

FOR LEASE

8176 RITCHIE HWY, PASADENA, MD 21122



Small Office Building
for Lease with
Fenced Storage Yard

Dennis Murphy

301.919.7012

dmurphy@hyattcommercial.com

Phil Hager

443.794.1092

phager@hyattcommercial.com

PROPERTY DESCRIPTION

This small industrial building is available for lease and features both office and functional storage/workshop space. The property includes a fenced storage yard, providing secure outdoor storage and flexibility for a range of industrial or service-oriented users.

HIGHLIGHTS

- Great visibility and signage
- The property includes 4 offices & a break room
- There is a small garage/workshop
- A fenced storage yard is available
- The site also offers 4 small sheds



OFFERING



FOR LEASE

INDUSTRIAL PROPERTY

Building Size	1,579 SF
Lot Size	0.45 Acres
Lease Rate	\$7,500.00 per month (NNN)



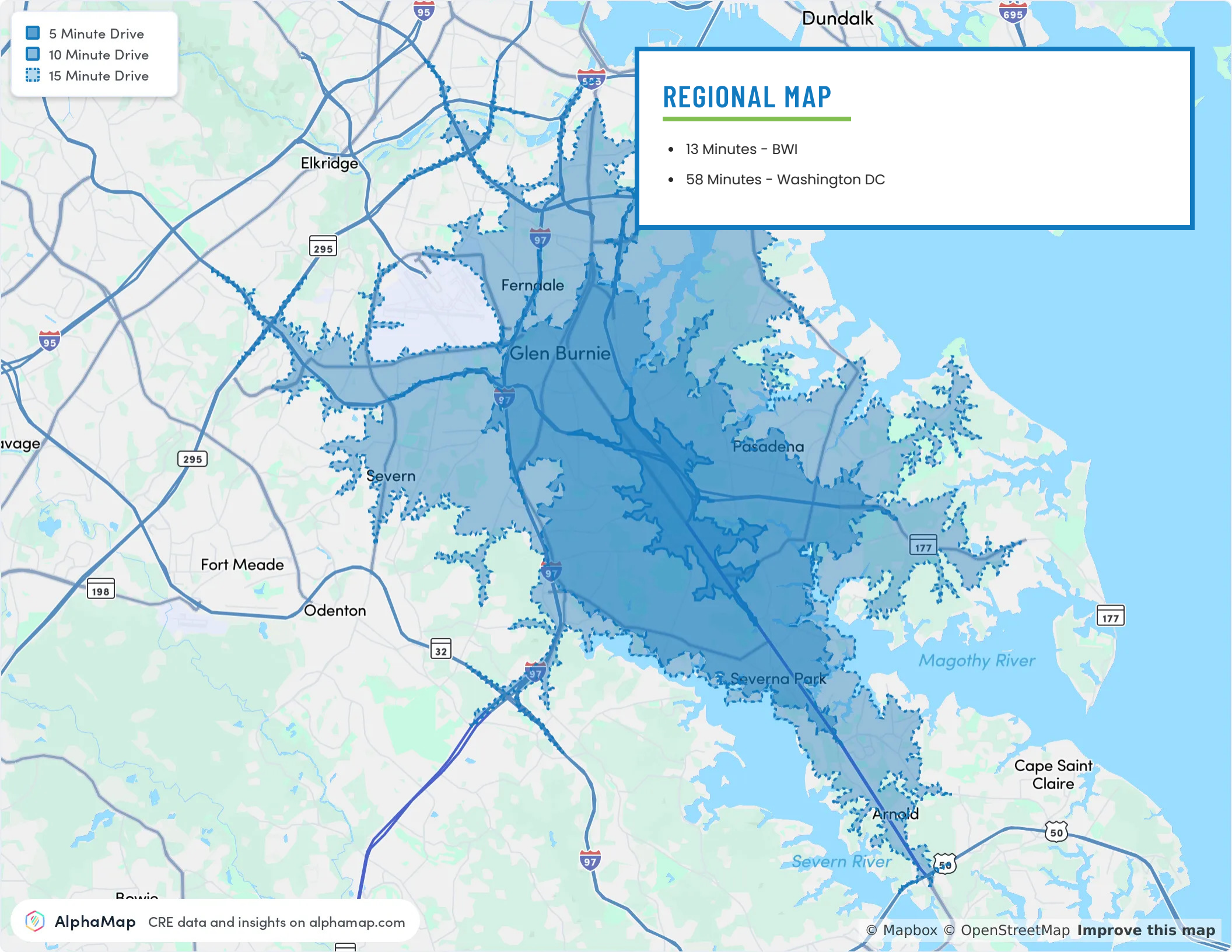
RETAILER MAP



5 Minute Drive
10 Minute Drive
15 Minute Drive

REGIONAL MAP

- 13 Minutes - BWI
- 58 Minutes - Washington DC



DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,142	90,876	182,850
Households	2,484	33,712	67,341
Average Household Size	2.5	2.7	2.7
Average Age	40	40	40
Average Household Income	\$136,342	\$146,983	\$149,764



182,850

Population



2.7

Average HH Size



40

Average Age



\$149,764

Average HH Income



Our Crew



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

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