

7423 Ritchie Hwy

Glen Burnie, MD 21061

PRICE REDUCTION: \$100K!



Rene F. Daniel

Principal

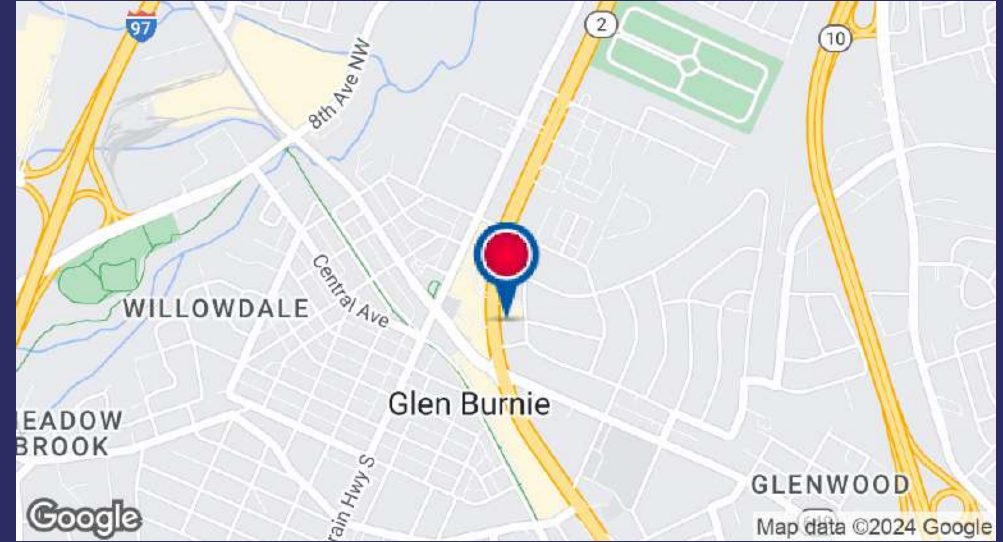
 O: 410.435.4004 x224

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 www.troutdaniel.com

7423 Ritchie Hwy
Glen Burnie, MD

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,332 SF
Lot Size:	0.34 Acres
Price / SF:	\$206.30
Year Built:	1967
Zoning:	C3
Submarket:	Route 2 Corridor North

PROPERTY OVERVIEW

Conveniently located and highly visible property available for sale on busy Gov. Ritchie Highway (Rt. 2). Currently leased as an AAMCO shop, it has six (6) bays and a large retail showroom. Located in the heart of Glen Burnie's retail district, contiguous to densely populated residential areas.

PROPERTY HIGHLIGHTS

- 5,332 SF retail space available on 0.34 acres
- Convenient and highly visible location
- AAMCO Total Car Care Tenancy
- 6 bays with additional showroom
- Abundant parking
- Zoned C-3, (with auto related uses grandfathered)



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,496	36,035	71,232
Total Population	11,755	92,627	191,036
Average HH Income	\$90,210	\$92,696	\$105,471



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Additional Photos



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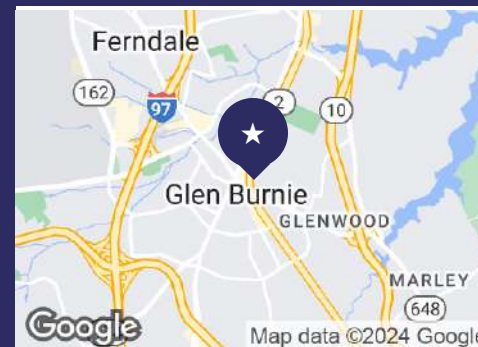
Glen Burnie, MD

Sale Comps



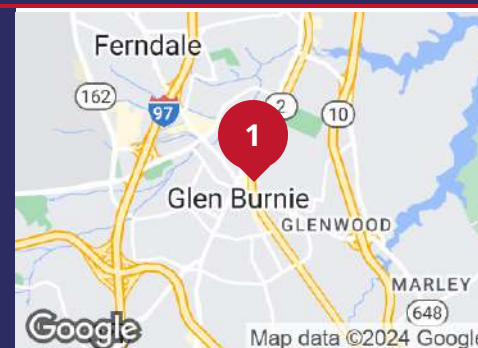
Glen Burnie, MD 21061

Price: \$1,100,000 Bldg Size: 5,332 SF
 Lot Size: 0.34 Acres Year Built: 1967



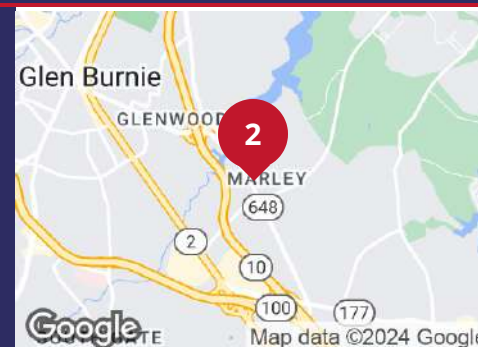
7419 RITCHIE HWY
 Glen Burnie, MD 21061

Price: \$2,393,137 Bldg Size: 11,200 SF
 Lot Size: 0.85 Acres Year Built: 1967



7721 BALTIMORE ANNAPOLIS BLVD
 Glen Burnie, MD 21060

Price: \$920,000 Bldg Size: 4,300 SF
 Lot Size: 0.39 Acres Year Built: 1992



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Sale Comps

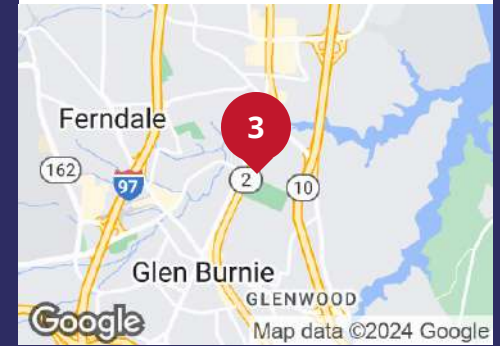
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7167 RITCHIE HWY

Glen Burnie, MD 21061

Price:	\$1,260,265	Bldg Size:	13,027 SF
Lot Size:	0.68 Acres	Year Built:	1950



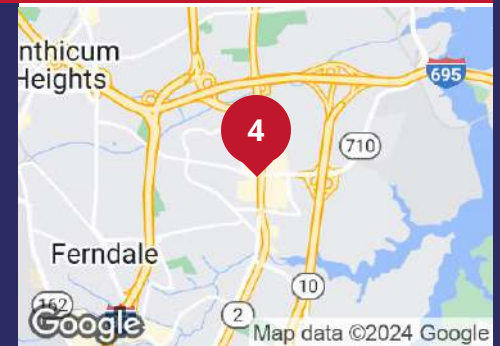
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6700 RITCHIE HWY

Glen Burnie, MD 21061

Price:	\$2,271,088	Bldg Size:	14,438 SF
Lot Size:	1.46 Acres	Year Built:	2005



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TRANSIT/SUBWAY

Cromwell Station/Glen Burnie
(Timonium & Cromwell)

 3 Minutes

 17 Minutes

 0.9 Miles



COMMUTER RAIL

BWI Airport Commuter Rail
(Penn Line)

 14 Minutes

 N/A

 6.3 Miles




AIRPORT

Baltimore-Washington
International Airport

 13 Minutes




 N/A

 5.9 Miles



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