# FOR LEASE

## 160 RITCHIE HWY, SEVERNA PARK, MD 21146

**HYATT COMMERCIAL**
REAL ESTATE BROKER
THE RELIABLE GROUP

**Retail / Flex
For Lease**

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## HIGHLIGHTS

- Only One Retail Suite Remains – Vanilla Shell Condition.
- Join Bruster's Ice Cream and Alexander Animal Hospital and and Coming Soon- Vantage Dental Studio.
- High Traffic Neighborhood Center with on building and monument signage opportunities
- Flex space with roll up door perfect for dog grooming, storage of inventory, etc.
- Easy Access off Route 2 at Signaled Intersection

## OFFERING

# FOR LEASE
## RETAIL PROPERTY

| SPACES | SPACE SIZE |
| --- | --- |
| Suite A3 | 1,200 SF |
| B1 | 3,000 SF |
| B2/3 | 2,400 SF |

# RETAILER MAP



**Magothy Gateway Shopping Center**

Harris Teeter · TRUIST · THE SOCIAL · ExpressCare

TWAIN'S TAVERN

**Earleigh Height Plaza**
**160 Ritchie Hwy**

CVS pharmacy

UNITED STATES POSTAL SERVICE

BRUSTER'S Real Ice Cream

BELLA LUXE Nail Care & Spa

SEVERNA PARK TAPHOUSE BAR & GRILL

7 ELEVEN

SAFEWAY

Ledo Pizza

WING STOP

**Severna Park Marketplace**

M&T Bank · WELLS FARGO · PNC · First National Bank · Giant

ALDI

ROYAL FARMS Real Fresh. Real Fast.

MI PUEBLO · BRIAN BORU Irish Pub · Garry's · The Big Bean · LA PASTA PIZZERIA

JENOS STEAKS

planet fitness

TACO BELL

## DEMOGRAPHICS

| 2024 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 5,879 | 59,379 | 154,952 |
| Households | 2,070 | 22,352 | 60,933 |
| Average Household Size | 2.8 | 2.7 | 2.5 |
| Average Age | 39.6 | 41.1 | 40.3 |
| Average Household Income | $148,012 | $145,908 | $122,081 |

| 154,952 | 2.5 | 40.3 | $122,081 |
|---|---|---|---|
| Population | Average HH Size | Average Age | Average HH Income |

# CONTACT

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