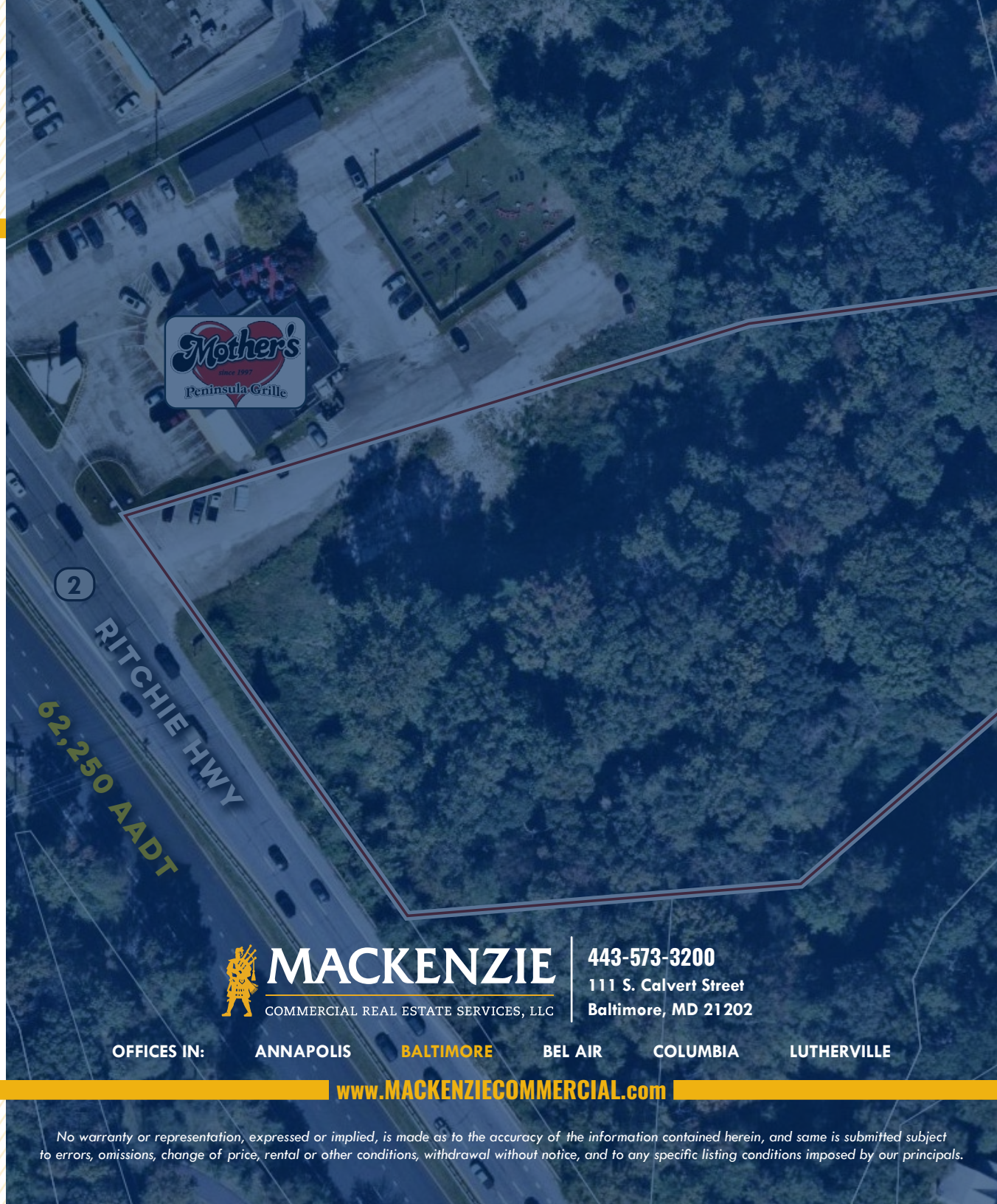


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RITCHIE HWY

62,250 AADT



MACKENZIE

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