

SEVERNA PARK MARKET CENTER

485-489 Ritchie Highway | Severna Park, MD

FOR LEASE

Upscale Retail + Offices Available

» HIGH VISIBILITY SIGNAGE OPPORTUNITIES



RITCHIE HIGHWAY 56,356 CARS PER DAY

Retail + Professional Offices at Severna Park Market Center



RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

LOCATION OVERVIEW

**PYLON SIGNAGE
AVAILABLE W/LED
ADVERTISING**

RITCHIE HIGHWAY 56,356 CARS PER DAY

SEVERNA PARK MARKETPLACE

KOHL'S



MOD

Giant

petco

FIVE GUYS
BURGERS and FRIES



Office
DEPOT



ROYAL
FARMS



MR.TIRE
AUTO SERVICE CENTERS



Exxon

Advance
Auto Parts

PAK HARDWARE



verizon

zen
NAILS & SPA



THE Magnolia
COLLECTIVE

Walgreens

Auto
Zone

ROBINSON CROSSING CENTER



SHERWIN
WILLIAMS

Celebree
SCHOOL

MATTRESS FIRM

DOLLAR TREE

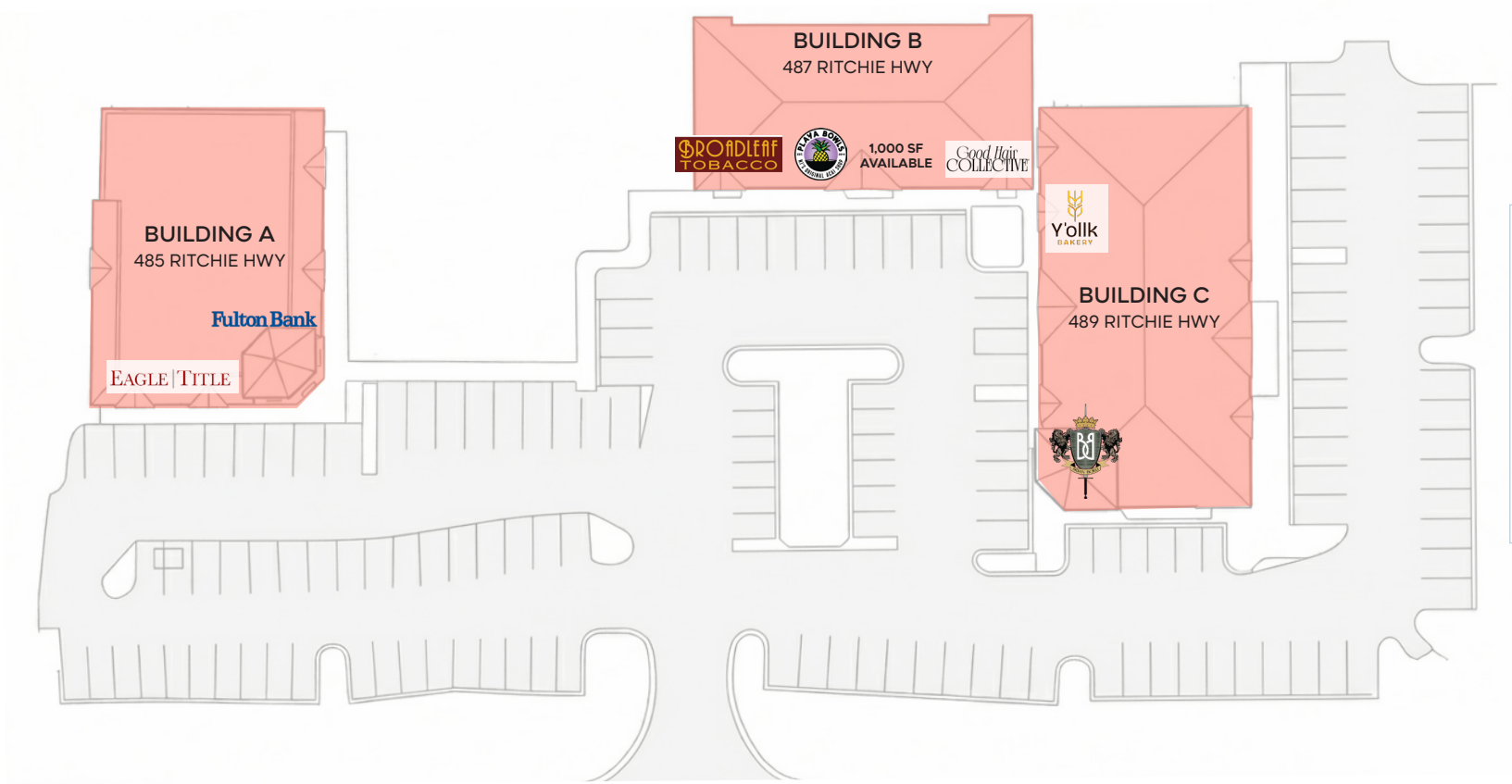
Romilo's

F45

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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PROPERTY OVERVIEW



2ND FLOOR OFFICES

FIELDSTONE

SEVERNA PARK MARKET CENTER

485-489 Ritchie Highway | Severna Park, MD

PROPERTY FEATURES | RETAIL SPACE

- ✓ 1,000 SF +/- Space Available (in-line)
- ✓ Located in upscale mixed-use center
- ✓ Easy access both northbound & southbound Ritchie Highway in heart of Severna Park
- ✓ Contact Broker for more details.
DO NOT DISTURB TENANT

IN-LINE RETAIL



Join a thriving community of businesses at one of Severna Park's most visible commercial locations.



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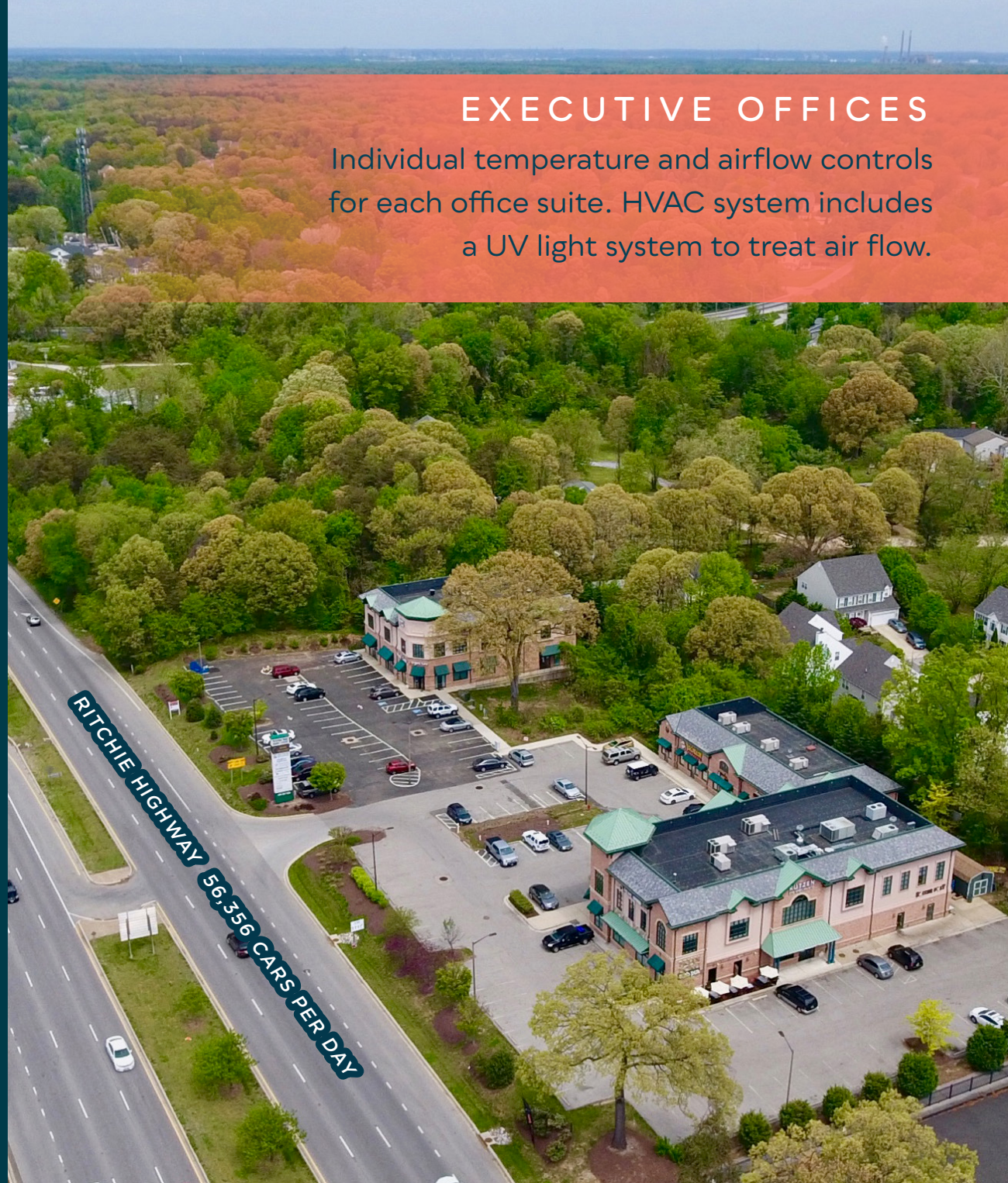
PROPERTY FEATURES | EXECUTIVE OFFICES

- ✓ Executive suites with elevator, individual HVAC (w/ UV Light System) temp/airflow control, high speed internet, WIFI/ethernet wall jack in each office, and large windows
- ✓ Tenant may select paint and floor coverings with a minimum of 2 year lease
- ✓ Asking Rent: full service, contact broker for more details
- ✓ Located in upscale mixed-use center
- ✓ Easy access both northbound & southbound Ritchie Highway in heart of Severna Park



EXECUTIVE OFFICES

Individual temperature and airflow controls for each office suite. HVAC system includes a UV light system to treat air flow.



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FLOOR PLAN

Executive Offices + Physical Therapy Office



485 Ritchie Highway | 2nd Floor

AREA OVERVIEW

**SEVERNA PARK
MARKET CENTER**
485-487 Ritchie Highway | Severna Park, MD

ROBINSON CROSSING CENTER

ALDI **HARBOR FREIGHT** **Celebree SCHOOL**
MATTRESS FIRM
DOLLAR TREE **Romilo's** **F45**

Auto Zone
Walgreens

ASBURY DRIVE

Starbucks

MR. TIRE
AUTO SERVICE CENTERS

Chick-fil-A

Advance Auto Parts

McDonald's

Exo

ROYAL FARMS

H&G HOMESTEAD GARDENS

Severna Park

ROBINSON ROAD 10,165 CARS PER DAY

RICHELIE HIGHWAY 50,000+ CARS PER DAY

MARYLAND 2

SEVERNA PARK MARKETPLACE

KOHL'S **McDonald's** **CHASE** **MOD**
Giant **petco** **WALGREEN**
FIVE GUYS **Office DEPOT**

PARK PLAZA

noodles **MOM'S Organic Markets** **M&T Bank**
F S 8 **WELLS FARGO** **bundt** **TACO BELL**
PILATES TONE YOGA **PNC** **five BELOW** **mezeh** **SMOOTHIE KING** **ups** **ACE Hardware**

**SEVERNA PARK
HIGH SCHOOL**

**SEVERNA PARK
ELEMENTARY
SCHOOL**

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	28,854	134,632	453,545
Households	10,078	48,132	169,979
Avg. Household Income	\$136,276	\$140,895	\$129,039

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