

# ARNOLD STATION SHOPPING CENTER

1450 Ritchie Highway, Arnold, MD 21012

Retail Space Available  
**FOR LEASE**



Two-level Shopping Center with  
a Mixture of Retail and Office

**JOIN  
THESE  
TENANTS:**

HUDSON  
& FOUQUET

Wild FLOWER  
steak &undry

YOGAFACTORY

Barre Forward

Arnold Pharmacy

PIVOT  
PHYSICAL THERAPY

Cheers & Spirits

Oishi  
Japanese Cuisine

Bella Italia

SCHOOL  
& FROCK

ANNAPOLIS SMILES

ROSSO  
COMMERCIAL  
real estate services

CONTINENTAL  
REALTY  
CORPORATION

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## PROPERTY HIGHLIGHTS:

- » Two-level shopping center with a mixture of retail and office
- » Direct visibility and access to Ritchie Highway at traffic signal
- » Center sits directly in front of busy B & A Trail
- » Great area demographics

## MORE INFORMATION ON ARNOLD STATION

*Located at Busy Intersection with  
Easy Access to Ritchie Highway.*



## Notable Tenants

- ✓ Verizon Wireless
- ✓ McDonald's
- ✓ Leslie's Pool Supplies
- ✓ Barre Forward
- ✓ Arundel Pediatrics

# PROPERTY OVERVIEW



## CURRENT AVAILABILITY

### » BUILDING 1450

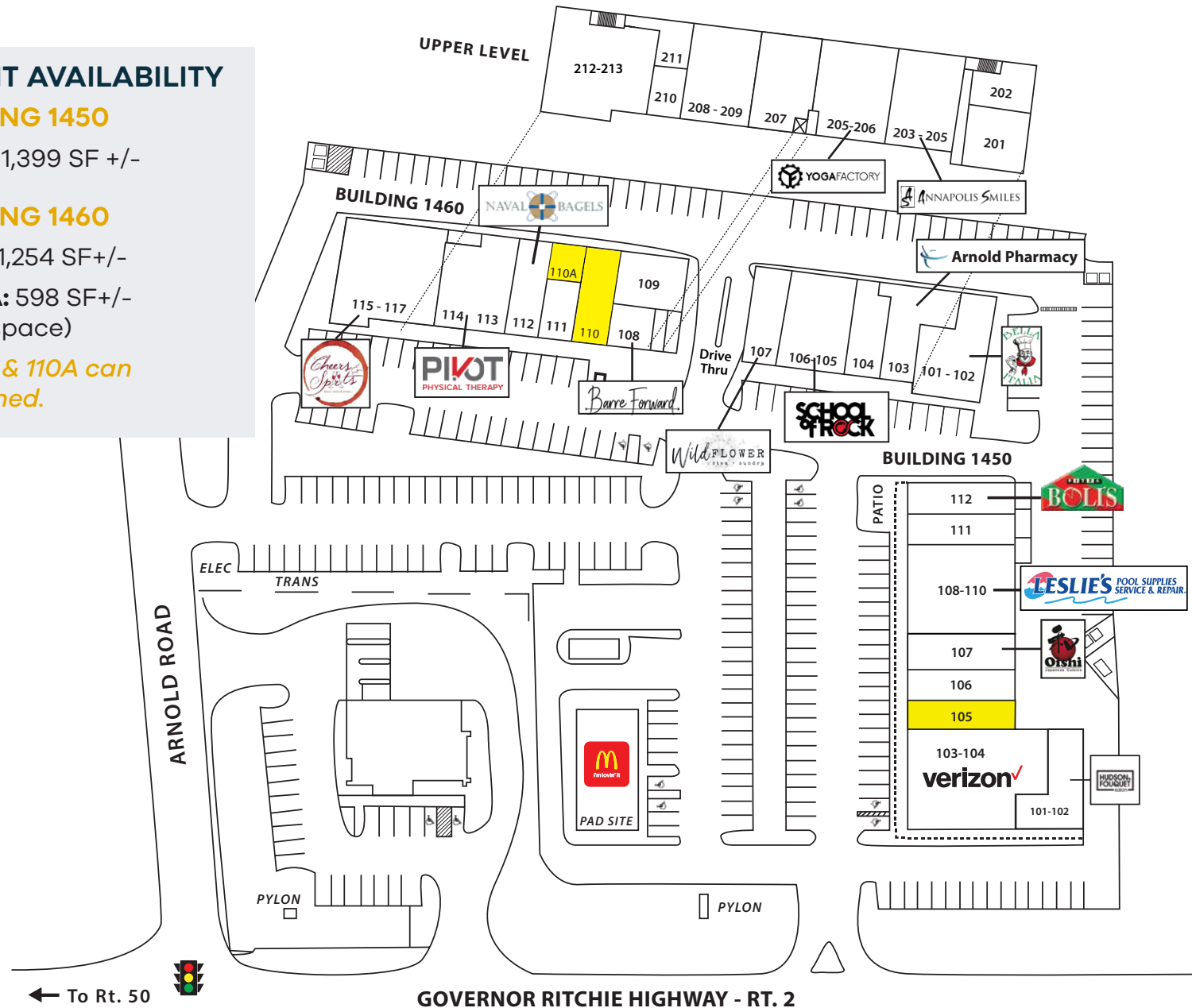
**Suite 105:** 1,399 SF +/-

### » BUILDING 1460

**Suite 110:** 1,254 SF +/-

**Suite 110A:** 598 SF +/-  
(storage space)

*Suites 110 & 110A can  
be combined.*



# AREA OVERVIEW

**ARNOLD STATION**  
SHOPPING CENTER

Public  
Storage

ARNOLD  
SENIOR  
CENTER



Exxon

TRUIST

CVS



TEMPLE BETH  
SHALOM



## DEMOGRAPHICS

|                       | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| Population            | 3,647     | 44,739    | 123,291   |
| Households            | 1,202     | 15,831    | 43,962    |
| Avg. Household Income | \$154,200 | \$126,564 | \$119,708 |

**TRAFFIC COUNT: 58,670**

**ZONING: C-3 (GENERAL)**

Exxon

TRUIST

CVS



TEMPLE BETH  
SHALOM



MARYLAND  
2

MARYLAND  
2

B&A TRAIL

RITCHIE HIGHWAY  
58,760 CARS PER DAY

# ARNOLD STATION SHOPPING CENTER

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