

8185 RITCHIE HIGHWAY
Pasadena, Maryland

FOR LEASE



3,971 SF BUILDING // 0.37 AC LOT
C-4 ZONING

*Prime Opportunity for Contractors
with Storage Yard and Office Space*



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

8185 RITCHIE HIGHWAY

Pasadena, Maryland

- High Visibility C4 Property
- Tremendous Signage Opportunity
- Well-appointed Office Building
- 0.37 Acres including Enclosed and Open Storage Areas
- Rent: Withheld
- Ideal for Contractor, Commercial Services and Storage

Ideal Property for Retail, Office, and Builders with Ample Yard Space



AREA OVERVIEW

PASADENA CROSSROADS

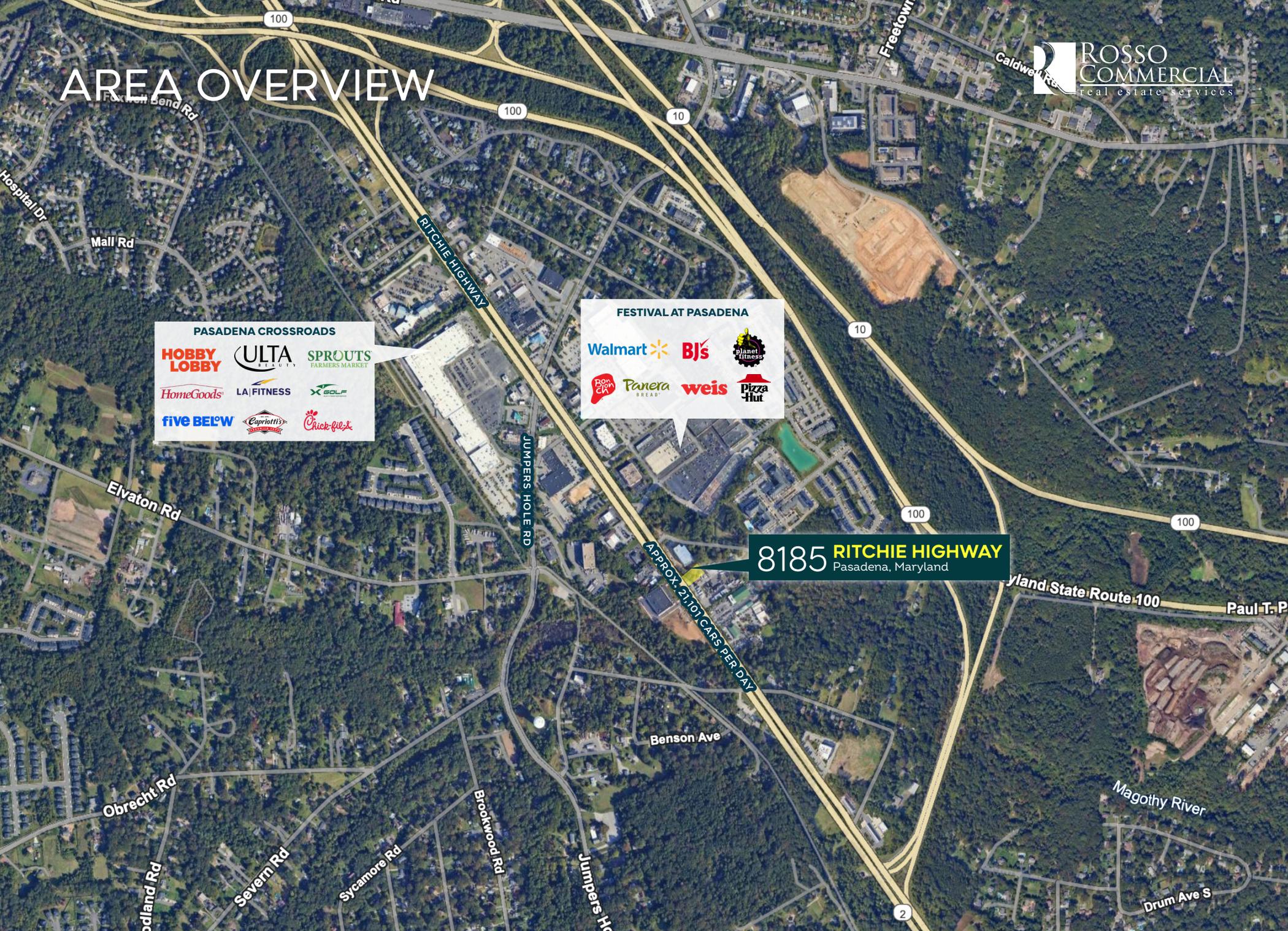
HOBBY LOBBY
ULTA BEAUTY
SPROUTS FARMERS MARKET
HomeGoods
LA FITNESS
XSolo
FIVE BELOW
Capriotti's
Chick-fil-A

FESTIVAL AT PASADENA

Walmart
BJ's
Planet Fitness
Panera BREAD
weis
Pizza Hut

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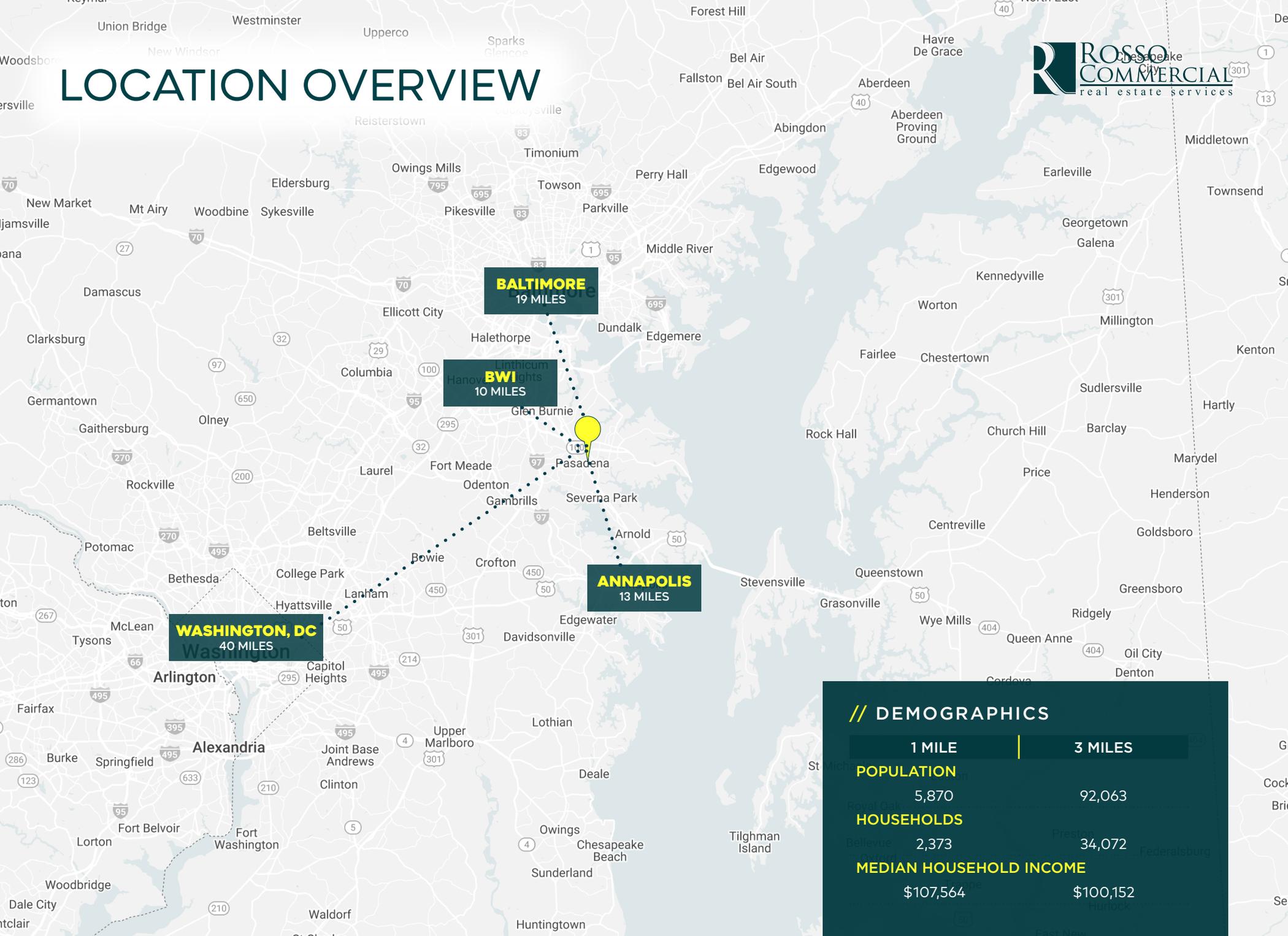
APPROX. 21,101 CARS PER DAY



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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LOCATION OVERVIEW



// DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	5,870	92,063
HOUSEHOLDS	2,373	34,072
MEDIAN HOUSEHOLD INCOME	\$107,564	\$100,152

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Pasadena, Maryland

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