

FOR LEASE

8031 RITCHIE HWY, PASADENA, MD 21122



Prime Location for
Medical/Office Space

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HIGHLIGHTS

- Completely renovated interior
- Ample parking for customers and employees
- High visibility and convenient access
- Ideal setting for medical, office, or service-oriented businesses
- Thriving commercial corridor with great exposure
- Warm lit shell ready for custom build out

OFFERING

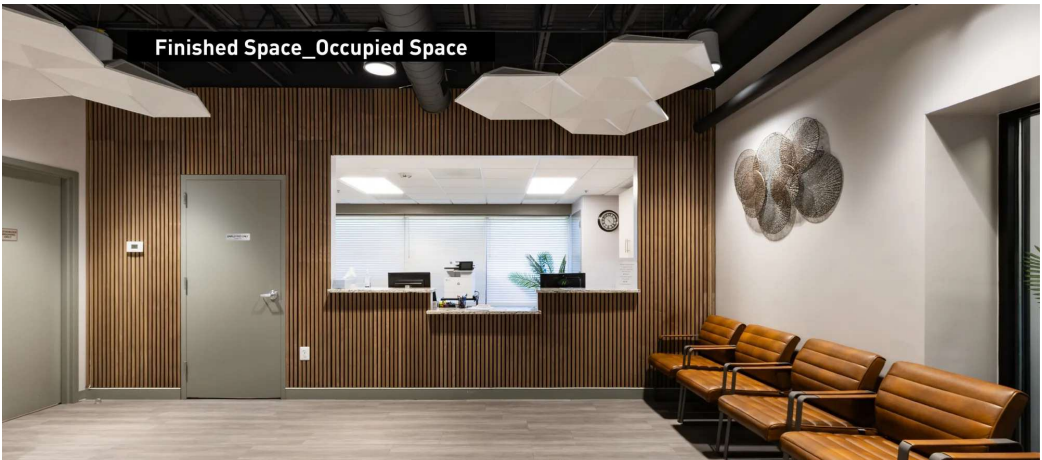


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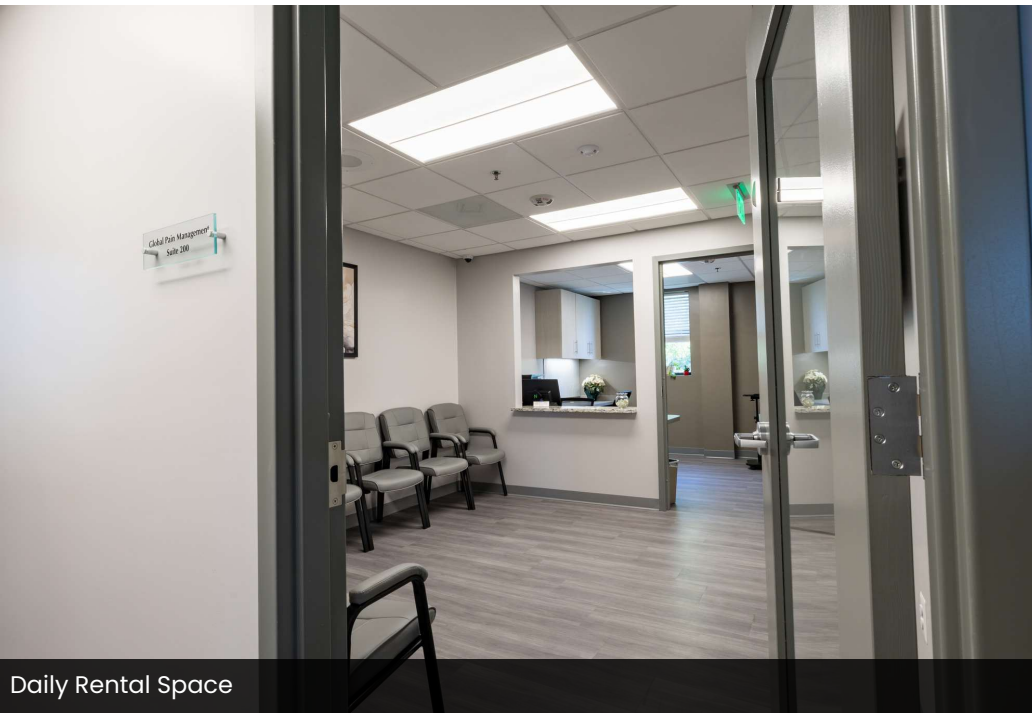
MEDICAL / OFFICE SPACE

Building Size	7,200 SF
Lease Rate	\$26.00 SF/yr (MG)

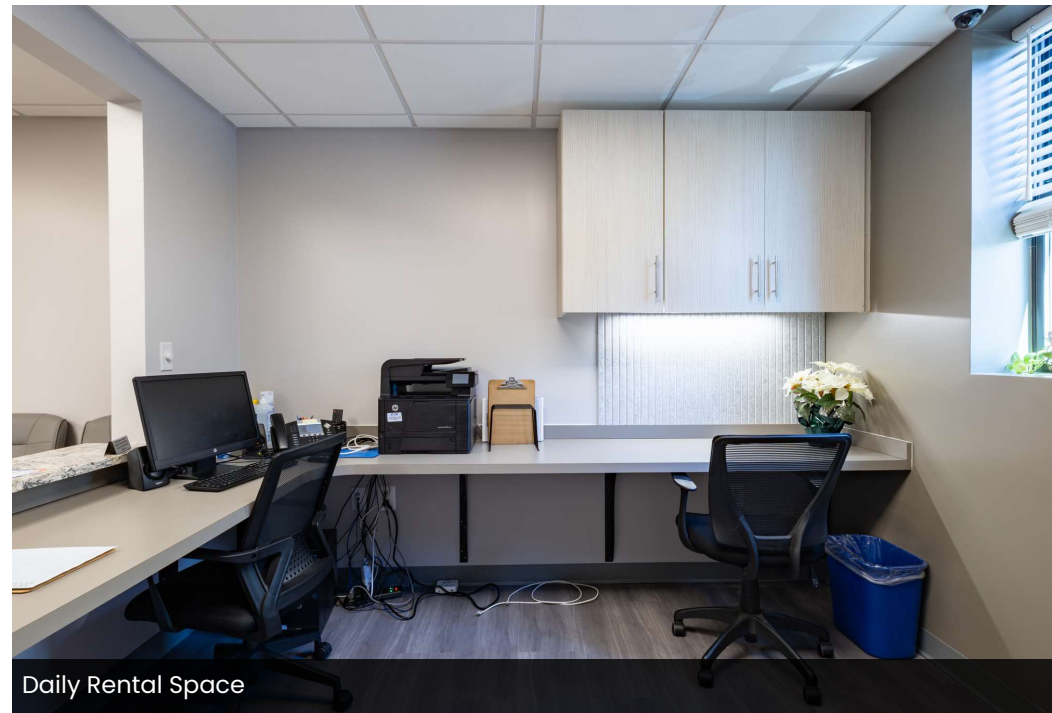
SPACES	SPACE SIZE
Suite 200 - Daily Rental Suite, Fully Furnished	911 SF
Suite 201	1,422 SF
Suite 204	511 SF



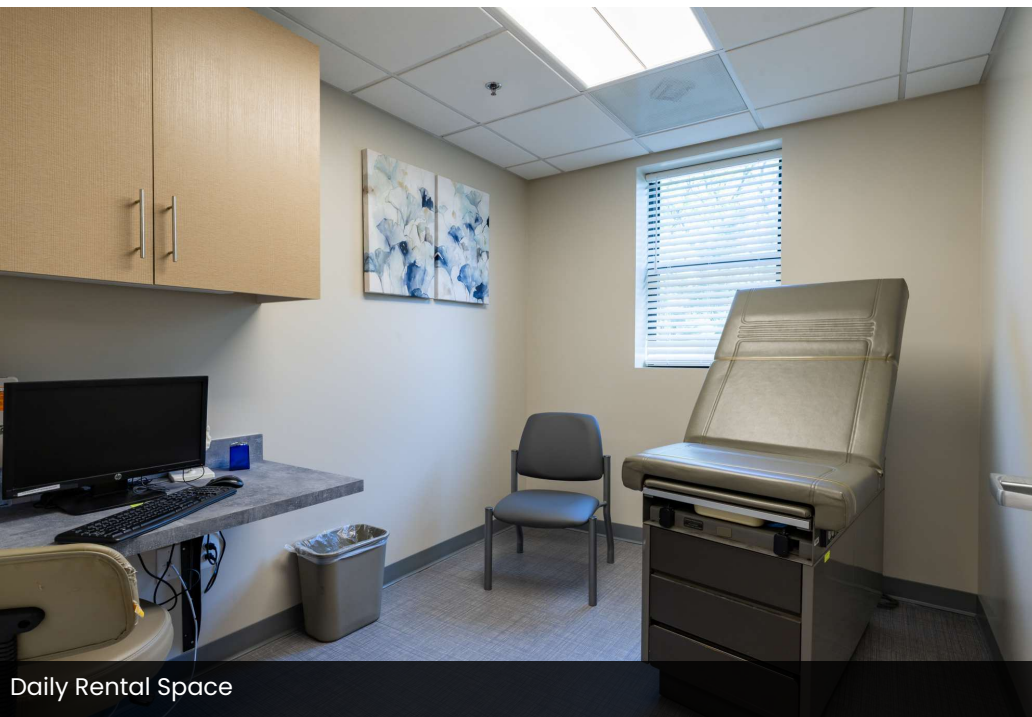
ADDITIONAL PHOTOS



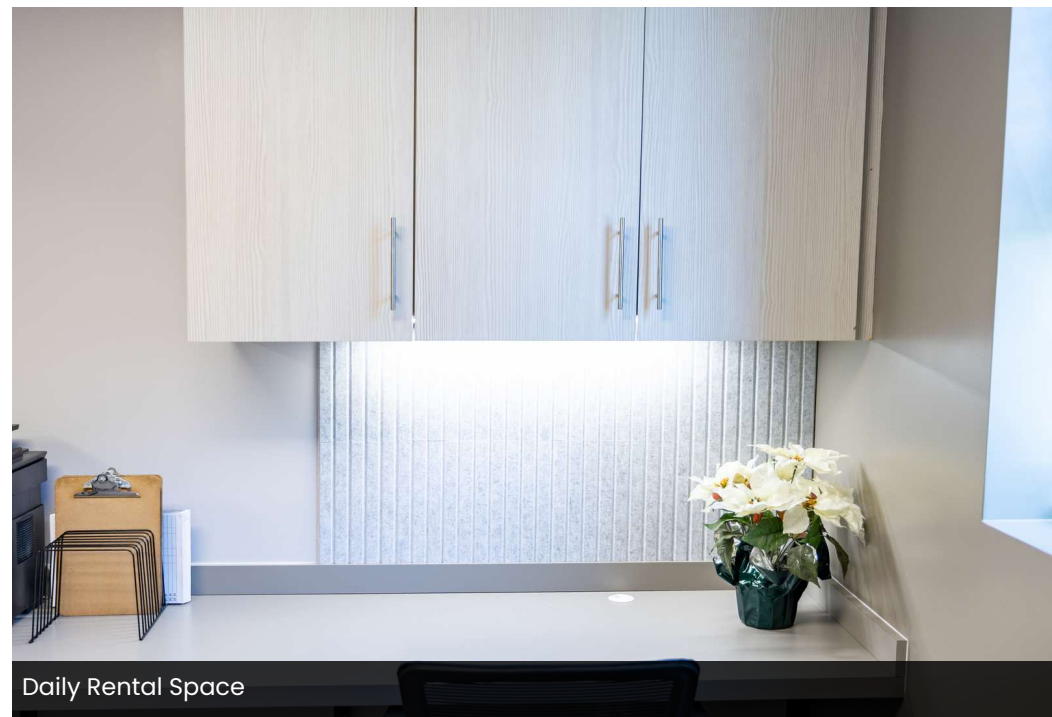
Daily Rental Space



Daily Rental Space

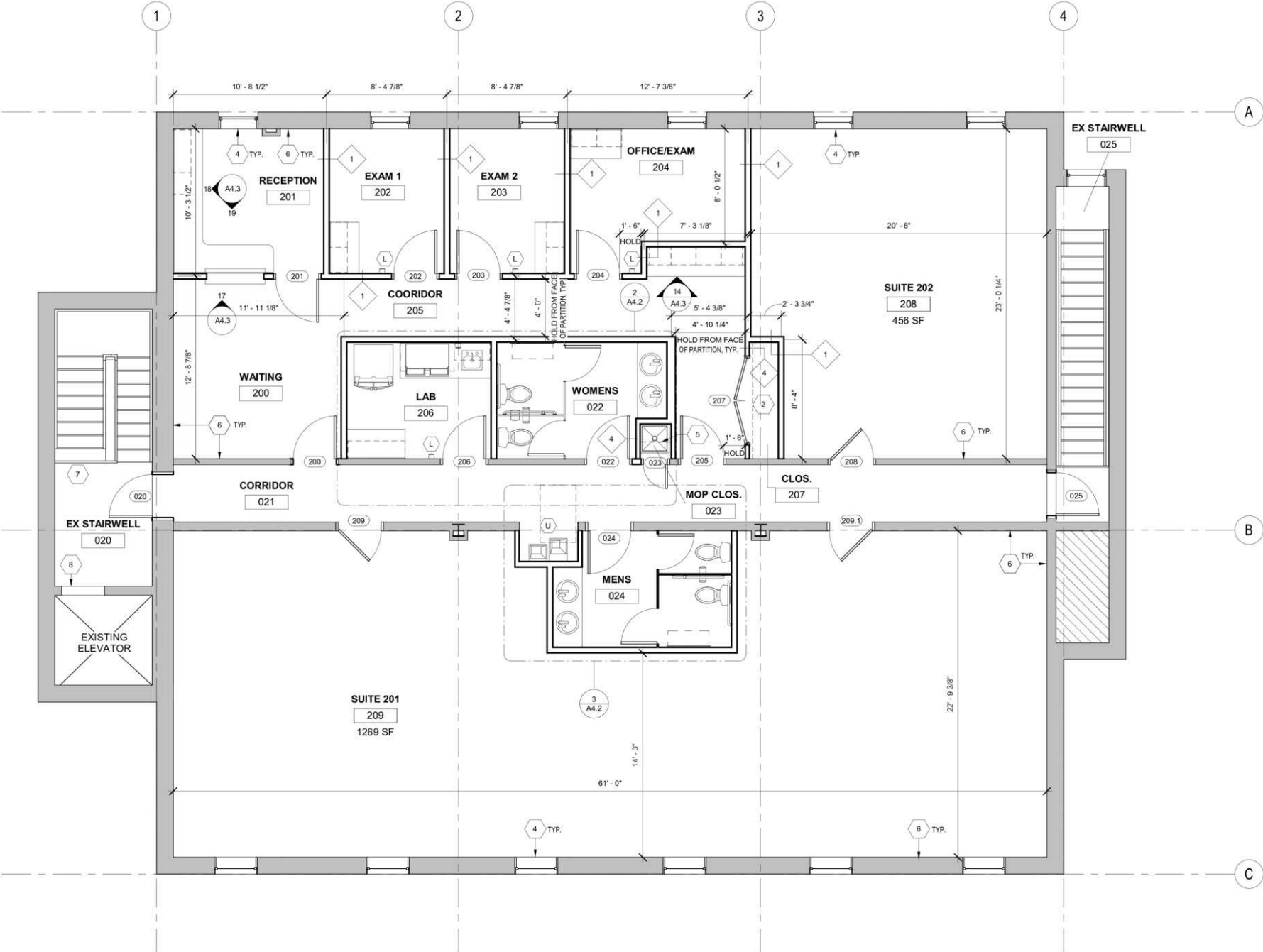


Daily Rental Space

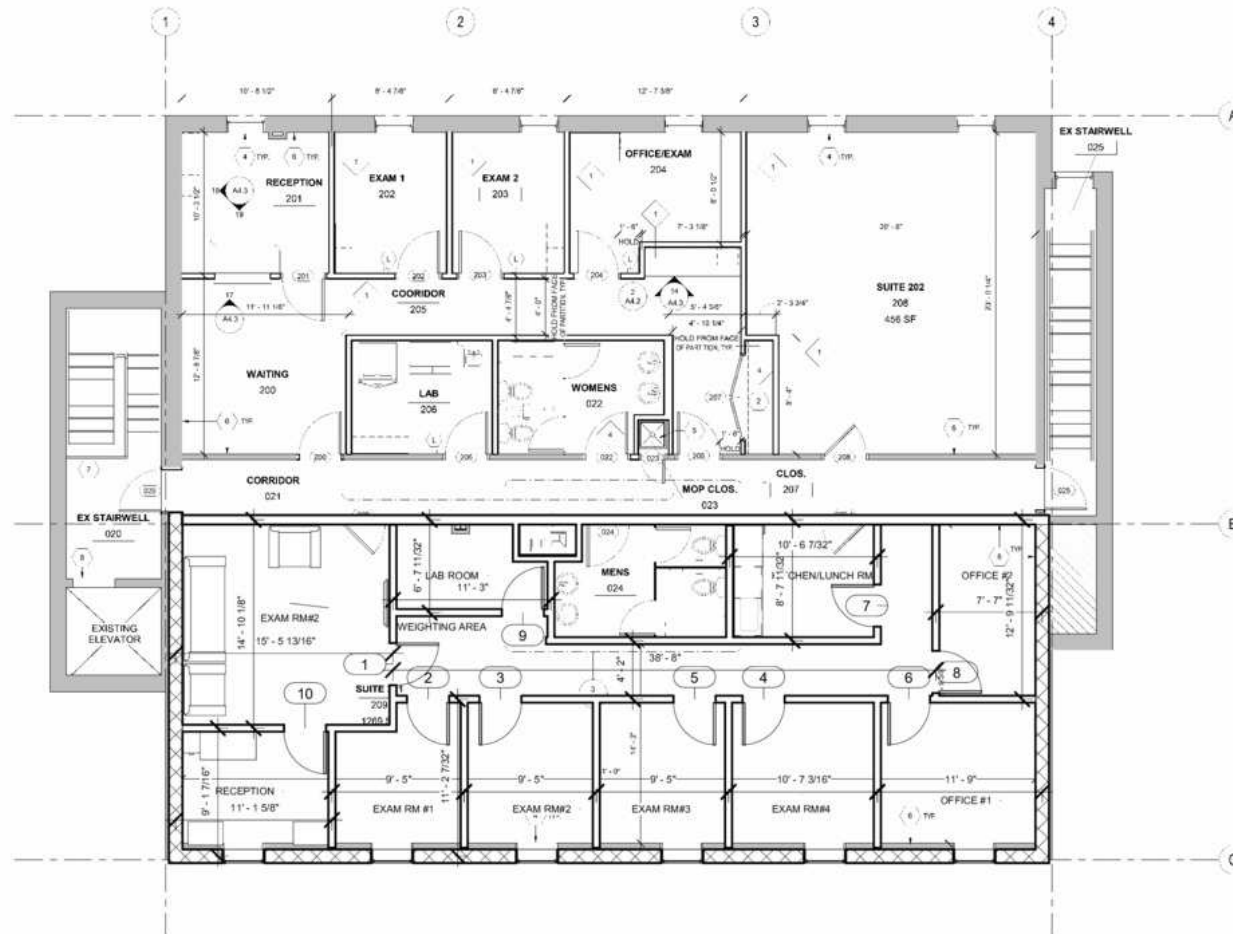


Daily Rental Space

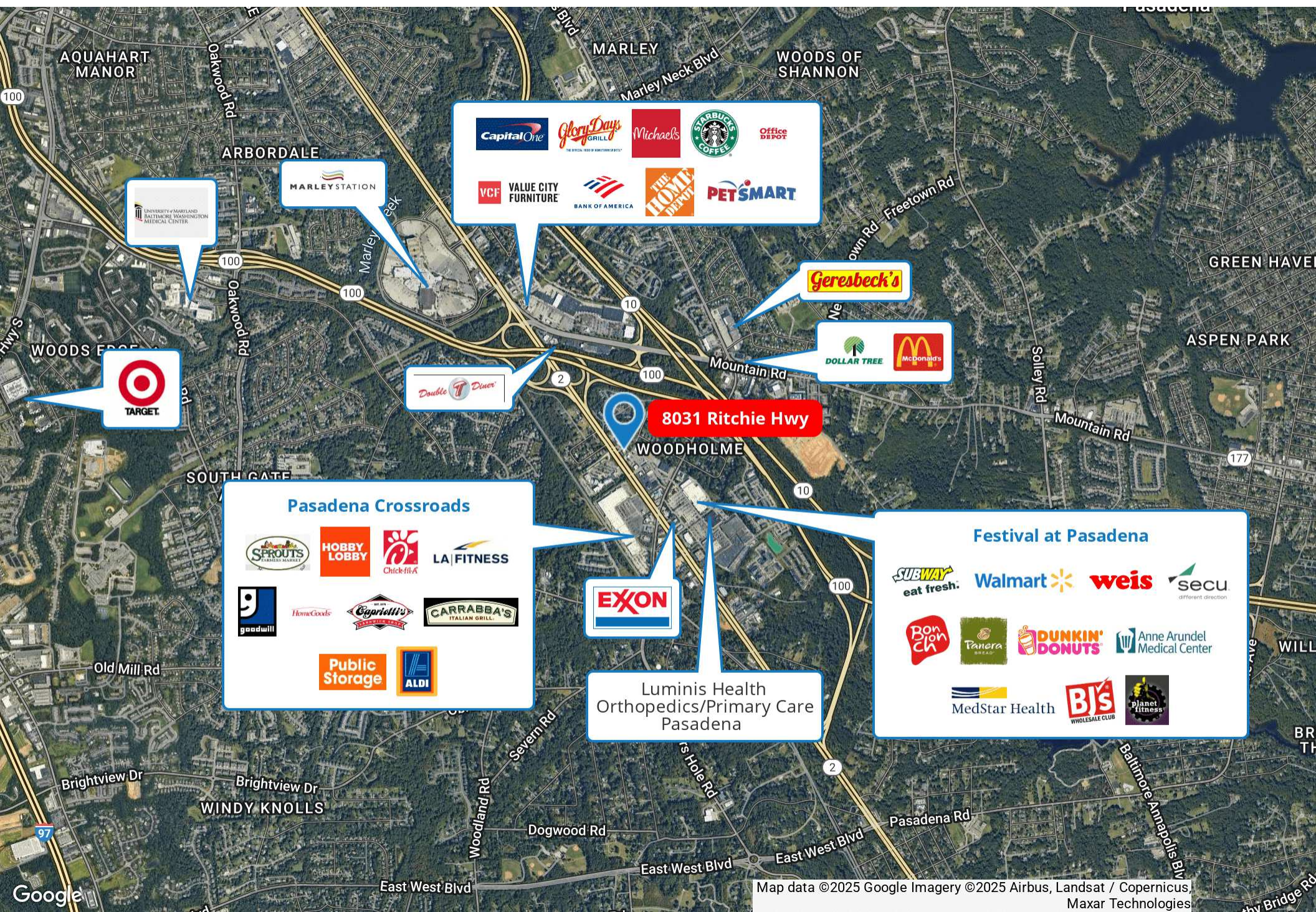
2ND FLOOR PLAN



2ND FLOOR PLAN - TEST FIT ONLY



RETAILER MAP



DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	11,355	100,698	194,198
Households	4,727	37,600	71,835
Average Household Size	2.4	2.7	2.7
Average Age	40	39	40
Average Household Income	\$115,592	\$135,569	\$143,815



194,198
Population



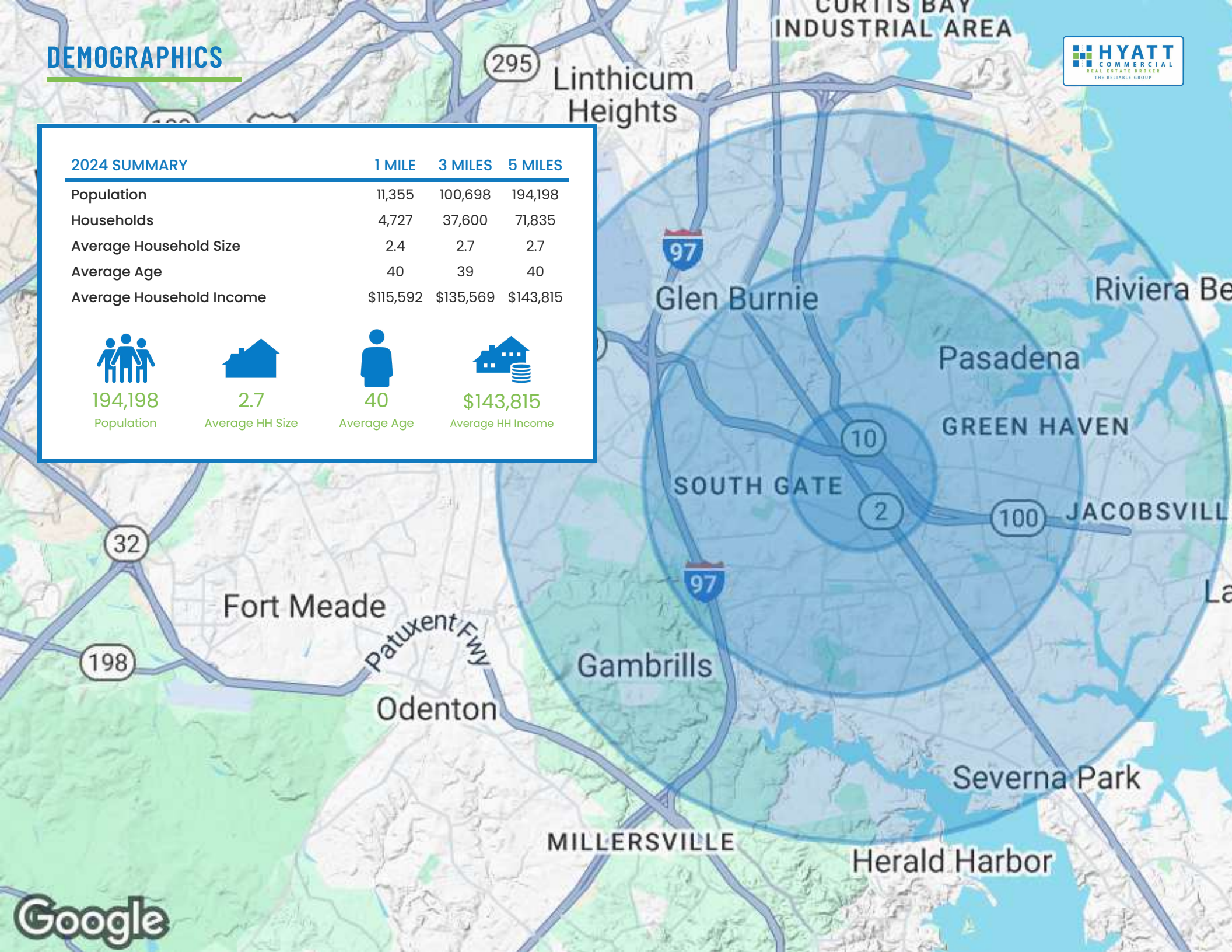
2.7
Average HH Size



40
Average Age



\$143,815
Average HH Income



8031

GLOBAL PAIN MANAGEMENT



CONTACT

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