

SALE/LEASE

 Anne Arundel County, MD

FREESTANDING RETAIL/ AUTOMOTIVE BUILDING

5810 RITCHIE HIGHWAY | BALTIMORE, MD 21225



Mike Ruocco | Senior Vice President & Principal
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Patrick J. Smith | Real Estate Advisor
☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Anne Arundel County, MD

RETAIL/AUTOMOTIVE BUILDING

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225

BUILDING SIZE

28,729 sf ±

» 1st Floor: 14,588 sf ±

» 2nd Floor: 6,647 sf ±

» Basement: 7,494 sf ±

CAN BE
DEMISED

LOT SIZE

.99 Acres ±

ZONING

C4 (Commercial - Highway)

TRAFFIC COUNT

41,212 AADT (Ritchie Hwy)

LOADING

1 Loading Dock

7 Drive-In Bays

SALE PRICE

\$1,990,000

HIGHLIGHTS

- ▶ Highly visible location with 200+ ft. of frontage on Ritchie Hwy/Rt. 2 (41,212 cars per day)
- ▶ Large storefront signage opportunity
- ▶ Easy access to I-695, I-895, I-95, I-97, BWI Airport and the Port of Baltimore



SALE/LEASE

Anne Arundel County, MD

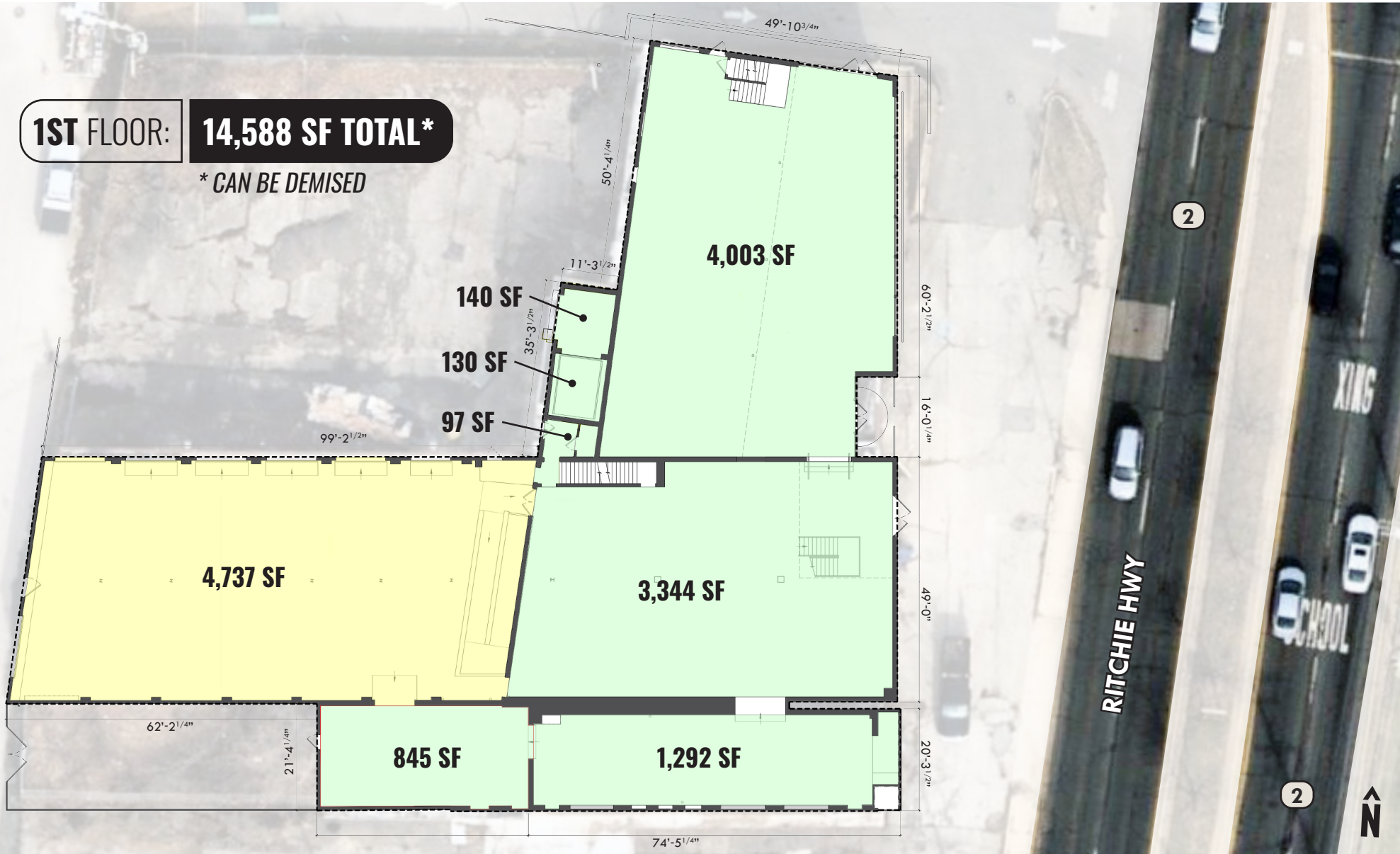
FLOOR PLAN: 1ST FLOOR

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225

1ST FLOOR:

14,588 SF TOTAL*

** CAN BE DEMISED*



Mike Ruocco | Senior Vice President & Principal
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Patrick J. Smith | Real Estate Advisor
☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Anne Arundel County, MD

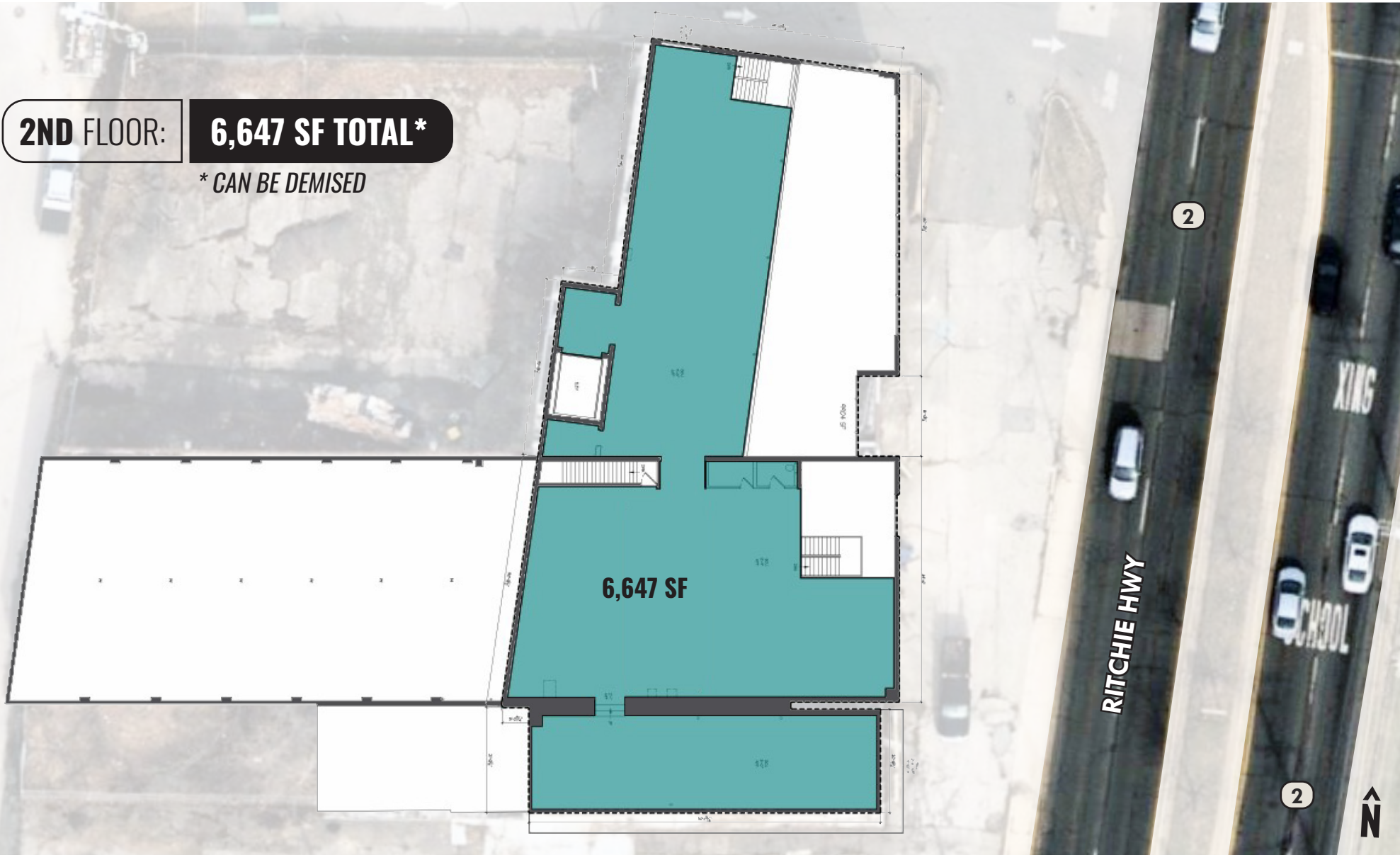
FLOOR PLAN: 2ND FLOOR

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225

2ND FLOOR:

6,647 SF TOTAL*

** CAN BE DEMISED*



Mike Ruocco | Senior Vice President & Principal
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Patrick J. Smith | Real Estate Advisor
☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

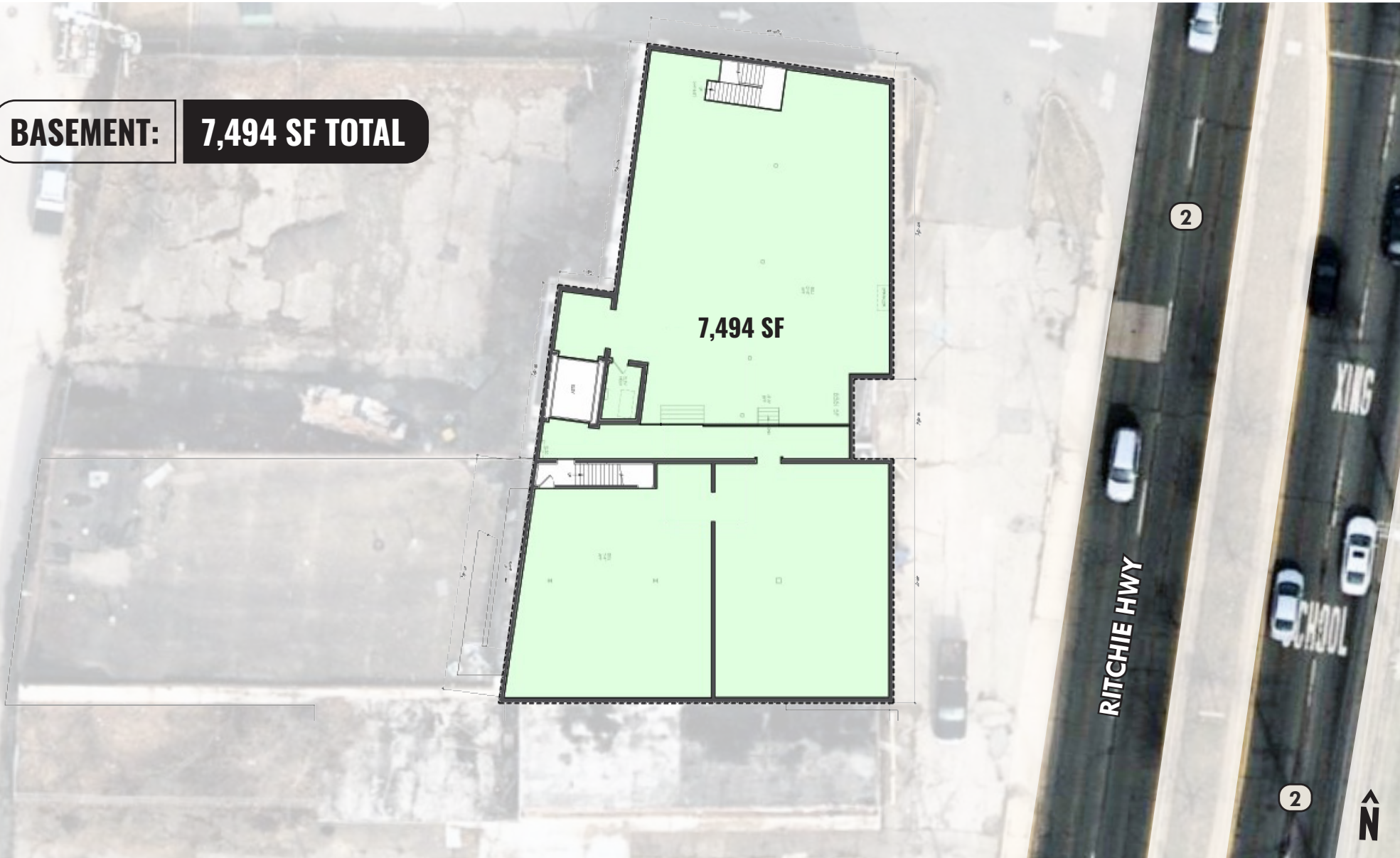
Anne Arundel County, MD

FLOOR PLAN: BASEMENT

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225

BASEMENT:

7,494 SF TOTAL



Mike Ruocco | Senior Vice President & Principal
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Patrick J. Smith | Real Estate Advisor
☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Anne Arundel County, MD

PHOTOS

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225



Mike Ruocco | Senior Vice President & Principal
 ☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
 MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

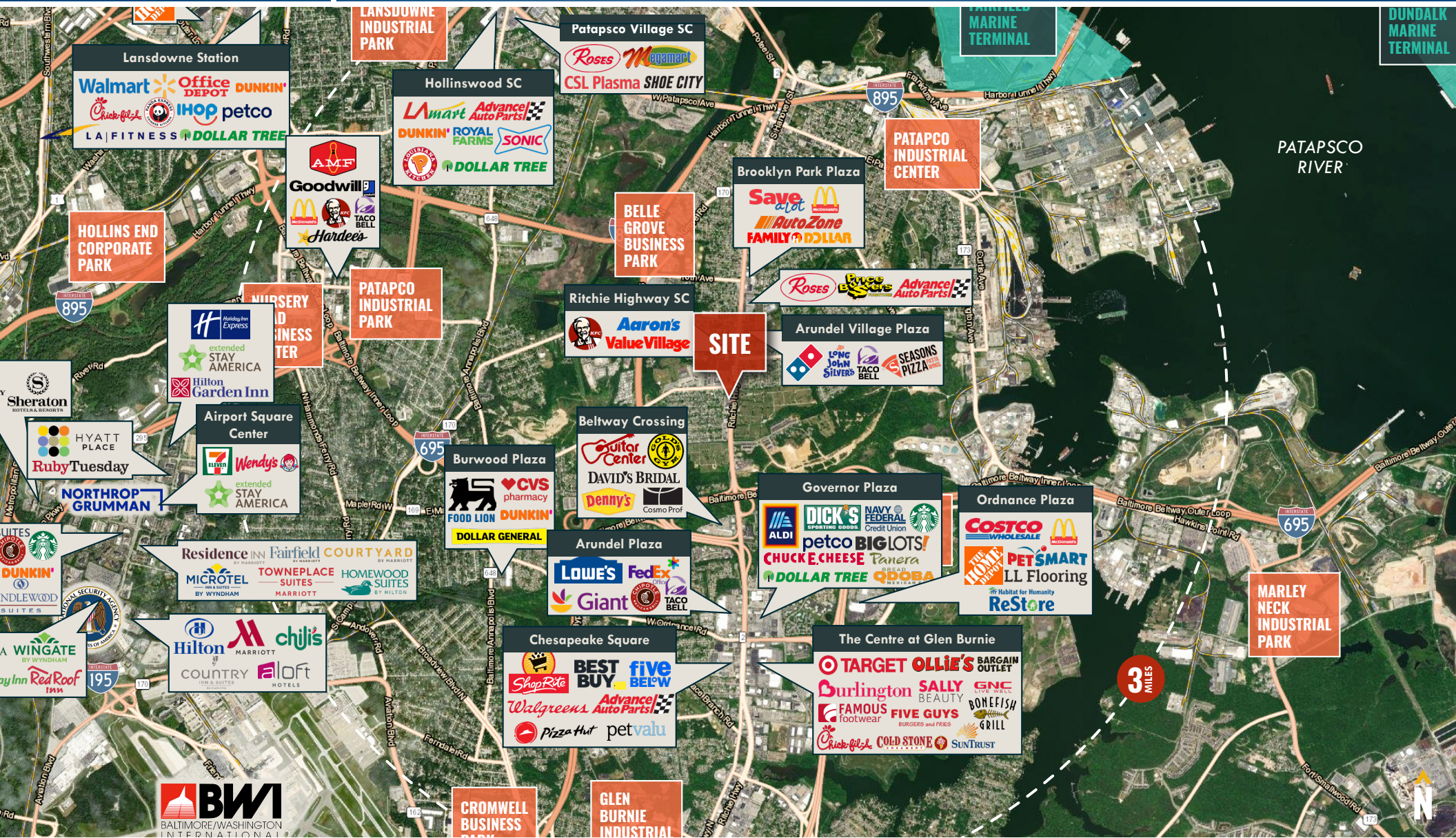
Patrick J. Smith | Real Estate Advisor
 ☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
 MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Anne Arundel County, MD

TRADE AREA

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225



Mike Ruocco | Senior Vice President & Principal
 ☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
 MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

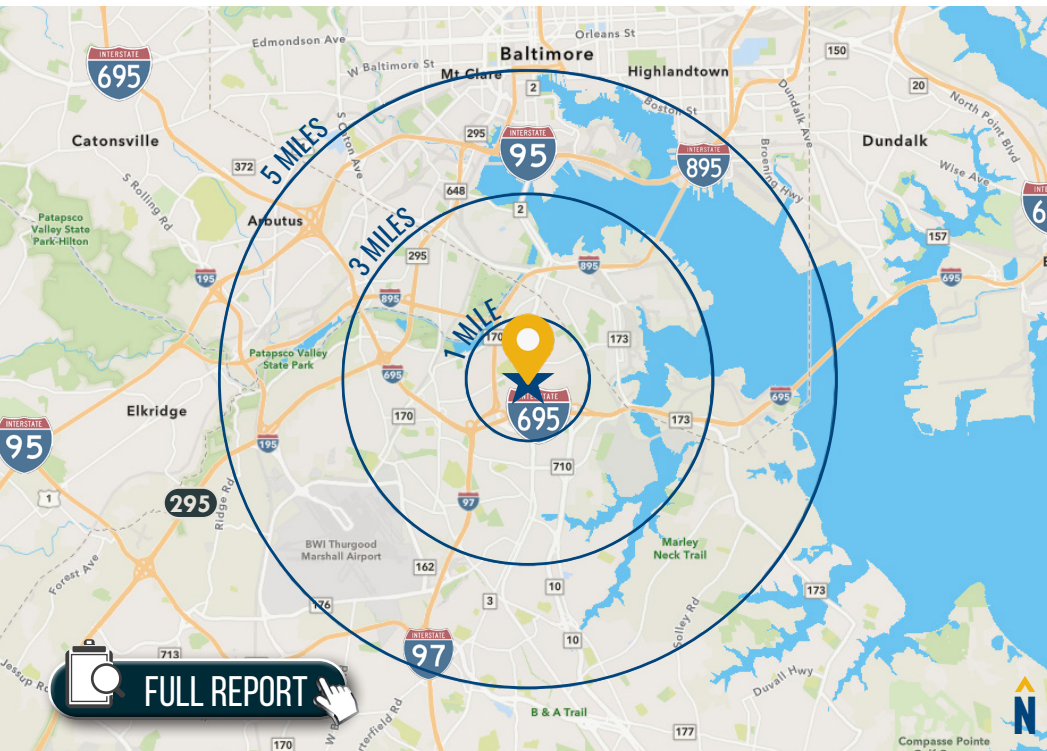
Patrick J. Smith | Real Estate Advisor
 ☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com

SALE/LEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS (2023)

5810 RITCHIE HIGHWAY | BALTIMORE, MARYLAND 21225



RESIDENTIAL POPULATION 12,187 1 MILE 83,990 3 MILES 191,136 5 MILES	NUMBER OF HOUSEHOLDS 4,285 1 MILE 31,036 3 MILES 76,915 5 MILES	AVERAGE HH SIZE 2.82 1 MILE 2.69 3 MILES 2.47 5 MILES	MEDIAN AGE 39.3 1 MILE 37.2 3 MILES 37.6 5 MILES
AVERAGE HH INCOME \$92,960 1 MILE \$86,098 3 MILES \$112,801 5 MILES	EDUCATION (COLLEGE+) 47.7% 1 MILE 47.8% 3 MILES 58.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 93.9% 1 MILE 94.8% 3 MILES 96.0% 5 MILES	DAYTIME POPULATION 9,401 1 MILE 85,313 3 MILES 252,262 5 MILES

29%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

12%
FRONT PORCHES
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

[LEARN MORE](#)

10%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

9%
HOMETOWN HERITAGE
2 MILES

This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

2.66
AVERAGE HH SIZE

32.4
MEDIAN AGE

\$28,200
MEDIAN HH INCOME

[LEARN MORE](#)

29%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

12%
FRONT PORCHES
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

[LEARN MORE](#)

10%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

9%
HOMETOWN HERITAGE
2 MILES

This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

2.66
AVERAGE HH SIZE

32.4
MEDIAN AGE

\$28,200
MEDIAN HH INCOME

[LEARN MORE](#)



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4868

MRUOCCO@MACKENZIECOMMERCIAL.COM



PATRICK J. SMITH

REAL ESTATE ADVISOR
MACKENZIE RETAIL, LLC

847.346.2701

PJSMITH@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.