

97 RITCHIE HWY
PASADENA, MD 21122

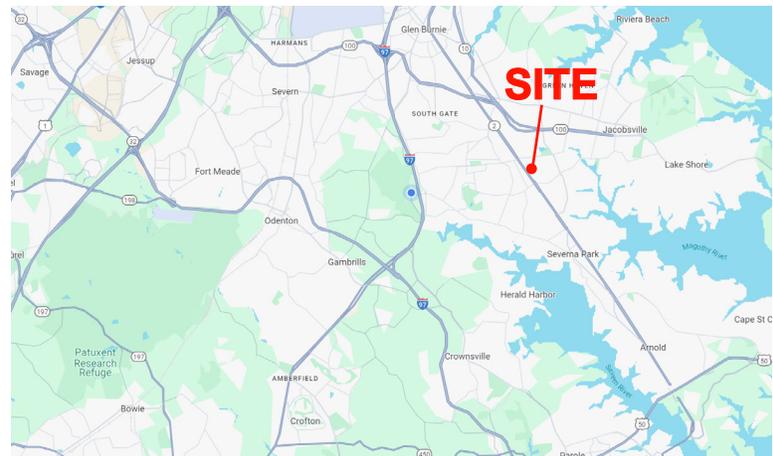
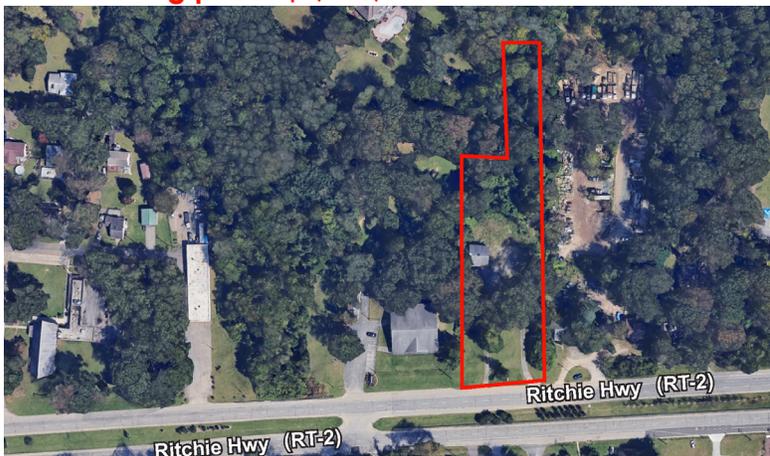
FOR SALE

Commercial Property - Redevelopment Opportunity High Visibility on RT-2 (Ritchie Hwy)

- ± 2.66 acres - **Zoned C3**
- ± 1,269 sf utility building (shell condition) - 12'x14' roll-up door
- 2 oversized separate gravel entrance driveways
- **Easy access** to Annapolis, Baltimore, and BWI
- 0.5 miles from Rt-10, 1 mile from Rt-100, 10 miles from I-695
- Permitted uses under C3 - General Commercial:
Adult day care, automobile (oil change and related services), recreational facilities, hardware stores, offices, religious facilities, restaurants, veterinary clinics, self-service storage, and more
- On-site Well & Septic not connected
- **Asking price: \$3,500,000**



LISA POREMSKI
Commercial Salesperson
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8436 Veterans Hwy, Millersville, MD 21108

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Demographics

	1 mile	3 miles
Population	21.8k	115k
Household Income	\$142k	\$123k
Median Age	39	40
Daytime Employees	17.2k	92.6k

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