

HIGHLY VISIBLE RETAIL SPACE AVAILABLE FOR LEASE (RT. 2 - SEVERNA PARK)





Property Highlights:

- 1,000 SF - 4,666 SF +/- available for lease
- Rent: \$26.50/psf + NNN
- Frontage along Ritchie Hwy (57,000 +/- vehicles per day)
- 2 points of ingress/egress: Ritchie Hwy. and Whites Rd.
- Adjacent to signalized and highly trafficked intersection of Ritchie Hwy. and Whites Rd./ Baltimore Annapolis Blvd.

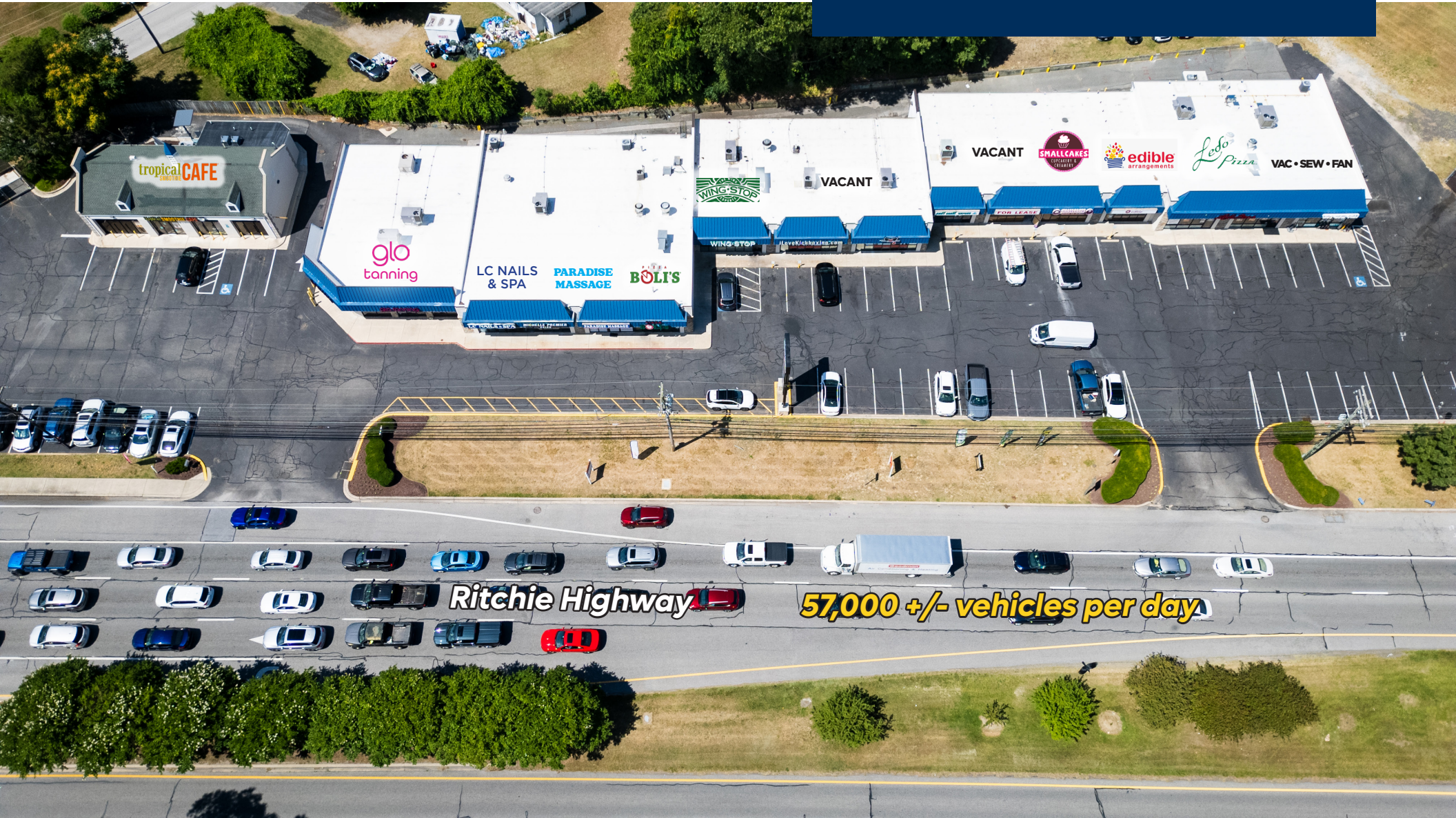


**SPACE AVAILABLE :
2,666 SF +/- FORMER FITNESS SPACE**

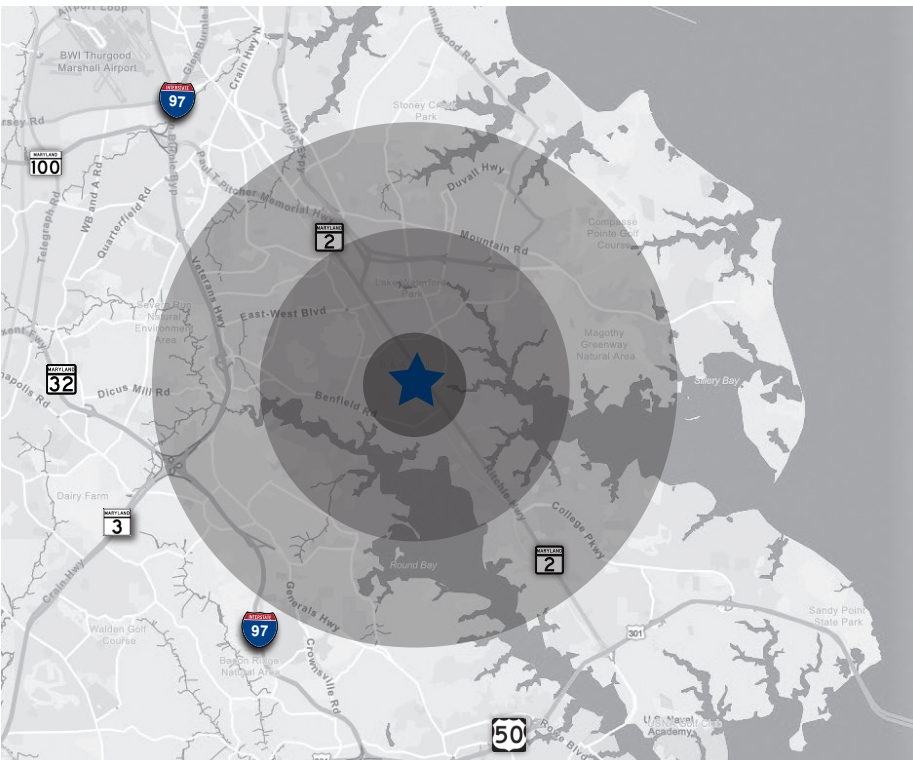


**1,000-2,000 SF +/- AVAILABLE
(DO NOT DISTURB TENANT)**









| RESIDENTIAL POPULATION | NUMBER OF HOUSEHOLDS | AVERAGE HH SIZE | MEDIAN AGE |
|------------------------|----------------------|-------------------------------------|--------------------|
| 7,891 1 MILE | 2,582 1 MILE | 2.99 1 MILE | 44.7 1 MILE |
| 50,816 3 MILES | 17,855 3 MILES | 2.83 3 MILES | 44.8 3 MILES |
| 138,686 5 MILES | 49,024 5 MILES | 2.81 5 MILES | 41.4 5 MILES |
| AVERAGE HH INCOME | EDUCATION (COLLEGE+) | EMPLOYMENT (AGE 16+ IN LABOR FORCE) | DAYTIME POPULATION |
| \$165,309 1 MILE | 82.2% 1 MILE | 97.7% 1 MILE | 8,631 1 MILE |
| \$155,512 3 MILES | 78.3% 3 MILES | 96.8% 3 MILES | 37,870 3 MILES |
| \$133,332 5 MILES | 70.4% 5 MILES | 96.4% 5 MILES | 105,433 5 MILES |



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