

650 BUILDING



650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146

**OFFERING SUMMARY**

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	845 - 1,289 SF
Zoning:	C2
Traffic Count:	64,689
Total Population:	6,292
Median Income:	\$134,140
Parking:	40

PROPERTY OVERVIEW

An office building conveniently located at the intersection of Ritchie Hwy and Cypress Creek in Severna Park, Maryland. Minutes from Annapolis, Whole Foods, Trader Joe's, and other retail centers with national tenants. The area has a good mix of office, retail, and residential property.

PROPERTY HIGHLIGHTS

- Move-in ready suites
- Renovation of lobby, entrance, hallways, interior lighting, office suite doors, and second and third floor restrooms
- Tenants ample free parking

FOR MORE INFORMATION, CONTACT

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OFFICE/MEDICAL BUILDING | FOR LEASE

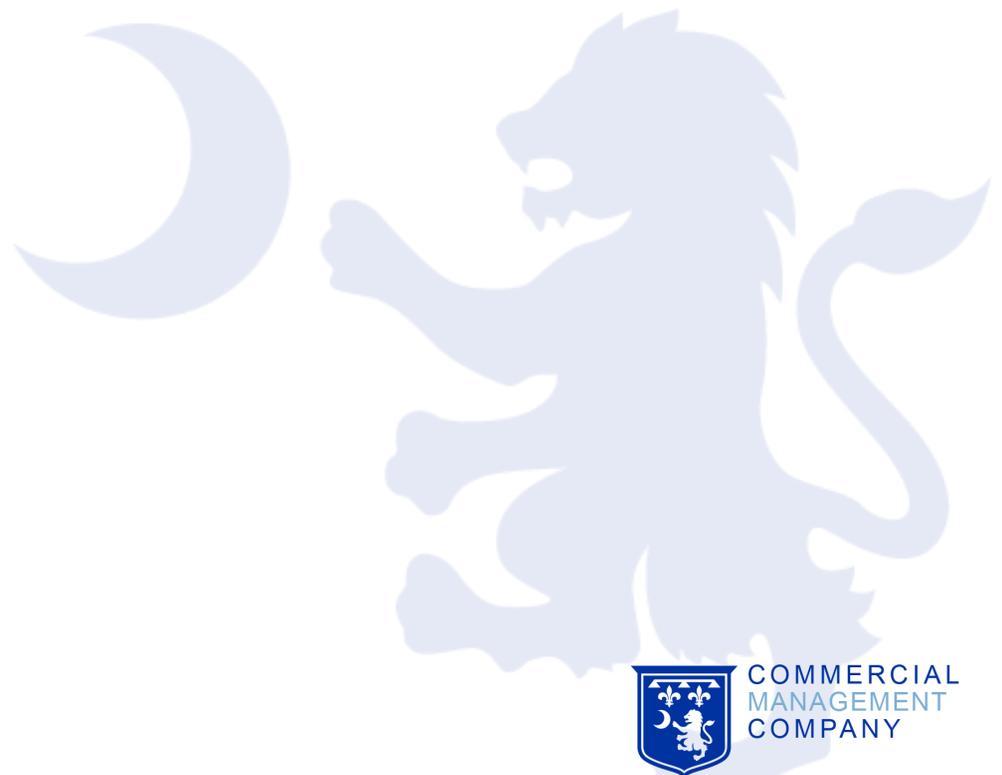
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LEASE SPACES - 650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	845 SF	Modified Gross	\$23.00 SF/yr
Suite 305	Available	1,289 SF	Modified Gross	\$23.00 SF/yr
Suite 306	Available	886 SF	Modified Gross	\$23.00 SF/yr



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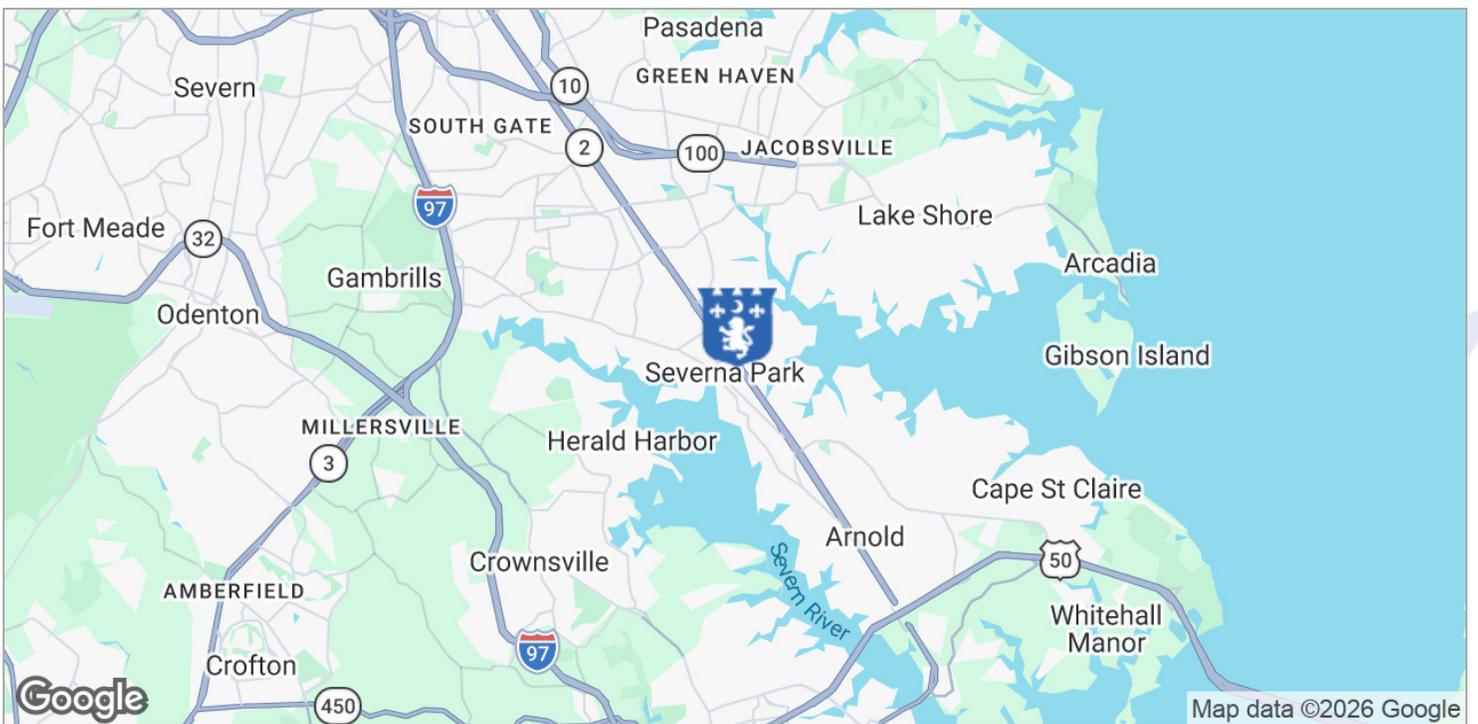
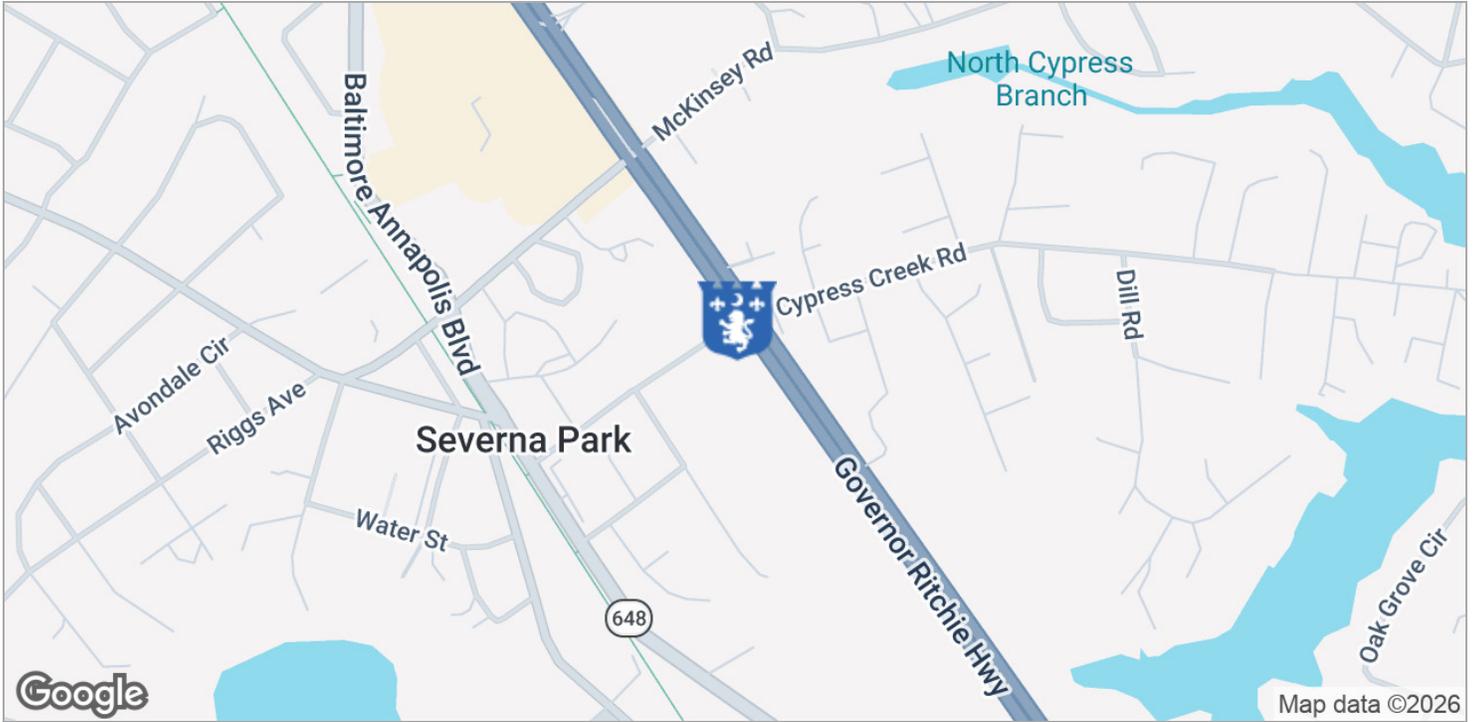


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LOCATION MAPS - 650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



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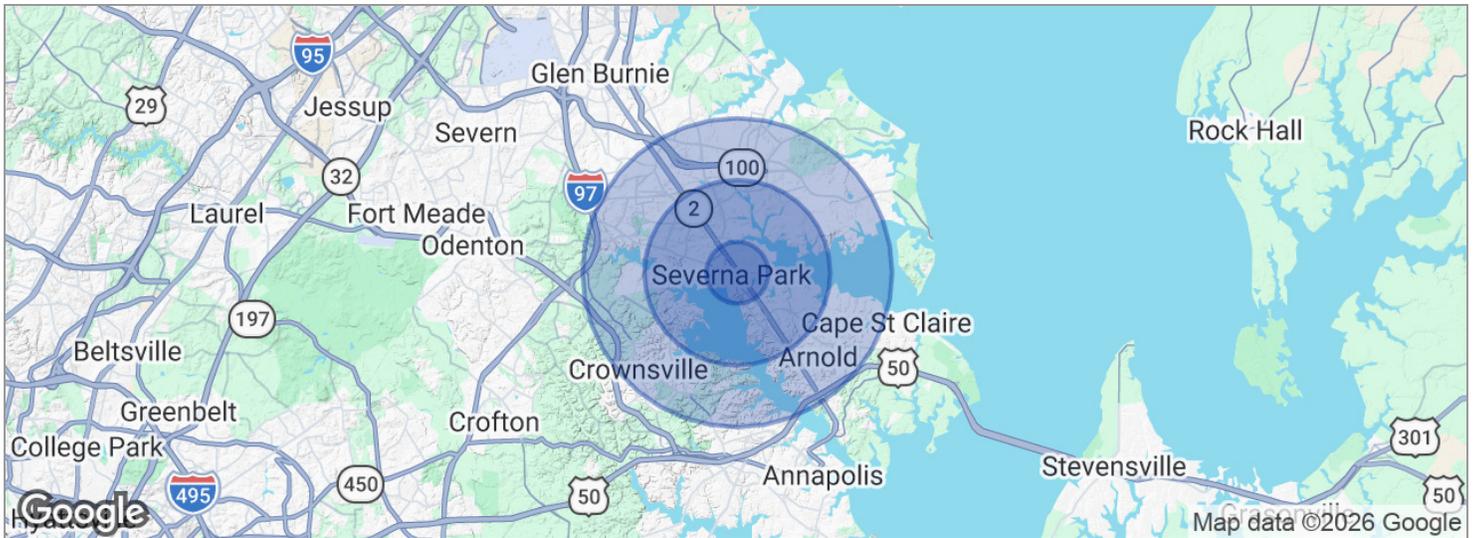


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DEMOGRAPHICS MAP - 650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,292	43,705	111,531
Median age	43.9	43.3	41.8
Median age (male)	42.3	42.3	40.9
Median age (Female)	45.5	44.0	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,335	15,880	41,102
# of persons per HH	2.7	2.8	2.7
Average HH income	\$134,140	\$125,412	\$120,525
Average house value	\$619,172	\$571,250	\$539,883

* Demographic data derived from 2020 ACS - US Census

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