

FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



RETAIL FOR LEASE

NEIGHBORING RETAILERS:



- AVAILABLE: 1,000 SF - 6,899 SF
- Located 1 mile south of the major crossroads of Jumpers Hole Road and Ritchie Highway serving Pasadena, Severna Park and South Glen Burnie
- Excellent ingress/egress via access to Ritchie Highway and Jumpers Hole Road
- Direct road connection to Creekstone Village - a community of 195 new townhomes, 349 new apartments, and 218 additional apartments under construction

OWNED & MANAGED BY:



Michael Patz
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443-632-2043

Ryan Minnehan
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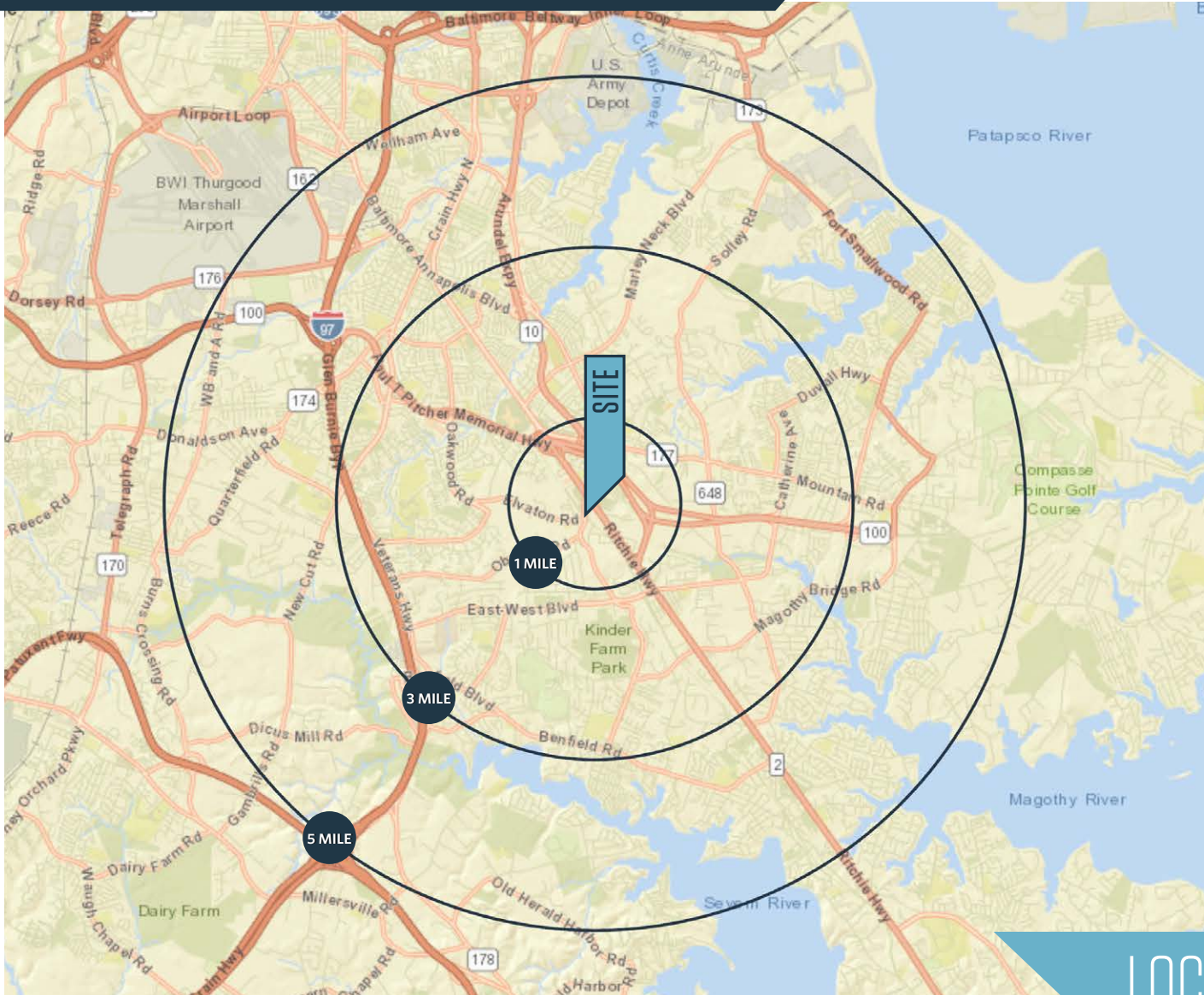
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AVAILABLE SPACE

1,000 SF - 6,899 SF

DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
6,095	91,668	184,131
Daytime Population		
4,026	24,466	64,816
Households		
2,539	33,626	67,682
Average HH Income		
\$90,226	\$116,943	\$123,858

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Ritchie Hwy. (Rt. 2)	20,752 ADT
Route 100	29,190 ADT

LOCATION & DEMOGRAPHICS

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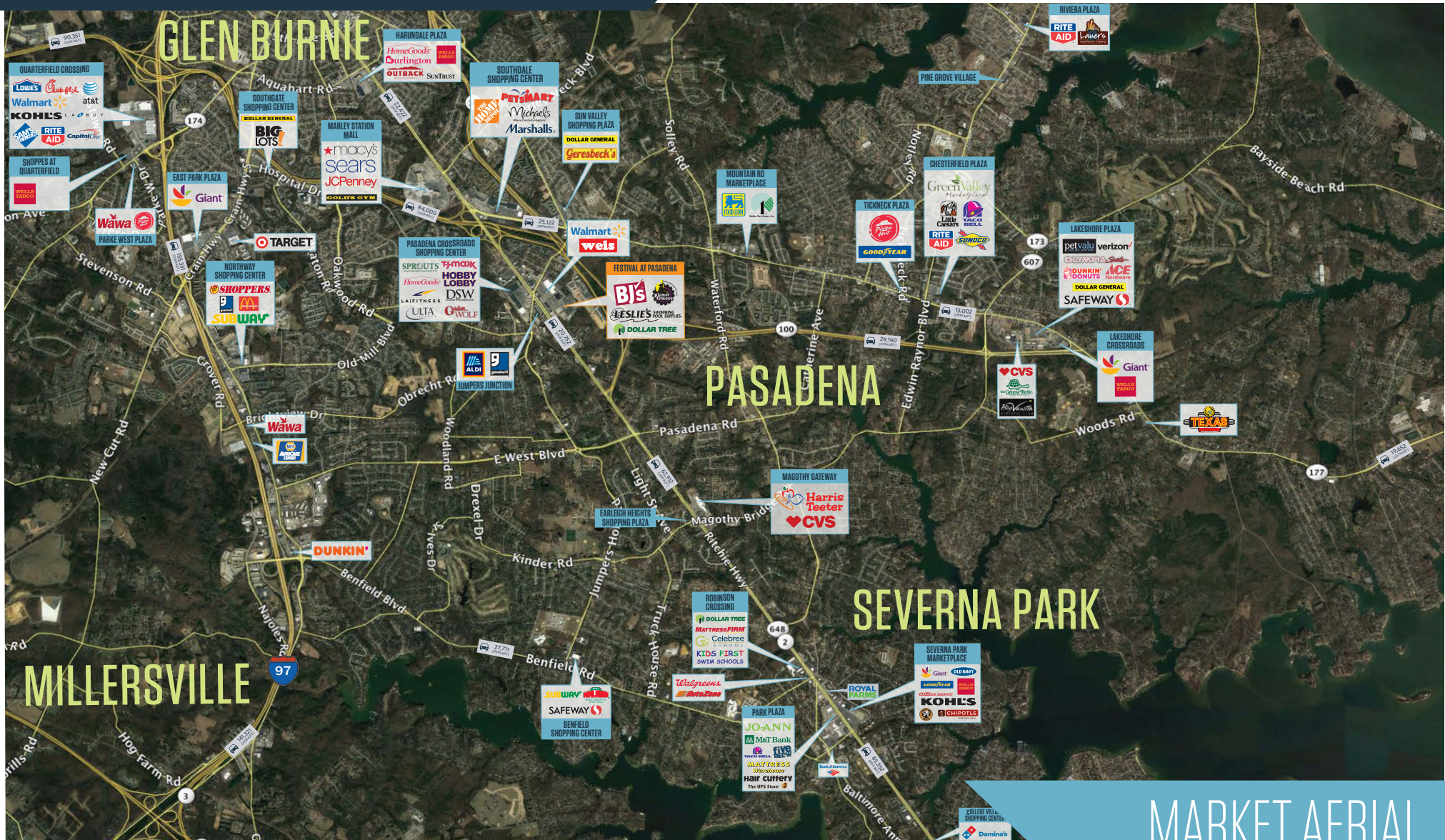
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MARKET AERIAL

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ROUTE 2 - RITCHIE HIGHWAY



SPACE	TENANT	SIZE
8131-A	AT&T	2,494
8131-B	LESLIE'S POOL SUPPLY	5,430
8131-C	TOTAL ATHLETE	950
8131-D	AVAILABLE	6,899
8131-E1	PARTNERS IN CARE	2,460
8131-E2	PHYSIOTHERAPY ASSOC.	3,420
8131-F	BAY REGION COUNSELING.	2,060
8131-G	PERFORMANCE CONSULTING	1,338
8131-H	STATE FARM INSURANCE	954
8131-I	BARTLINSKI CHIROPRACTIC	2,732
8131-J	GARY S. BARKER, DMD	1,400
8131-K	MASSAGE CONNECTIONS	960
8131-L	LOBBY	727
8139	BJ'S WHOLESALE CLUB	119,330 SF
8141-A	AVAILABLE	2,000 SF
8141-C	AVAILABLE	1,000 SF
8141-D	HAIR SALON	1,000 SF
8141-E	JACKSON HEWITT TAX	1,000 SF
8145	PLANET FITNESS	23,930 SF
8149-A	AVAILABLE	3,783 SF
8149-B	MASSAGE CRYSTAL	1,955 SF
8149-C	PIZZA HUT	1,700 SF
8149-D	GRAND RITCHIE LIQUOR	3,421 SF
8151-C	PARTNERS IN CARE	11,180 SF
8151-D	PARTNERS IN CARE	3,298 SF
8151-E	EAST WEST BISTRO	3,500 SF
8155-A	BOOST MOBILE	1,127 SF
8155-B	US FOOT & ANKLE	3,381 SF
8155-D	AVAILABLE	1,490 SF
8155-E	AVAILABLE	1,134 SF
8155-F	NAILS PRO	1,475 SF
8157	DOLLAR TREE	10,384 SF
8159-A	BONCHON	2,412 SF
8159-B	EASTWOOD AUTO	3,620 SF

SITE PLAN

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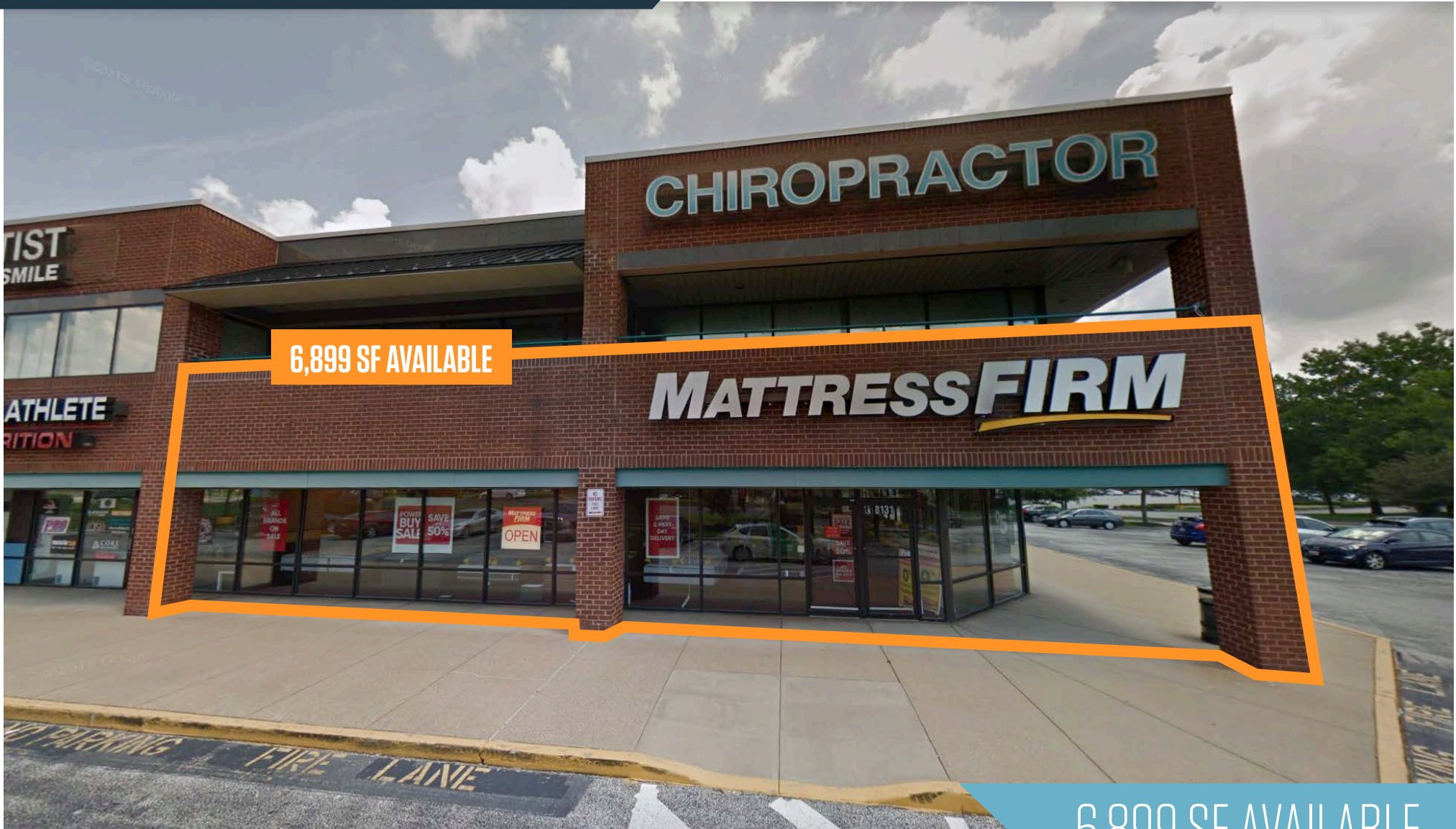
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For More Information, Please Contact:

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