



SEVERN COMMERCE CENTER

1244 RITCHIE HIGHWAY | ARNOLD, MARYLAND 21012

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

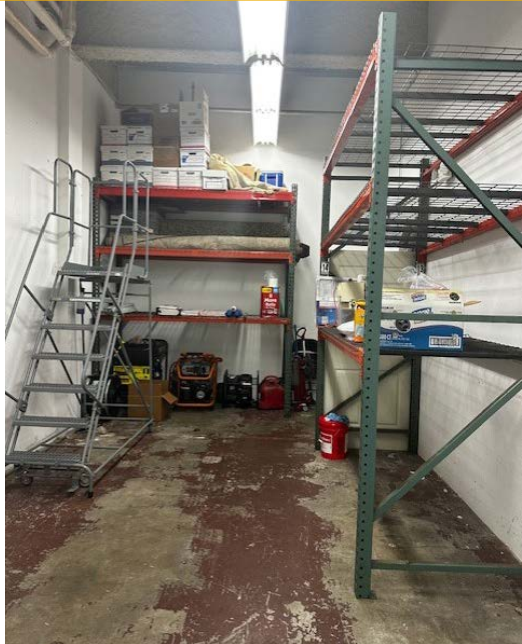
HIGHLIGHTS:

- Great location located on Ritchie Highway in Arnold, MD
- Easy access, just 10 minutes away from Annapolis and the Chesapeake Bay Bridge
- Electric heating and cooling
- 12' drive-in height
- Built out mostly office space
- Located on the lower level

AVAILABLE:	UNIT 14: 2,089 SF ±
BUILDING SIZE:	31,474 SF ±
YEAR BUILT:	1986
STORIES:	2 (UNIT ON LOWER LEVEL)
PARKING:	3.5/1,000 SF
ZONING:	W2
RENTAL RATE:	\$18.50/SF, MG
SALE PRICE:	\$495,000



INTERIOR PHOTOS



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,635

17,925

51,340

DAYTIME POPULATION



5,641

32,650

131,711

AVERAGE HOUSEHOLD INCOME



\$207,085

\$202,214

\$187,747

NUMBER OF HOUSEHOLDS



1,840

14,400

42,565

MEDIAN AGE

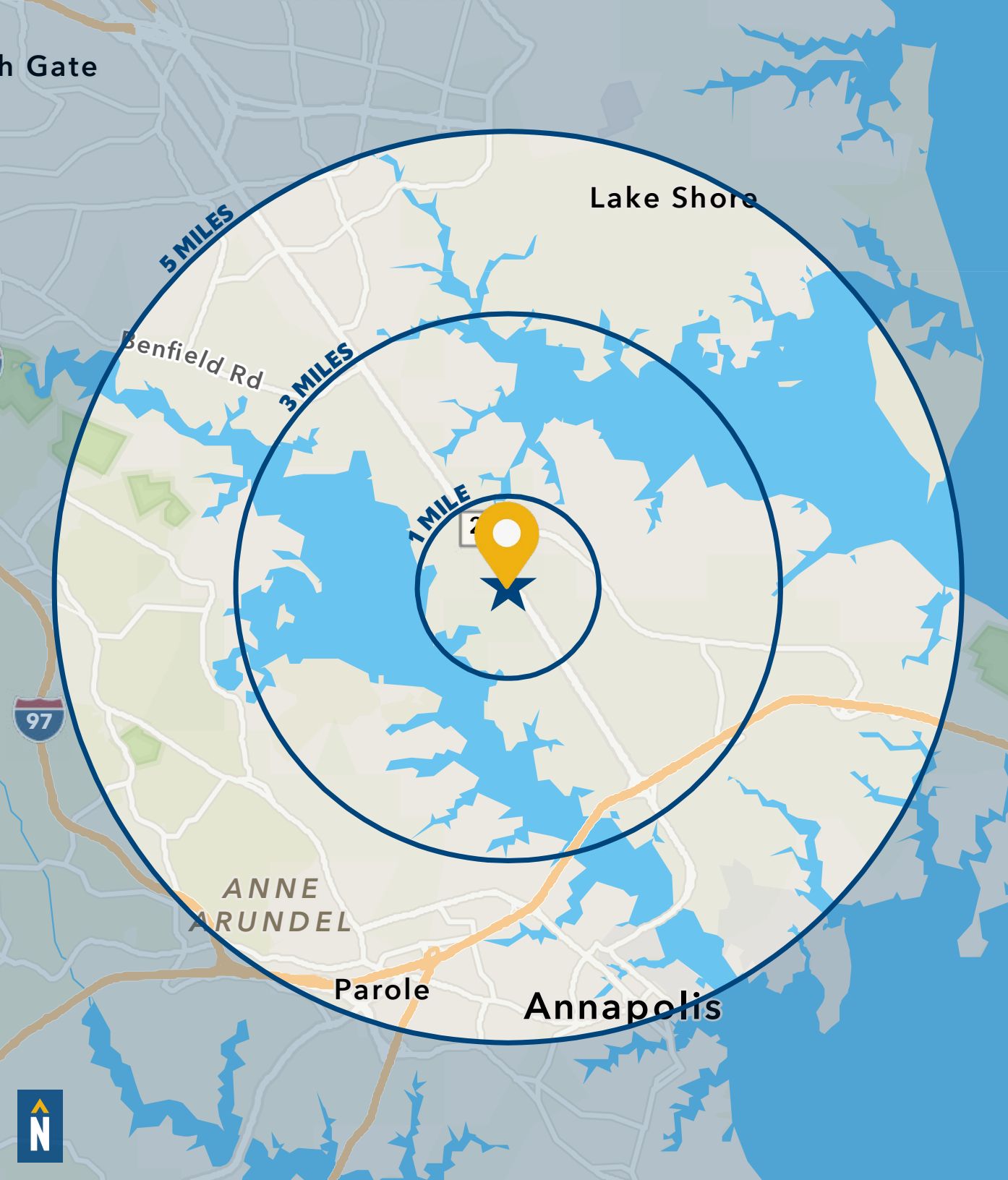


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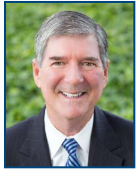
45.2

44.1

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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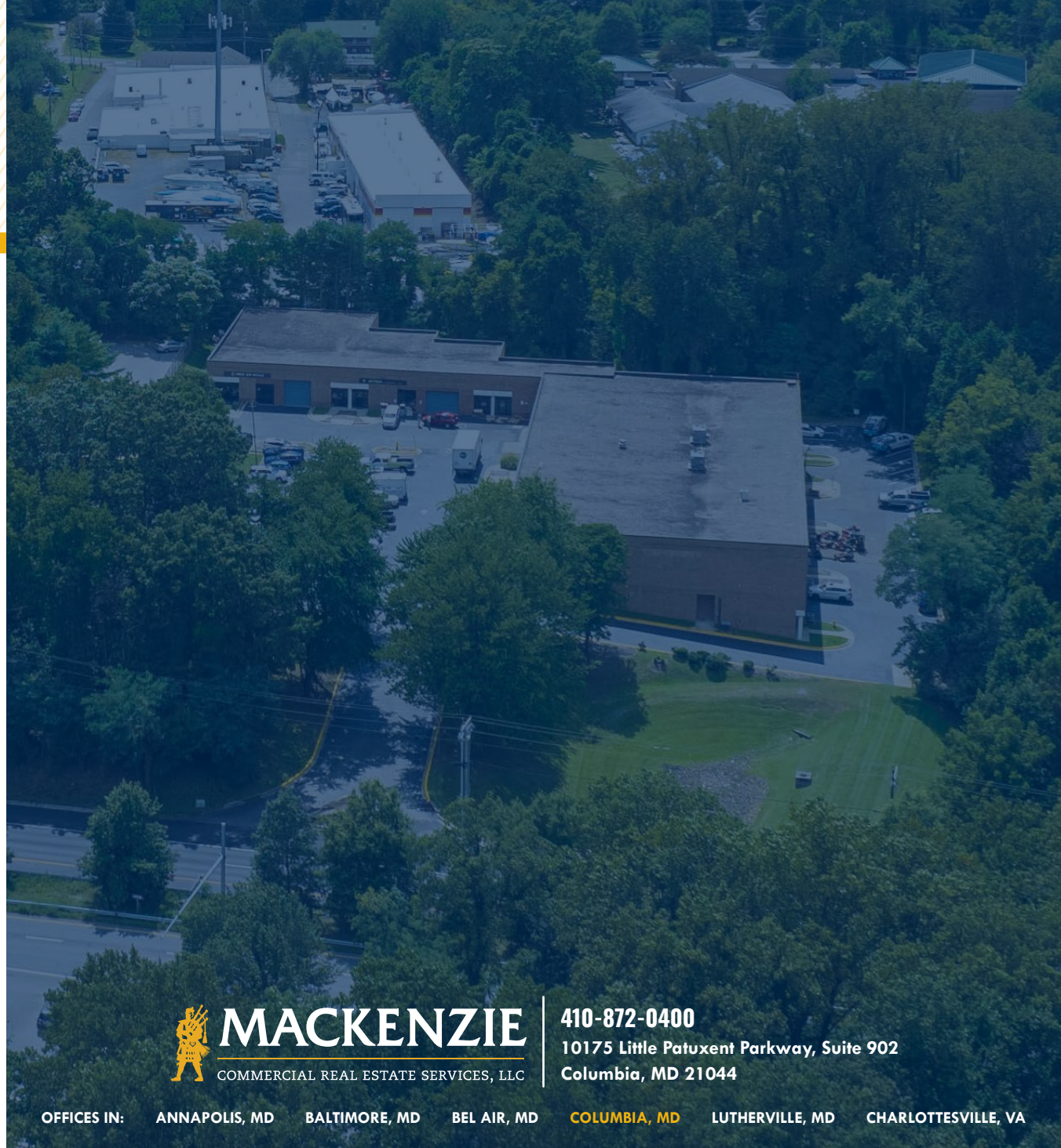


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