

SPACE AVAILABLE - MOVE IN READY

Arnold Station Shopping Center | 1450 Ritchie Highway | Arnold, MD 21012



Availability

- ▶ 1,399 SF
- ▶ 598 SF

Center Features

- ▶ 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
- ▶ Total GLA: 60,165 SF

Notable Tenants



AREA/DEMOGRAPHICS

Arnold Station Shopping Center | 1450 Ritchie Highway | Arnold, MD 21012



Demographics

1 MILE | 3 MILE | 5 MILE

POPULATION

3,647 44,739 123,291

HOUSEHOLDS

1,202 15,831 43,962

AVERAGE HOUSEHOLD INCOME

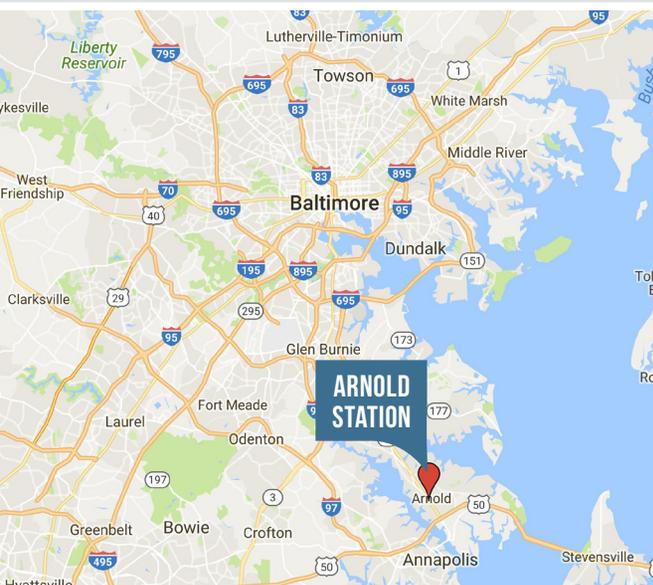
\$154,200 \$126,564 \$119,708

TRAFFIC COUNT:

58,670 vehicles per day

ZONING:

C-3 (General)



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.





ARNOLD STATION

Arnold, MD

Suite	Tenant	Area (SF)
BLDG. 1460		
101-102	Bella Italia	
103	Arnold Pharmacy	
104	Le's Nail Salon	
105-106	School of Rock	
107	Wild Flower	
108	Barre Forward	
109	Meals on Wheels	
110	Senior Helpers	
110A	AVAILABLE	598
111	Traynham's Jewelers	
112	Naval Bagels	
113-114	Pivot Physical Therapy	
115-117	Cheers & Spirits Beer, Wine & More	
201-202	The Collective Healing Center	
203-204	Scott W. Finlay & Associates, DDS	
205-206	Yoga Factory	
207	Tranquility Woods	
208-209	Arundel Pediatrics	
210	The Face Bar	
211	Mid-Atlantic Health	
212-213	Cooch & Bowers, P.A.	
BLDG. 1450		
101-102	Hudson and Fouquet	
103-104	Verizon Wireless	
105	AVAILABLE	1,399
106	Hong Kong Chinese Restaurant	
107	Oishi Japanese Restaurant	
108-110	Leslie's Pool Supplies	
111	Jasmine Spa	
112	Pizza Boli's	
PAD	TD Bank	
PAD	McDonald's	
TOTAL:		60,165

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.



← To Rt. 50



GOVERNOR RITCHIE HIGHWAY - RT. 2

