

FOR LEASE

8176 RITCHIE HWY, PASADENA, MD 21122



Small Office Building
for Lease with
Fenced Storage Yard

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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	2,775 SF
Lot Size	0.45 Acres
Lease Rate	\$7,500.00 per month (NNN)



ADDITIONAL PHOTOS



RETAILER MAP



Glen Burnie Plaza Shopping Center

- Starbucks
- Bubba's 33
- First National Bank
- The Bank of America
- OSAKE Japanese Steakhouse
- goodwill

Glen Burnie Village Shopping Center

- LIDL
- WELLS FARGO
- MISSION BBQ
- The Pizzeria
- Cerritos
- Shore United Bank
- Mr. Wings & Pizza

Southgate Shopping Center

- FAMILY DOLLAR
- DOLLAR GENERAL
- VOCELL PIZZA
- MR. PIZZA & SUBS
- AMERICA'S BEST CONTRACTORS
- BANK OF AMERICA

Southdale Shopping Center

- PLATOS
- Marshalls
- maay's
- THE HOME DEPOT
- Office DEPOT
- PETSMART
- JCPenney
- BURGER KING
- STARBUCKS COFFEE
- SAKURA
- Dunkin' Donuts
- Doritos

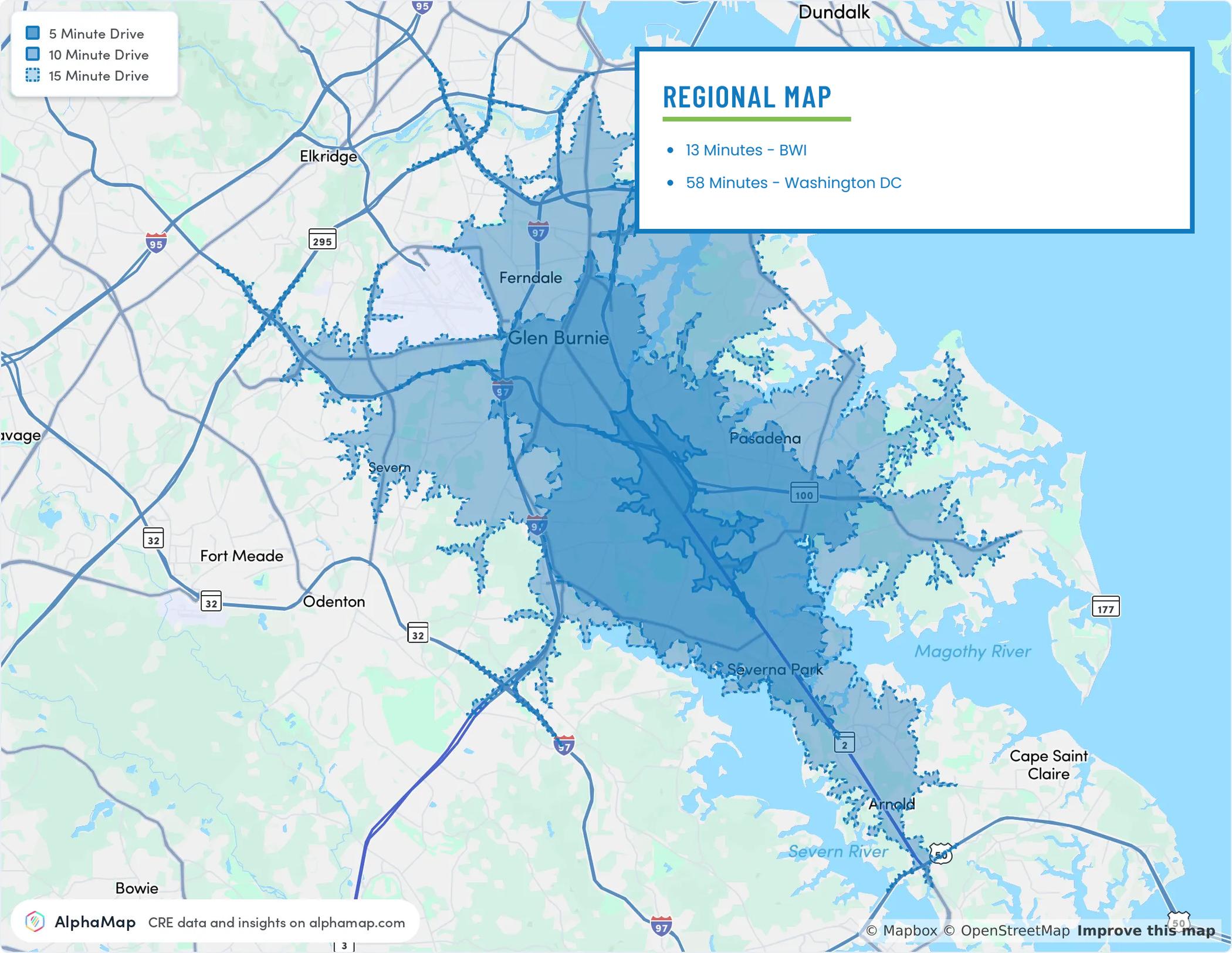
Festival at Pasadena

- Walmart
- SPROUTS FARMERS MARKET
- B's
- LAIFITNESS
- weis
- Panera
- Chick-fil-A

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

REGIONAL MAP

- 13 Minutes - BWI
- 58 Minutes - Washington DC



DEMOGRAPHICS



Baltimore/

2025 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





CONTACT

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