

97 RITCHIE HWY  
PASADENA, MD 21122

FOR SALE

## Commercial Property - Redevelopment Opportunity High Visibility on RT-2 (Ritchie Hwy)

- ± 2.66 acres - **Zoned C3**
- ± 1,269 sf utility building (shell condition) - 12'x14' roll-up door
- 2 oversized separate gravel entrance driveways
- **Easy access** to Annapolis, Baltimore, and BWI
- 0.5 miles from Rt-10, 1 mile from Rt-100, 10 miles from I-695
- Permitted uses under C3 - General Commercial:  
Adult day care, automobile (oil change and related services), recreational facilities, hardware stores, offices, religious facilities, restaurants, veterinary clinics, self-service storage, and more
- On-site Well & Septic not connected
- **Asking price: \$3,995,000**



**LISA POREMSKI**  
Commercial Salesperson  
**410-881-3355**  
lporemski@friendre.com



**Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com**  
8436 Veterans Hwy, Millersville, MD 21108

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### Demographics

|                   | 1 mile | 3 miles |
|-------------------|--------|---------|
| Population        | 21.8k  | 115k    |
| Household Income  | \$142k | \$123k  |
| Median Age        | 39     | 40      |
| Daytime Employees | 17.2k  | 92.6k   |

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