

101 RITCHIE HWY,
PASADENA, MD 21122

- 4 Acres
- 200' Frontage
- Zoned C3



FOR SALE

Commercial Property -Redevelopment Opportunity

High Visibility on RT-2 (Ritchie Hwy)

- 2 Buildings on ± 4 acres - **Zoned C3**
- 200' frontage – 2 entrance driveways off Ritchie Highway
- **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, business complex, restaurants, veterinary clinics, self-service storage, and more

- One building is connected to well & septic
- **Asking price: \$4,000,000**

LISA POREMSKI

Commercial Salesperson

410-881-3355

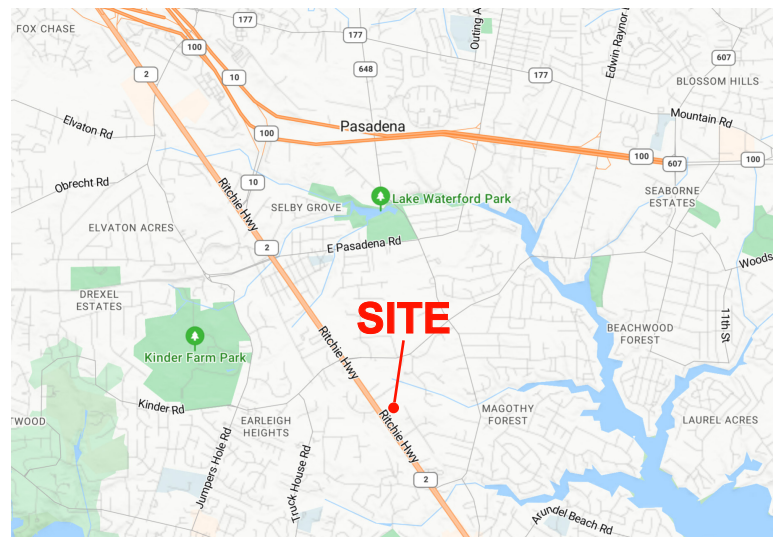
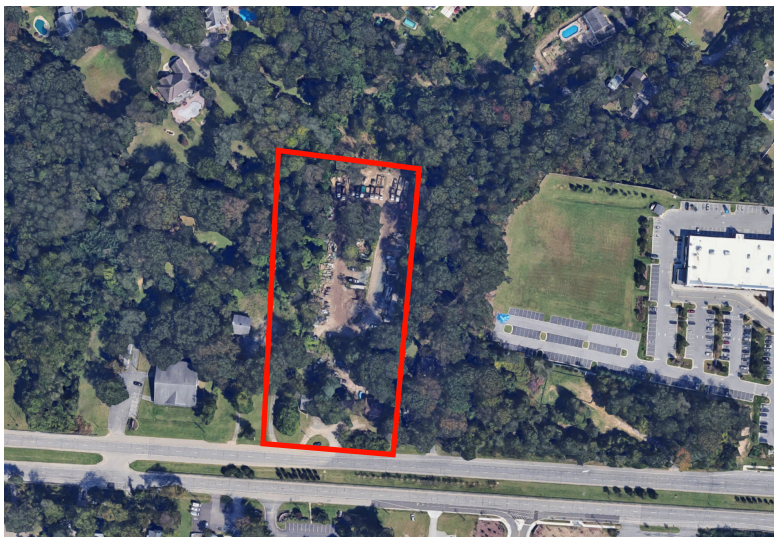
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LYNN DULIN, CCIM

Associate Broker

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8436 Veterans Hwy, Millersville, MD 21108

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SITE



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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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