

RIVER REACH OFFICE BUILDING



EXECUTIVE SUMMARY - 760-790 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	1,600 SF
Building Size:	50,505 SF
Zoning:	C2
Traffic Count:	56,581
Total Population:	6,286
Median Income:	\$134,683
Parking:	100
Renovated:	2015

LOCATION OVERVIEW

Newly renovated contemporary style office complex conveniently located minutes from Annapolis, Maryland. The building has four wings that overlooks landscaped courtyard. Conveniently located 1/2 way between Baltimore and Annapolis.

PROPERTY HIGHLIGHTS

- Contemporary styled office complex with beautiful courtyard setting.
- Focuses on the Wellness community located minutes from Annapolis.
- Independent office condos.
- Abundant free parking.
- Locally popular destinations: Café Mezzanotte, Smart Fit Kids and BayCove Family & Cosmetic Dentistry.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite W25	\$23.00 SF/yr	1,600 SF

FOR MORE INFORMATION, CONTACT

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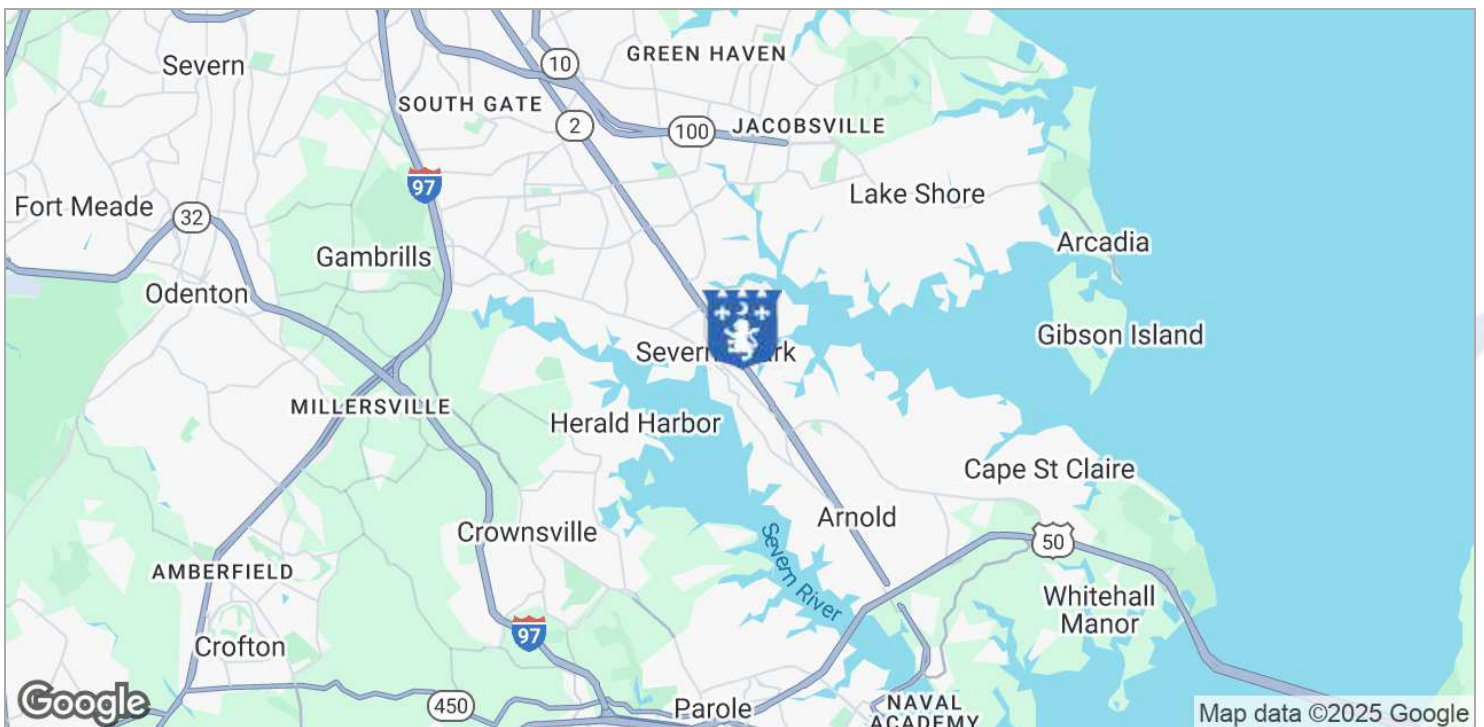
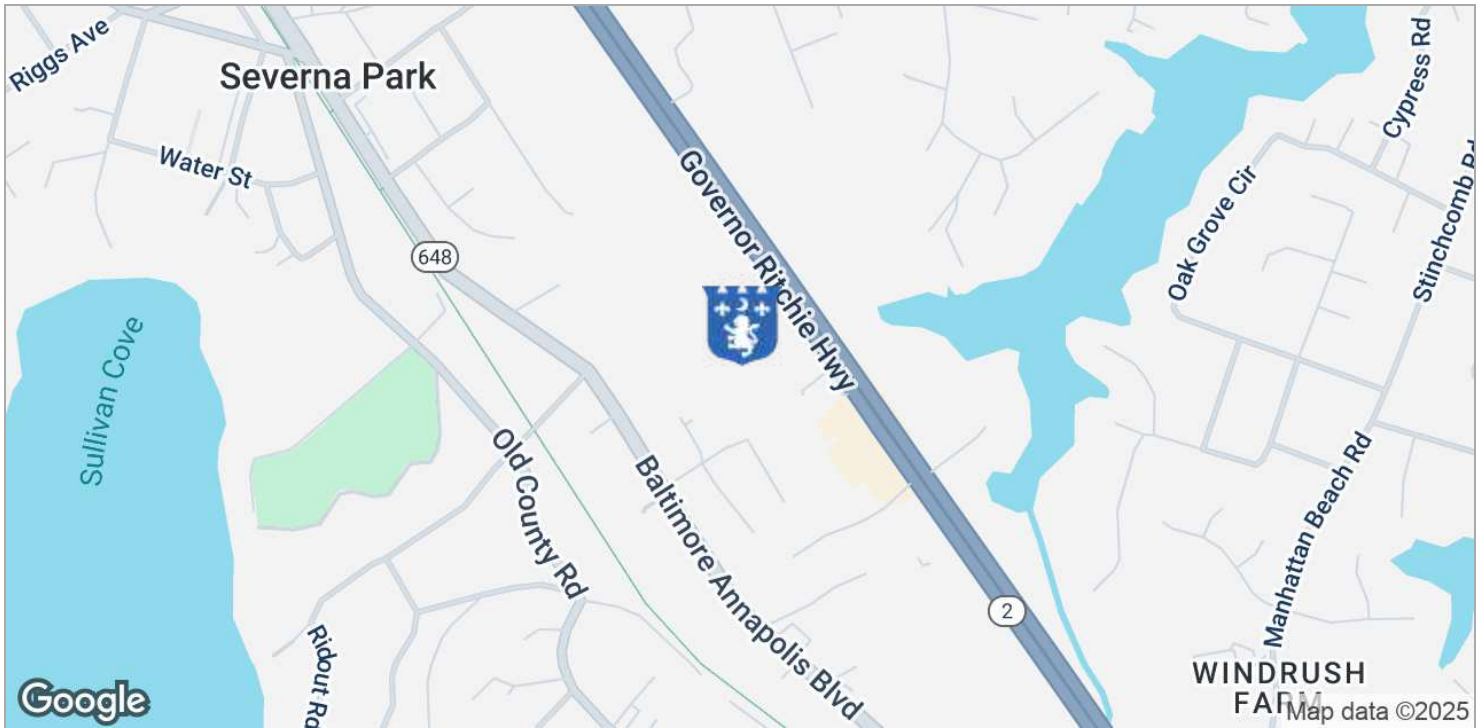
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RETAIL/OFFICE/MEDICAL BUILDING | FOR LEASE

RIVER REACH OFFICE BUILDING



LOCATION MAPS - 760-790 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



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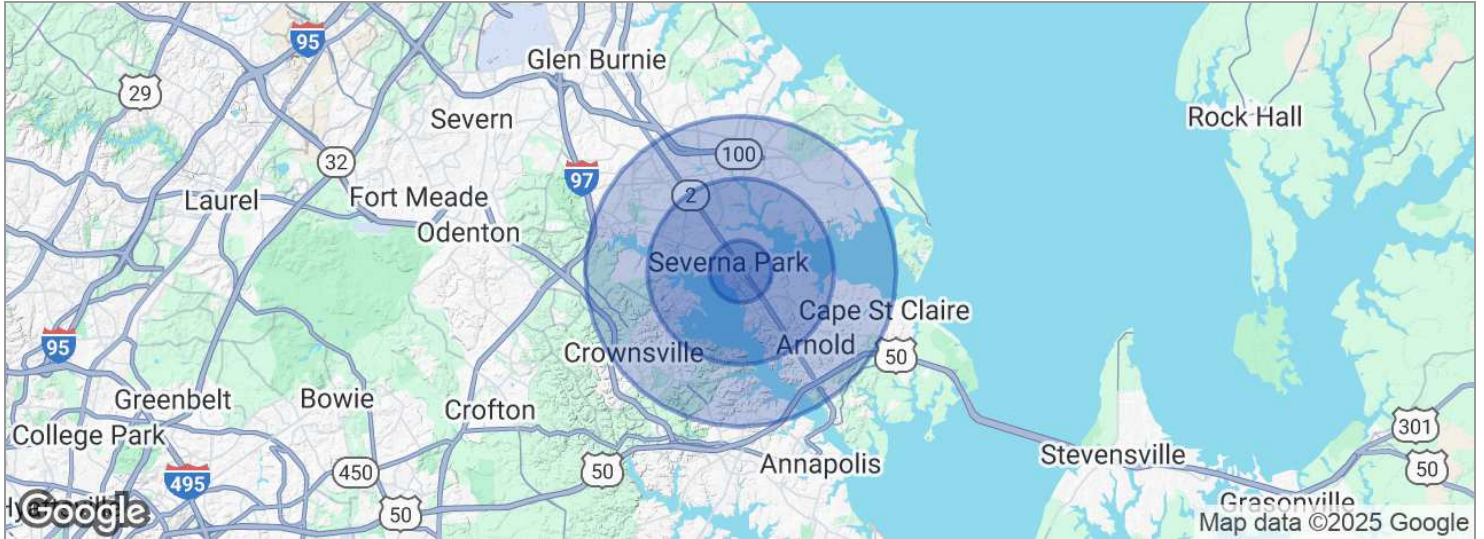


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DEMOGRAPHICS MAP - 760-790 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,286	43,358	107,040
Median age	44.0	43.2	42.1
Median age (male)	42.4	42.1	41.1
Median age (Female)	45.5	43.9	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,337	15,720	39,858
# of persons per HH	2.7	2.8	2.7
Average HH income	\$134,683	\$126,036	\$120,994
Average house value	\$620,472	\$570,427	\$552,533

* Demographic data derived from 2020 ACS - US Census

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