

FOR SALE

8185 RITCHIE HIGHWAY PASADENA, MD 21122
RECENTLY REDUCED



Beautiful Builders Office with Small
Warehouse and Storage Lot
Zoned C4

Dennis Murphy

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HIGHLIGHTS

- High Visibility C4 Property
- Tremendous Signage Opportunity
- Well-appointed Office Building
- 0.37 Acres including Enclosed and Open Storage Areas
- Ideal for Contractor, Commercial Services and Storage

OFFERING



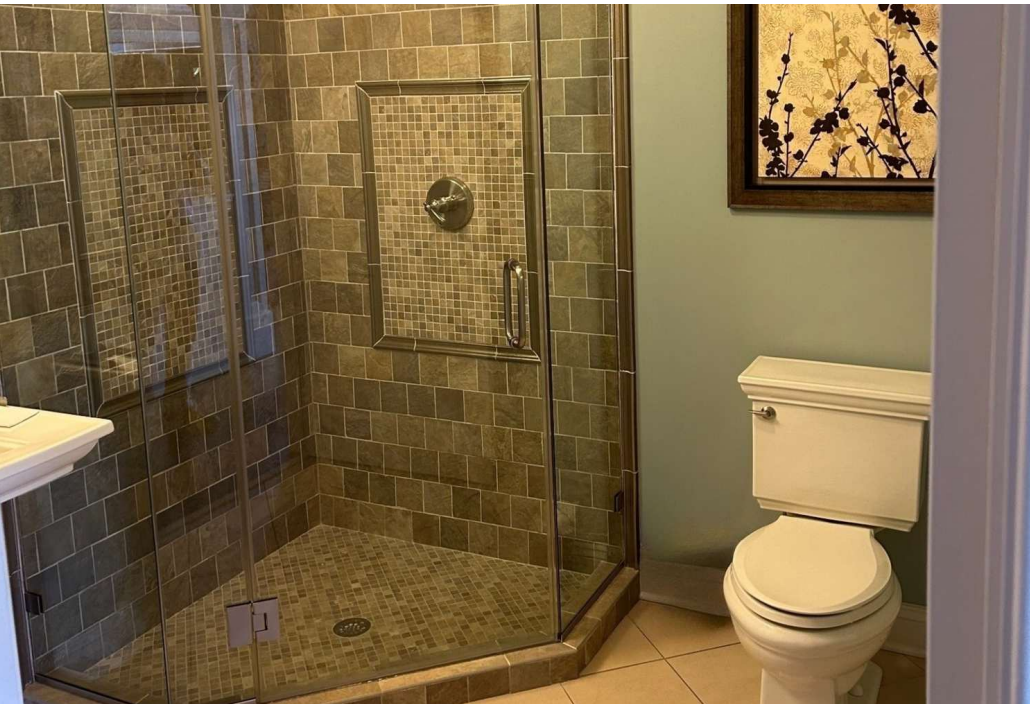
FOR SALE : \$1,150,000

Building Size	4,000 SF
Lot Size	0.37 AC
Available Spaces	3 Offices, Large Reception Area and Showroom

ALL REASONABLE OFFERS WILL BE PRESENTED



ADDITIONAL PHOTOS



DEMOGRAPHICS

Elkridge



2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,434	91,345	181,986
Households	2,609	33,831	67,038
Average Household Size	2.5	2.7	2.7
Average Age	40	39	40
Average Household Income	\$136,230	\$147,249	\$149,616



181,986

Population



2.7

Average HH Size



40

Average Age



\$149,616

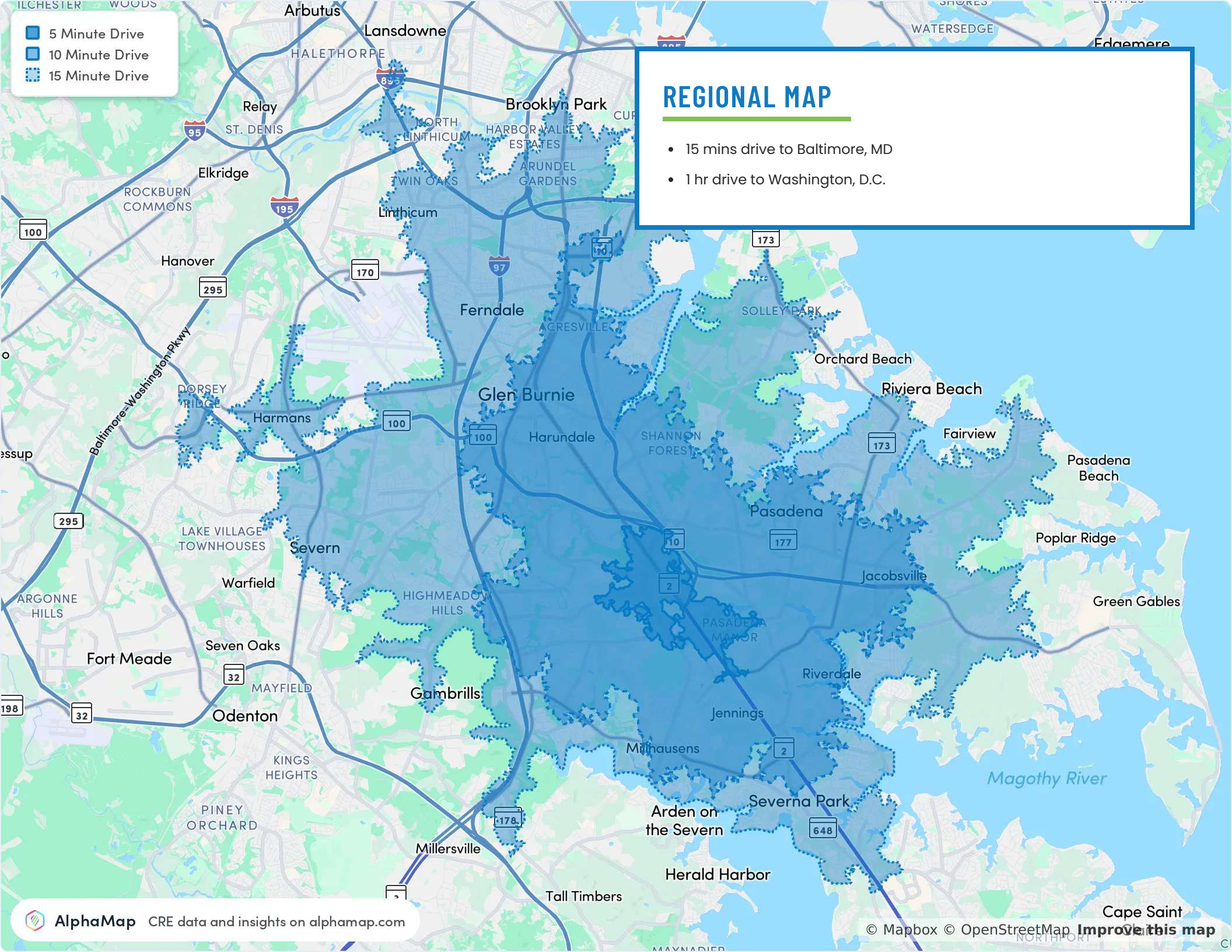
Average HH Income



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 15 mins drive to Baltimore, MD
- 1 hr drive to Washington, D.C.





CONTACT

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