



FOR LEASE

5801 RITCHIE HWY

GLEN BURNIE, MD 21061



**SECOND & THIRD
FLOORS AVAILABLE**



**15.00 NNN
(\$/SF/YEAR)**

C3 – GENERAL COMMERCIAL DISTRICT
HIGH VISIBILITY | AMPLE PARKING | CONVENIENT ACCESS



DESCRIPTION

This 3 story office building sits right on Ritchie Highway. The owner/landlord occupies the entire lower level as his dental practice. Part of the 2nd floor (2,500 SF) and the entire 3rd floor (5,000 SF) are warm/dark shells. Total contiguous space of about 7,500 SF available with a minimum demisable of 2,500 SF (one half of either floor). The building has tremendous visibility, is elevator served, has an abundance of windows, a spectacular lobby and beautiful first class elevator finishes.

There's plenty of parking and easy and safe ingress and egress with a light controlled street corner. With the right offer, the landlord has agreed to contribute significantly to the fit-out.

This is a shell ready to be built-out to your specs. Landlord will not only contribute financially to the fit-out but will also contract the fit-out for you. Medical use would be ideal but the landlord may consider other options including any office or professional use.

Smallest space would be 2,500 SF (half of one floor) and the rent would be \$4,550/month (plus utilities). Permitted uses by right include retail store, restaurants, carry-out, general offices and professional services (attorney, accountant, lawyer), personal service businesses (hair and nail salons, barbers, tattoo), adult day care center, medical offices and clinics, fitness centers and health clubs and much more.

PROPERTY HIGHLIGHTS



3 story office building sits right on Ritchie Highway



Ample parking



Easy and safe ingress and egress with a light controlled street corner



Buildout assistance



Tremendous window line



Easy access to downtown Baltimore, beltway and points south

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THE ENTRUSTED
GROUP

DEMOGRAPHICS



POPULATION

	2 MILE	5 MILE	10 MILE
2010 Population	45,278	176,274	1,034,834
2022 Population	44,685	183,682	1,060,131
2027 Population Projection	45,093	185,651	1,061,239
Annual Growth 2010-2022	-0.1%	0.4%	0.2%
Annual Growth 2022-2027	0.2%	0.2%	0%
Median Age	37	37.7	37.8
Bachelor's Degree or Higher	14%	28%	30%
U.S. Armed Forces	190	745	6,036



HOUSEHOLDS

	2 MILE	5 MILE	10 MILE
2010 Households	16,912	70,385	401,160
2022 Households	16,669	73,197	409,101
2027 Household Projection	16,826	73,841	408,697
Annual Growth 2010-2022	0%	0.4%	0.3%
Annual Growth 2022-2027	0.2%	0.2%	0%
Owner Occupied Households	10,041	44,730	239,476
Renter Occupied Households	6,785	29,111	169,221
Avg Household Size	2.6	2.5	2.5
Avg Household Vehicles	2	2	1
Total Specified Consumer Spending (\$)	\$462.2M	\$2.3B	\$12.3B



INCOME

	2 MILE	5 MILE	10 MILE
Avg Household Income	\$74,912	\$97,677	\$91,472
Median Household Income	\$61,580	\$74,521	\$67,346
< \$25,000	3,254	11,778	79,082
\$25,000 - 50,000	3,594	12,951	79,492
\$50,000 - 75,000	2,969	12,118	66,550
\$75,000 - 100,000	2,908	10,103	48,301
\$100,000 - 125,000	1,595	8,205	41,759
\$125,000 - 150,000	948	5,106	26,095
\$150,000 - 200,000	812	5,673	31,303
\$200,000+	589	7,263	36,519

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THE ENTRUSTED
— GROUP —

IDEAL USES (PERMITTED BY RIGHT)

- ✓ Medical Offices & Clinics
- ✓ General Offices & Professional Services (Attorney, Accountant, Lawyer)
- ✓ Retail Stores
- ✓ Restaurants & Carry-Out
- ✓ Personal Service Businesses (Hair & Nail Salons, Barbers, Tattoo)
- ✓ Fitness Centers & Health Clubs
- ✓ Adult Day Care Center
- ✓ And Much More!



MEDICAL USE IDEAL,

BUT LANDLORD WILL CONSIDER
OTHER OFFICE OR PROFESSIONAL USES.

LEASING DETAILS



AVAILABLE SPACE

2nd Floor (Part): 2,500 SF
3rd Floor (Entire): 5,000 SF
Total Contiguous: Approx. 7,500 SF



MINIMUM DEMISABLE

2,500 SF (one half of either floor)



LEASE RATE

15.00 NNN (\$/SF/Year)



FIT-OUT CONTRIBUTION

Landlord will contribute significantly to the fit-out and contract the fit-out for you.



AVAILABILITY

Immediately

PROPERTY FEATURES



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Ample parking



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Buildout assistance



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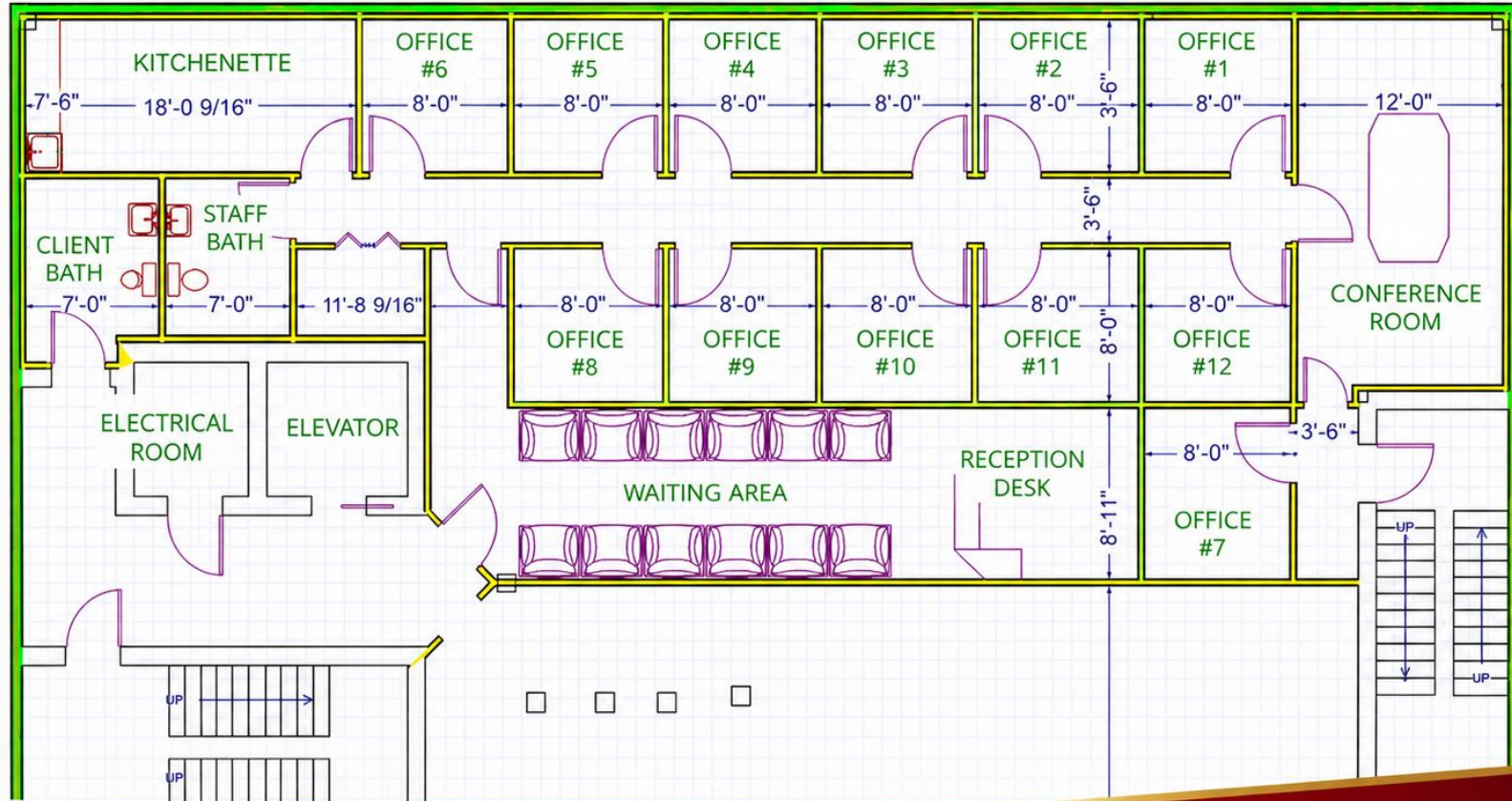


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PROPOSED FLOOR PLAN



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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GREAT OPPORTUNITY

LET'S MAKE YOUR NEXT MOVE
YOUR BEST MOVE.



EXPERT KNOWLEDGE.
LOCAL INSIGHT.
PROVEN RESULTS.

Let's Connect Today!



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