FOR SALE / LEASE

1300 RITCHIE HWY, ARNOLD, MD 21012

HYATT COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

Value-Add or Redevelopment Opportunity

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LOCATION DESCRIPTION

1300 Ritchie Hwy is positioned along a major roadway connecting Annapolis to the north eastern portion of Anne Arundel County. What once served as the only thoroughfare connecting Solomons Island up to Baltimore, the immediate area has now converted to a thriving neighborhood community, equip with a community college, national brands and some of the highest valued real estate in Anne Arundel County.

HIGHLIGHTS

- 1,200 SF Turn-key medical office suite
- Abundant parking near every suite entrance
- Secluded layout provides maximum privacy
- 8.17 acres with access to Ritchie Hwy and backs up to B&A Blvd
- Currently zoned R-1 with non-conforming use for Medical Office

OFFERING

HYATT COMMERCIAL REAL ESTATE BROKER THE RELIABLE GROUP

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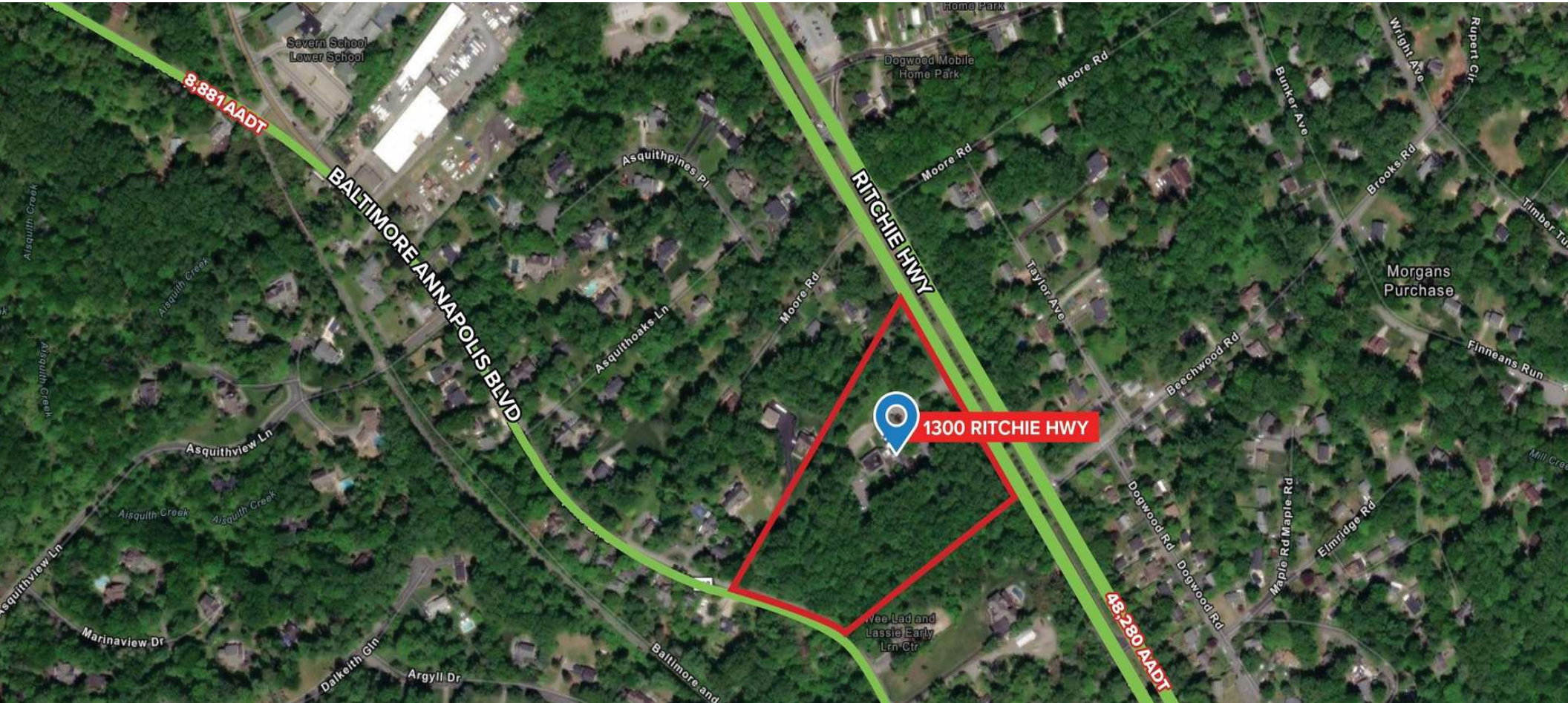
OFFICE SPACE

Building Size	11,872 SF
Land Size	8.17 AC
Price	$4,000,000 / $15.00 SF/yr (NNN)

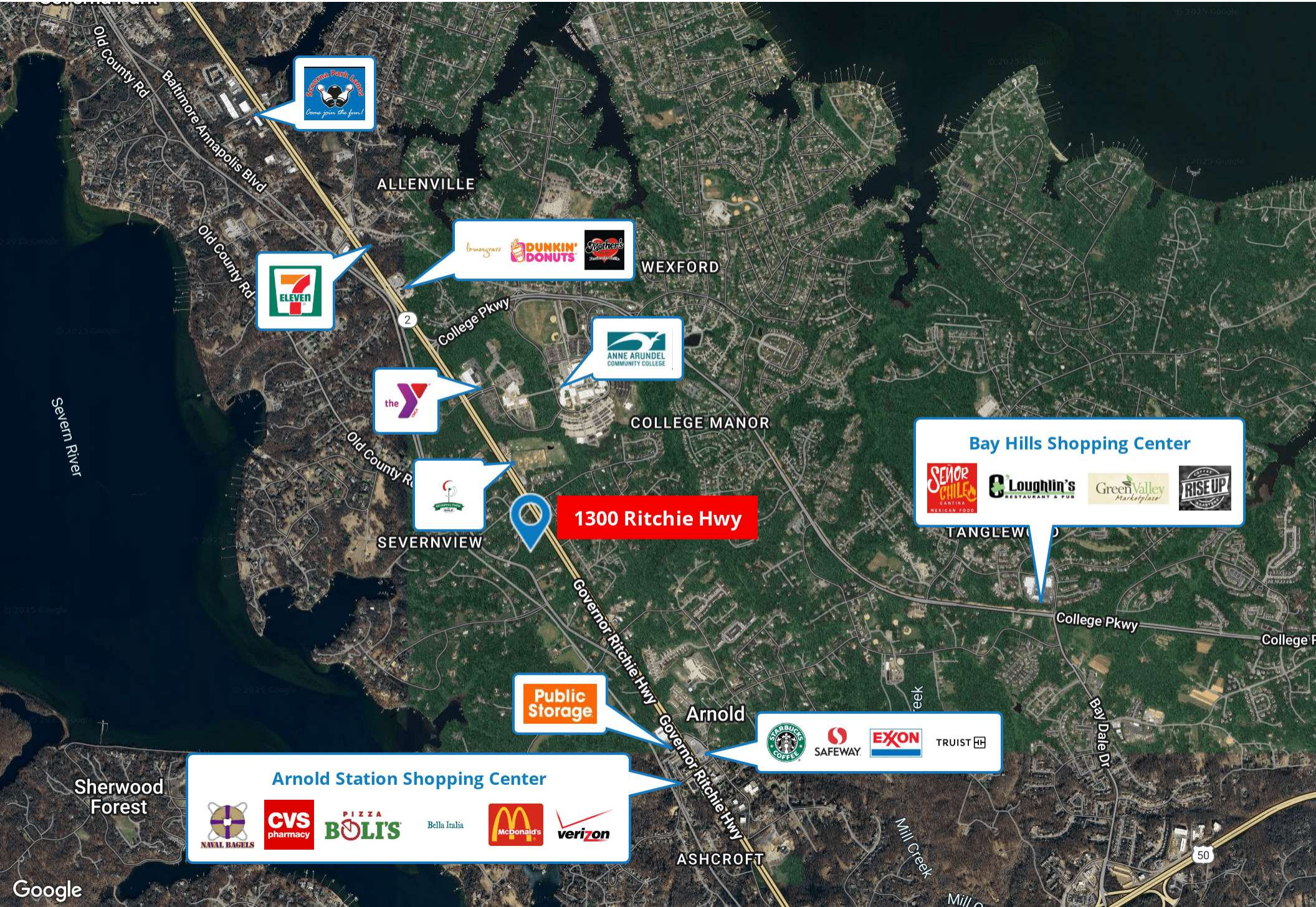
SPACES	SPACE SIZE
1300 Ritchie Hwy - Suite B	1,200 SF



ADDITIONAL PHOTOS

SUITE B INTERIOR PHOTOS

RETAILER MAP



DEMOGRAPHICS

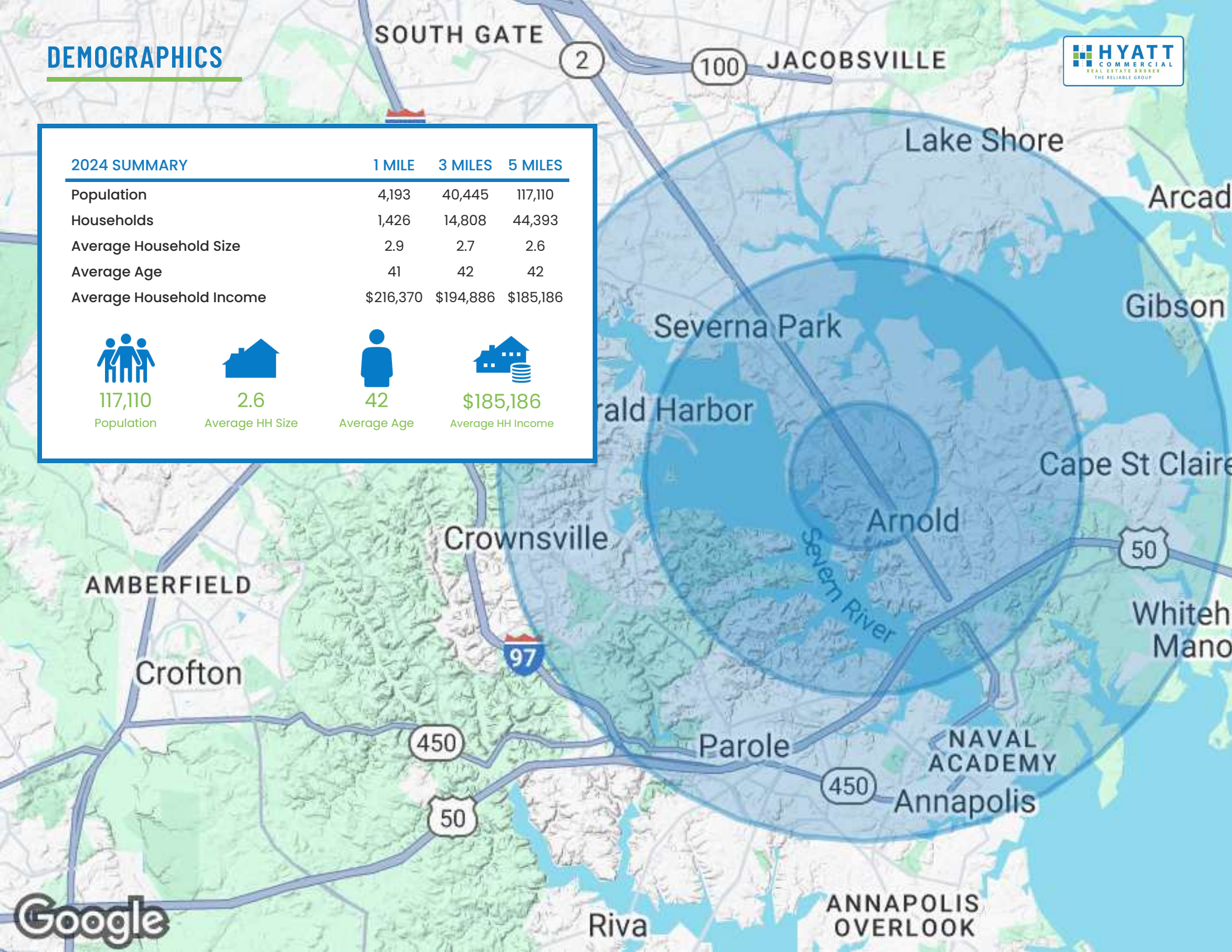
2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,193	40,445	117,110
Households	1,426	14,808	44,393
Average Household Size	2.9	2.7	2.6
Average Age	41	42	42
Average Household Income	$216,370	$194,886	$185,186

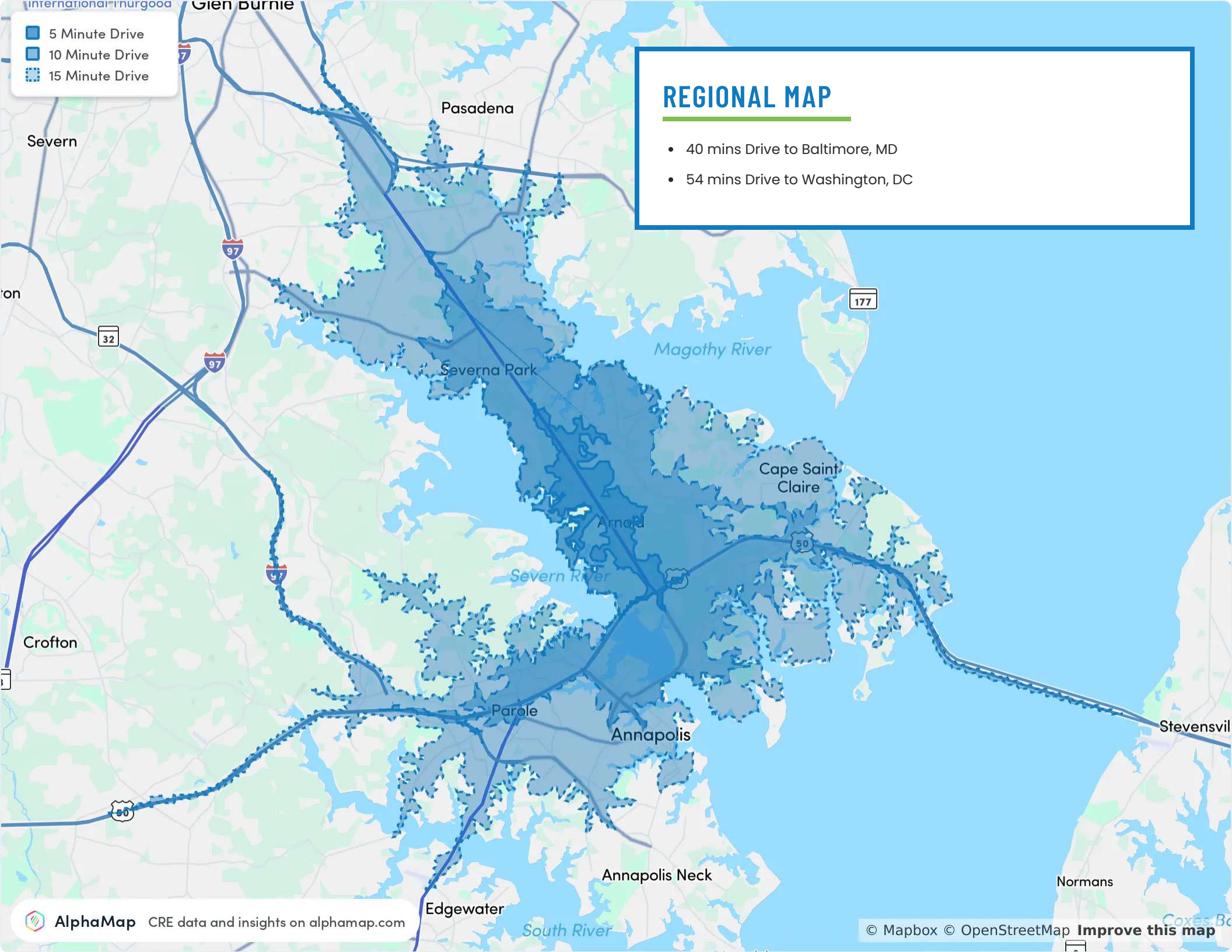
117,110
Population

2.6
Average HH Size

42
Average Age

$185,186
Average HH Income




5 Minute Drive
10 Minute Drive
15 Minute Drive
REGIONAL MAP
40 mins Drive to Baltimore, MD
54 mins Drive to Washington, DC
Glen Burnie
Pasadena
Severn
Severna Park
Magothy River
Cape Saint Claire
Arnold
Severn River
Crofton
Parole
Annapolis
Annapolis Neck
Edgewater
South River
Normans
Stevensvil
97
32
177
50
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