

AVAILABLE

Pad Site on Signalized Corner with 70,000 AADT

371 Gov. Ritchie Hwy, Severna Park, Maryland 21146



Anne Arundel County Zoning C3 - General Commercial District

This District is generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. These commercial uses typically have larger space and land requirements and are located along major roadways.

Maximum lot coverage:	80% or structures and parking
Minimum lot size:	10,000 sf
Maximum Floor Area Ratio:	2.0
Maximum height:	45 feet based on minimum setbacks, can increase to 72 feet provided setbacks are increased as per formula



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Property Details:

Acreage:	0.78 Value is in Land
Parcel ID:	03-000-11422600
Traffic:	69,862 AAWDT
Speed Limit:	45 mph
Zoning:	C3
Price:	\$650,000

REDUCED PRICE \$550,000

Prelim. Engineering:

- 4,000 sf (approx.) Building

Road Frontage:

Signalized Corner of RT 2
Gov. Ritchie Hwy and
Baltimore Annapolis Blvd

Utilities:	Water: on site
	Septic: on site
	Electric: on site
	Sewer: 100 yds

Proposed Uses: Bank, Bar, Car Wash, Limited Auto Services, Commercial, Contractor Storage Yard, Convenience Store, Fast Food, Medical, Mixed Use, Office, Restaurant, Retail, Service Station, Storefront Retail, Office, Grocery

GENERAL AREA

Prime Development Land

371 Gov. Ritchie Hwy, Severna Park, Maryland



Demographics

	1 mi	3 mi
Population	8,095	50,485
Households	2,752	17,879
Average Age	40.40	40.40
Median HH Income	\$130,604	\$114,081
Daytime Employees	4,512	14,014
Population Growth	+ 4.1%	+ 3.5%
Household Growth	+ 4.1%	+ 3.5%



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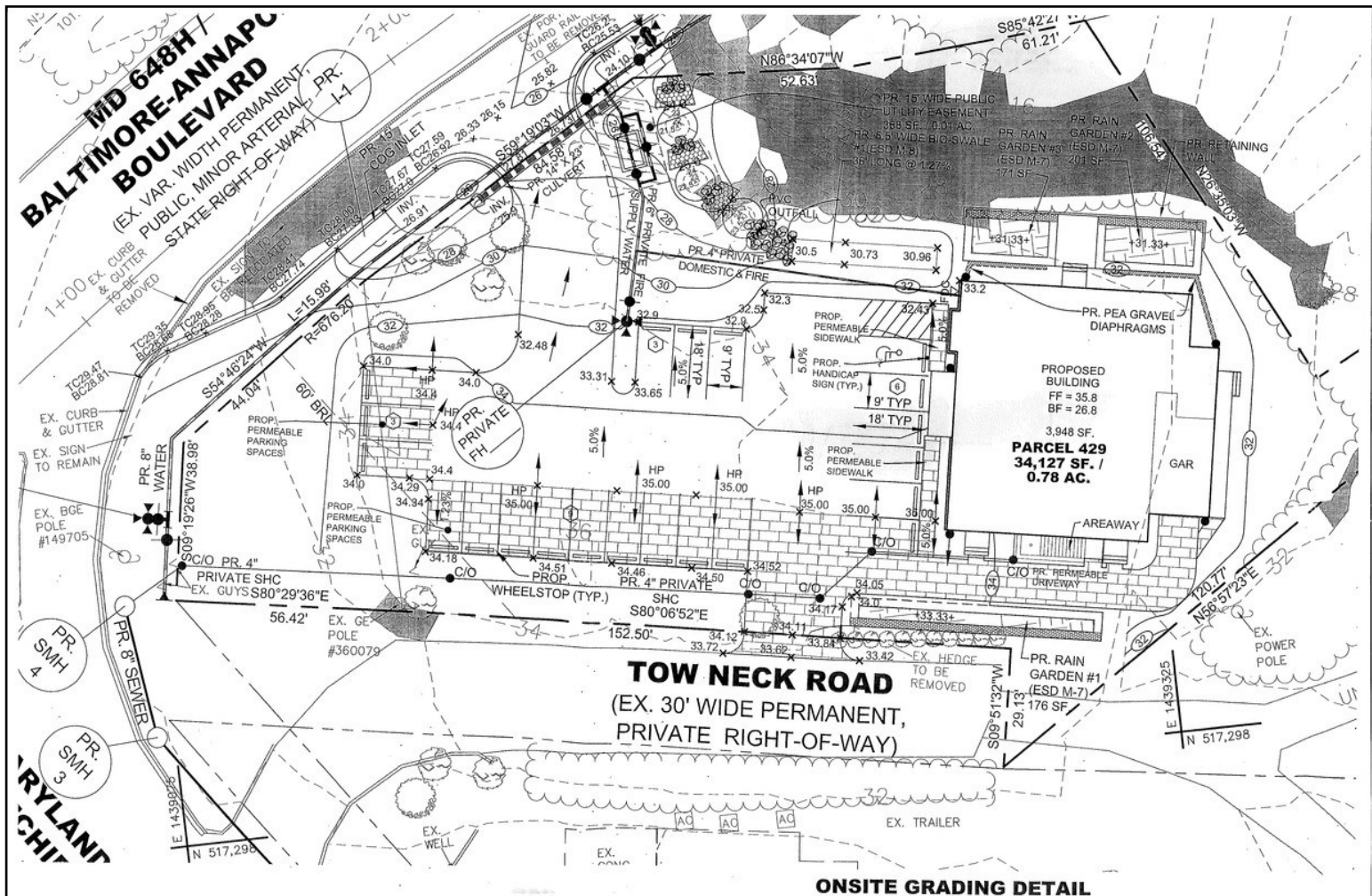
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SITE PLAN

Prime Development Land

371 Gov. Ritchie Hwy, Severna Park, Maryland

Sample: Proposed Building



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