

MEDICAL SPACE FOR LEASE

8031 RITCHIE HWY

Pasadena, MD 21122

Available: 1,000 - 3,000 SF



LISTING DATA

AVAILABLE SF: 3,000 SF

ECONOMIC DATA

LEASE RATE: \$26.00 SF/yr (Call For Info)

PROPERTY INFORMATION

COUNTY: Anne Arundel

SUBMARKET: Route 2 Corridor

BUILDING DATA

TOTAL BUILDING SF: 7,200 SF

YEAR BUILT: 1979

YEAR RENOVATED: 2024

ZONING: C2

PROPERTY OVERVIEW

New owner just completed a full building renovation including plumbing, electrical upgrade, elevator and HVAC with brand new common area restrooms. Located just off Richie Hwy less than a mile from Rt 100 this well appointed medical office building is ideal for an established medical professional. Ability to capture either a full floor or partial floor suite with elevator access. Second floor is currently in shell condition ready for build to suit. *Landlord occupies the first floor with a pain management practice and is looking for a like-minded medical professional to occupy the 2nd floor.

PROPERTY HIGHLIGHTS

- Front of building signage opportunities
- Direct suite access from parking lot
- Ample Parking
- Fully renovated common areas
- Elevator access
- Ideal for medical professionals
- Easy access to Rt 100 and located just off Richie Hwy
- Located near (add new by amenities)

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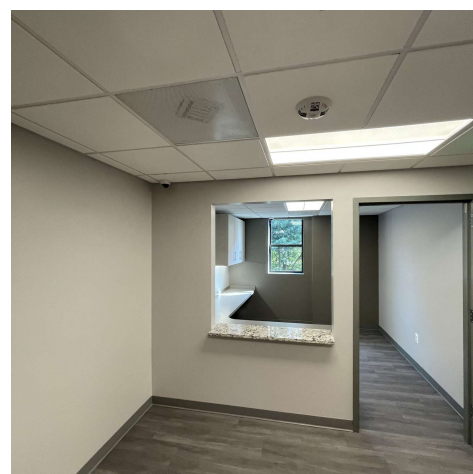
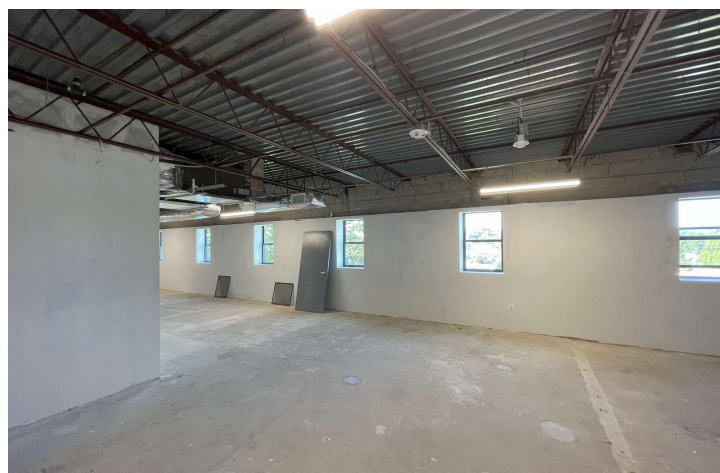
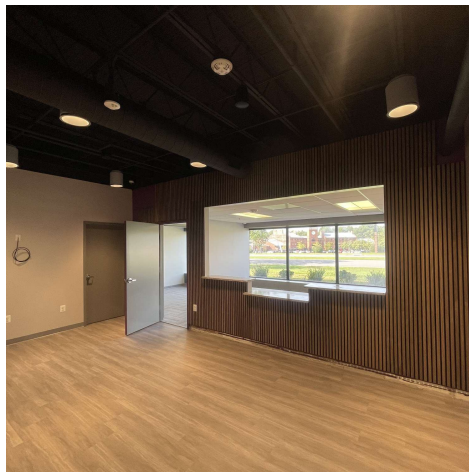
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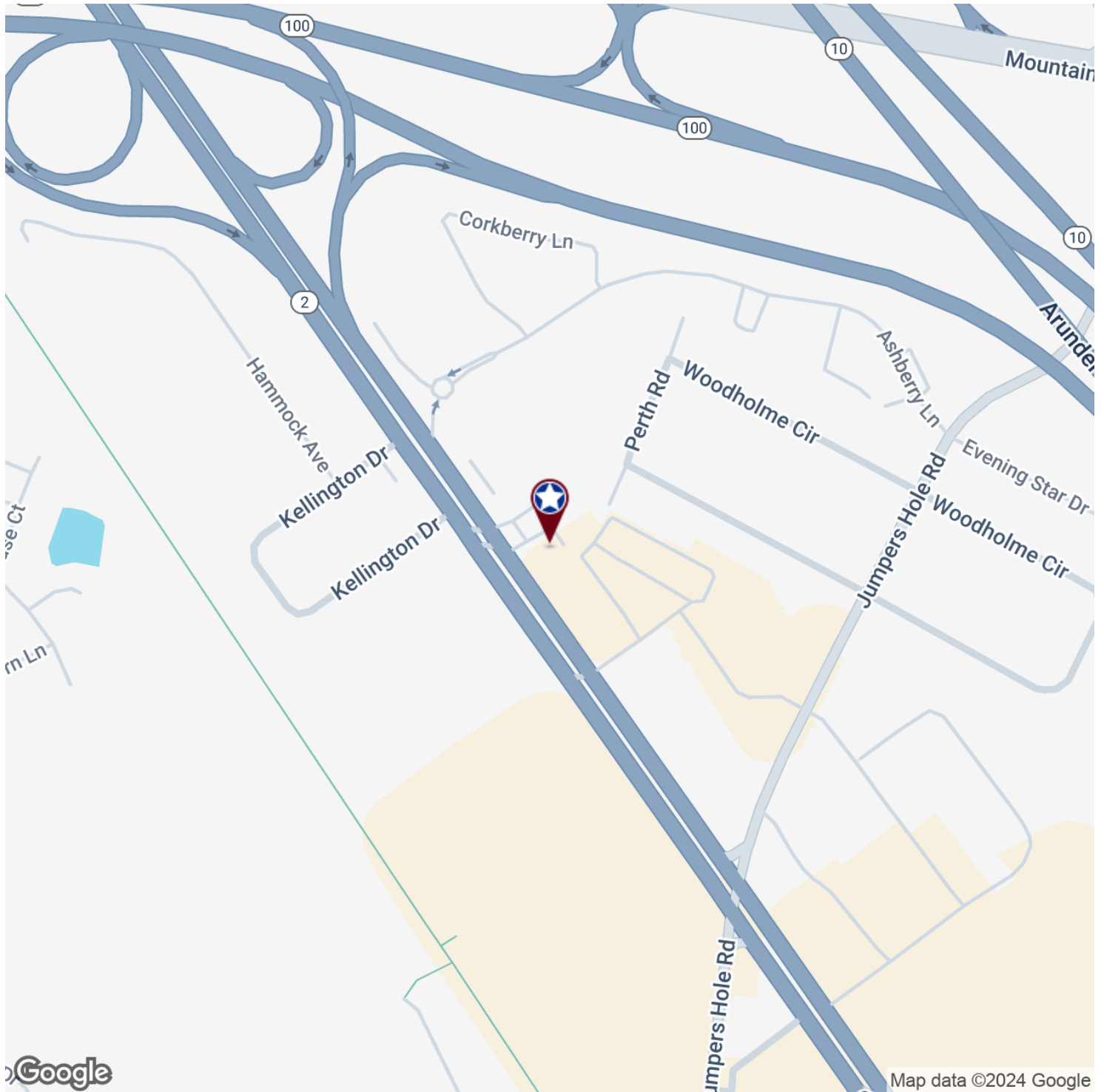
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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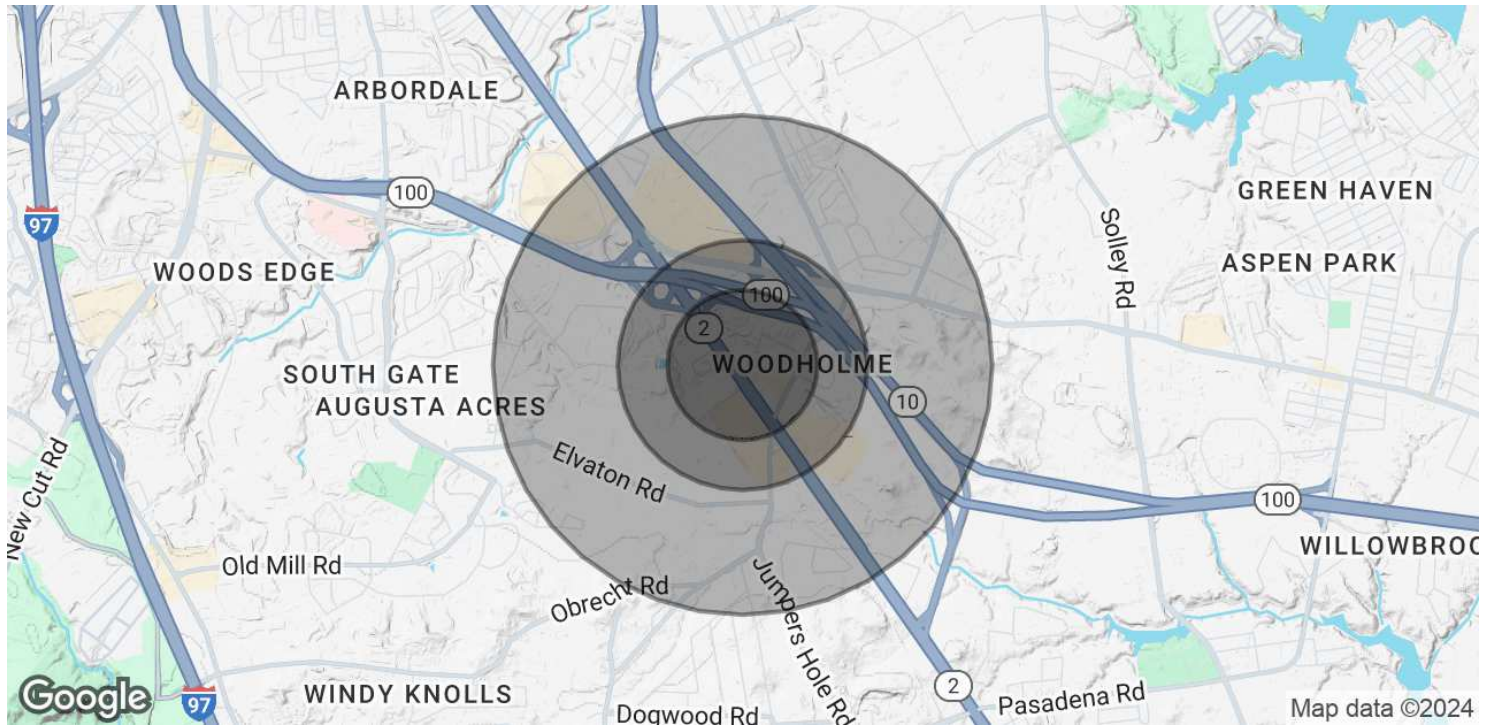
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	684	2,169	11,355
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	930	4,727
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$130,855	\$128,532	\$115,592
Average House Value	\$539,884	\$501,800	\$452,738

Demographics data derived from AlphaMap

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