



OFFERING MEMORANDUM

FOR LEASE

5801 Ritchie Highway; Brooklyn, Md.



Front Elevation

"Treating Every Client Like Family and Every Property Like It's Our Own"



EXECUTIVE SUMMARY

This 3 story office building sits right on Ritchie Highway. The owner/landlord occupies the entire lower level as his dental practice. The entire 2nd and 3rd floor are warm/lit shells about 5,200 each. Total contiguous space of about 10,400 SF available with a minimum demisable of 2,600 SF (1/2 half of either floor). The building has tremendous visibility, is elevator served, has an abundance of windows, a spectacular lobby and beautiful elevator finishes. There's plenty of parking and easy and safe ingress and egress with a light controlled street corner. With the right offer, the landlord has agreed to contribute up to \$200,000 for the fit-out. This is a shell ready to be built-out to your specs. Landlord will not only contribute financially to the fit-out but will also contract the fit-out for you. Medical use would be ideal but the landlord may consider other options including any office or professional use such as banquet hall, barbershop, private clubs, computer goods, sales and services; conference centers; gift shop; department store; hair, cosmetic and nail salon; medical or dental stores and laboratories; optician; photography; place of worship; vet clinic; travel agency; tattoo parlor and body piercing salons; school; retail and religious facilities.

Lease rate is \$17.00/SF NNN with the NNN estimated at \$2.50/SF for 2023 making the cost to lease one half of one floor (about 2,600 SF) \$3,683/month.

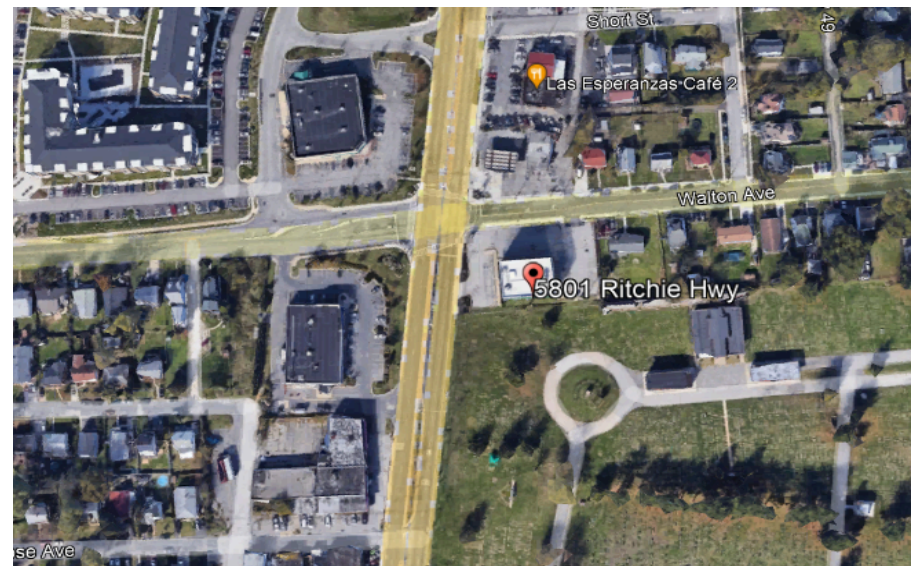
5801 RITCHIE HIGHWAY

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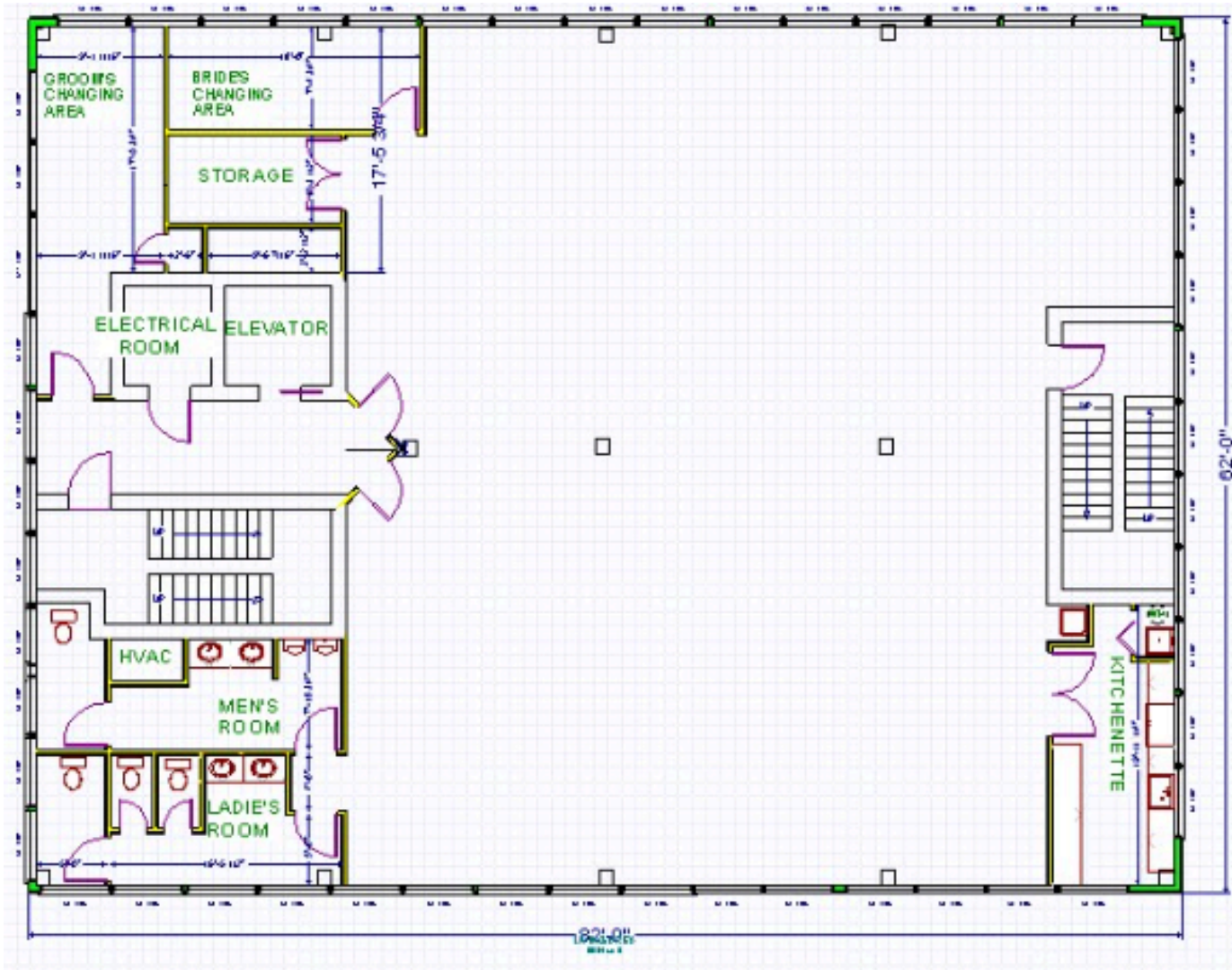
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Proposed Floor Plan

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DEMOGRAPHIC AND PROPERTY INFO

Population	2 mile	5 mile	10 mile
2010 Population	45,278	176,274	1,034,834
2022 Population	44,685	183,682	1,060,131
2027 Population Projection	45,093	185,651	1,061,239
Annual Growth 2010-2022	-0.1%	0.4%	0.2%
Annual Growth 2022-2027	0.2%	0.2%	0%
Median Age	37	37.7	37.8
Bachelor's Degree or Higher	14%	28%	30%
U.S. Armed Forces	190	745	6,036

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Households

	2 mile	5 mile	10 mile
2010 Households	16,912	70,385	401,160
2022 Households	16,669	73,197	409,101
2027 Household Projection	16,826	73,841	408,697
Annual Growth 2010-2022	0%	0.4%	0.3%
Annual Growth 2022-2027	0.2%	0.2%	0%
Owner Occupied Households	10,041	44,730	239,476
Renter Occupied Households	6,785	29,111	169,221
Avg Household Size	2.6	2.5	2.5
Avg Household Vehicles	2	2	1
Total Specified Consumer Spending (\$)	\$462.2M	\$2.3B	\$12.3B

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Population By Race

	2 mile	5 mile	10 mile
White	28,185	125,423	512,670
Black	12,603	44,162	458,107
American Indian/Alaskan Native	264	886	5,567
Asian	1,734	6,906	51,119
Hawaiian & Pacific Islander	40	231	1,218
Two or More Races	1,858	6,074	31,450
Hispanic Origin	4,793	16,275	72,213

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Income

	2 mile	5 mile	10 mile
Avg Household Income	\$74,912	\$97,677	\$91,472
Median Household Income	\$61,580	\$74,521	\$67,346
< \$25,000	3,254	11,778	79,082
\$25,000 - 50,000	3,594	12,951	79,492
\$50,000 - 75,000	2,969	12,118	66,550
\$75,000 - 100,000	2,908	10,103	48,301
\$100,000 - 125,000	1,595	8,205	41,759
\$125,000 - 150,000	948	5,106	26,095
\$150,000 - 200,000	812	5,673	31,303
\$200,000+	589	7,263	36,519

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Consumer Spending Details

2022 2027

Radius	2 mile			5 mile			10 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$26,681,877	\$1,601	\$597	\$123,941,509	\$1,693	\$675	\$685,133,981	\$1,675	\$646
Entertainment, Hobbies & P...	\$72,332,465	\$4,339	\$1,619	\$356,451,171	\$4,870	\$1,941	\$1,905,667,743	\$4,658	\$1,798
Food & Alcohol	\$128,544,439	\$7,712	\$2,877	\$618,701,287	\$8,453	\$3,368	\$3,272,971,668	\$8,000	\$3,087
Household	\$73,210,392	\$4,392	\$1,638	\$382,724,324	\$5,229	\$2,084	\$2,072,222,511	\$5,065	\$1,955
Transportation & Maintenance	\$115,805,781	\$6,947	\$2,592	\$564,797,515	\$7,716	\$3,075	\$2,980,843,238	\$7,286	\$2,812
Health Care	\$22,003,984	\$1,320	\$492	\$106,569,486	\$1,456	\$580	\$555,972,465	\$1,359	\$524
Education & Daycare	\$23,626,687	\$1,417	\$529	\$146,370,650	\$2,000	\$797	\$784,200,422	\$1,917	\$740
Total Specified Consumer S...	\$462,205,625	\$27,728	\$10,344	\$2,299,555,942	\$31,416	\$12,519	\$12,257,012,028	\$29,961	\$11,562



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**COMMERCIAL AND RESIDENTIAL REAL ESTATE
 BUSINESS BROKERING**

"TREATING EVERY CLIENT LIKE FAMILY AND EVERY PROPERTY OR BUSINESS LIKE IT'S OUR OWN"

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