

Retail Space Available

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Ideal Coffee, Ice Cream or Juice Shop



PYLON SIGNAGE AVAILABLE W/ LED ADVERTISING

Full Access South & Northbound

56,356 Cars per Day

RITCHIE HWY. S.

RITCHIE HWY. N.

SEVERNA PARK MARKET CENTER

**485-487 RITCHIE HWY.
SEVERNA PARK, MD**

PREMIER SEVERNA PARK COMMUNITY SHOPPING CENTER

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Property Features

- Multiple Space Sizes Available
- Competitively Priced
- New Parking Plan/Layout Recently Completed
- Located in upscale mixed-use center
- Easy access both northbound & southbound Ritchie Hwy., in heart of Severna Park
- Highly visible (56k Cars/Day) along Ritchie Hwy w/ Pylon Signage & additional advertising on LED Board
- Valuable existing improvements in place

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**SEVERNA PARK
MARKET CENTER**

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Callouts for nearby businesses and locations:

- SEVERNA PARK MARKETPLACE**: Includes logos for Dunkin', Office Depot, M&T Bank, Firehouse Subs, and PLYCO.
- PARK PLAZA**: Includes logos for M&T Bank, Firehouse Subs, and noodles.
- ROYAL FARMS**
- Chick-fil-A**
- STARBUCKS COFFEE**
- DONUT SHACK**
- verizon wireless**
- Walgreens**
- ROBINSON CROSSING**: Includes logos for Food Lion, Sherwin Williams, Dollar Tree, Massage Envy SPA, and Kids First Swim Schools.

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Traffic Count Report

Severna Park Market Center

Severna Park Market Center has 20% more VPD than Ritchie Highway locations in Severna Park south of Robinson Road



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Governor Ritchie Hwy	Town Neck Rd	0.17 NW	2012	56,356	MPSI	.12
2 Ritchie Hwy	Town Neck Rd	0.17 NW	2016	56,220	MPSI	.12
3 Robinson Rd	Ritchie Hwy	0.02 SW	2016	15,650	MPSI	.18
4 Robinson Rd	Ritchie Hwy	0.03 NE	2016	9,590	MPSI	.19
5 Asbury Dr	Old Annapolis Blvd	0.10 NW	2012	15,629	MPSI	.21
6 Baltimore Annapolis Hwy		0.00	2016	15,512	MPSI	.28
7 Old Annapolis Rd	Kimberly Ct	0.02 S	2016	9,762	MPSI	.31
8 Arundel Beach Rd	Leelyn Dr	0.04 NE	2012	3,011	AADT	.35
9 Berrywood Dr	Harwin Dr	0.04 NW	2016	755	MPSI	.42
10 Governor Ritchie Hwy	Haas Ct	0.07 NW	2012	45,920	MPSI	.43



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