

## 650 BUILDING



650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



## OFFERING SUMMARY

Lease Rate: \$23.00 SF/yr (MG)

Available SF: 845 - 1,289 SF

Zoning: C2

Traffic Count: 64,689

Total Population: 6,292

Median Income: \$134,140

Parking: 40

## PROPERTY OVERVIEW

An office building conveniently located at the intersection of Ritchie Hwy and Cypress Creek in Severna Park, Maryland. Minutes from Annapolis, Whole Foods, Trader Joe's, and other retail centers with national tenants. The area has a good mix of office, retail, and residential property.

## PROPERTY HIGHLIGHTS

- Move-in ready suites
- Renovation of lobby, entrance, hallways, interior lighting, office suite doors, and second and third floor restrooms
- Tenants ample free parking

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 201	\$23.00 SF/yr	845 SF
Suite 305	\$23.00 SF/yr	1,289 SF
Suite 306	\$23.00 SF/yr	886 SF

FOR MORE INFORMATION, CONTACT

JIM HAMLIN

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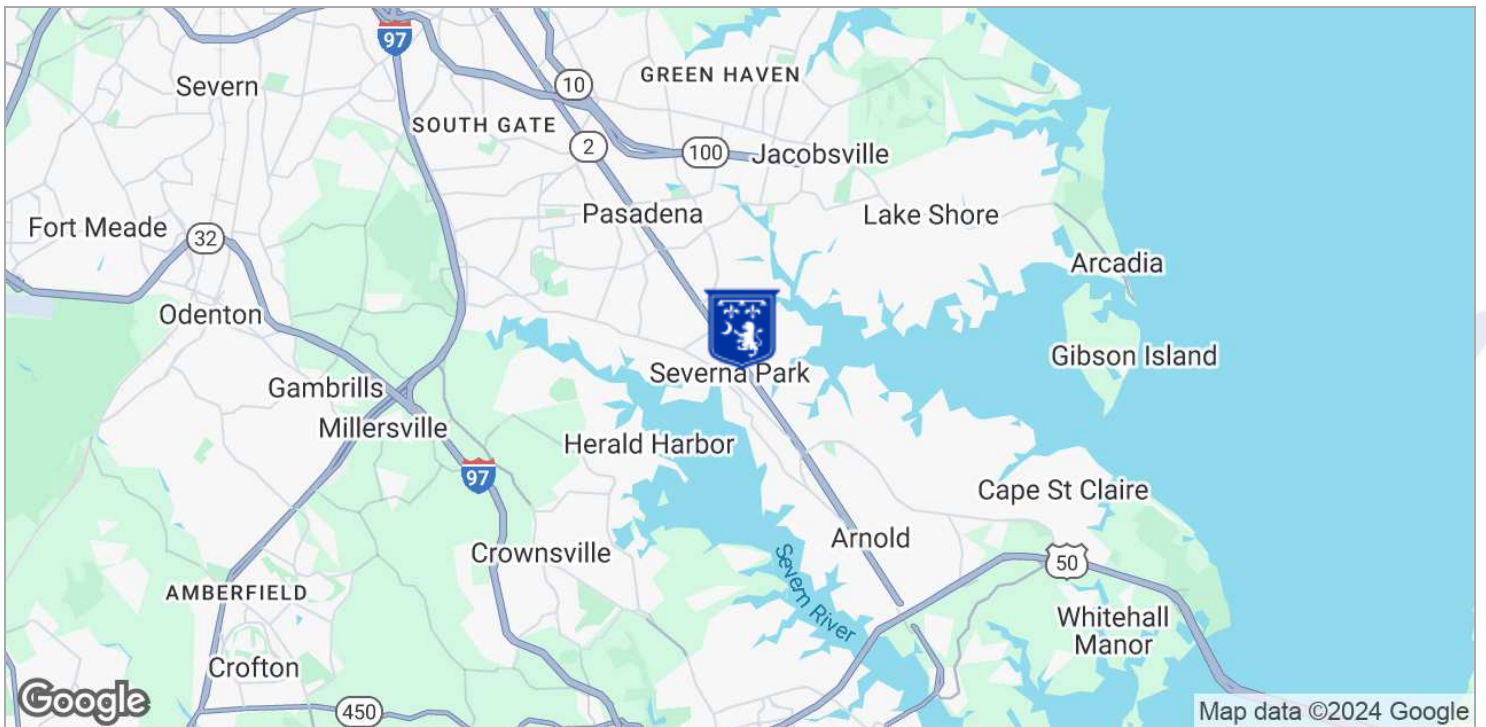
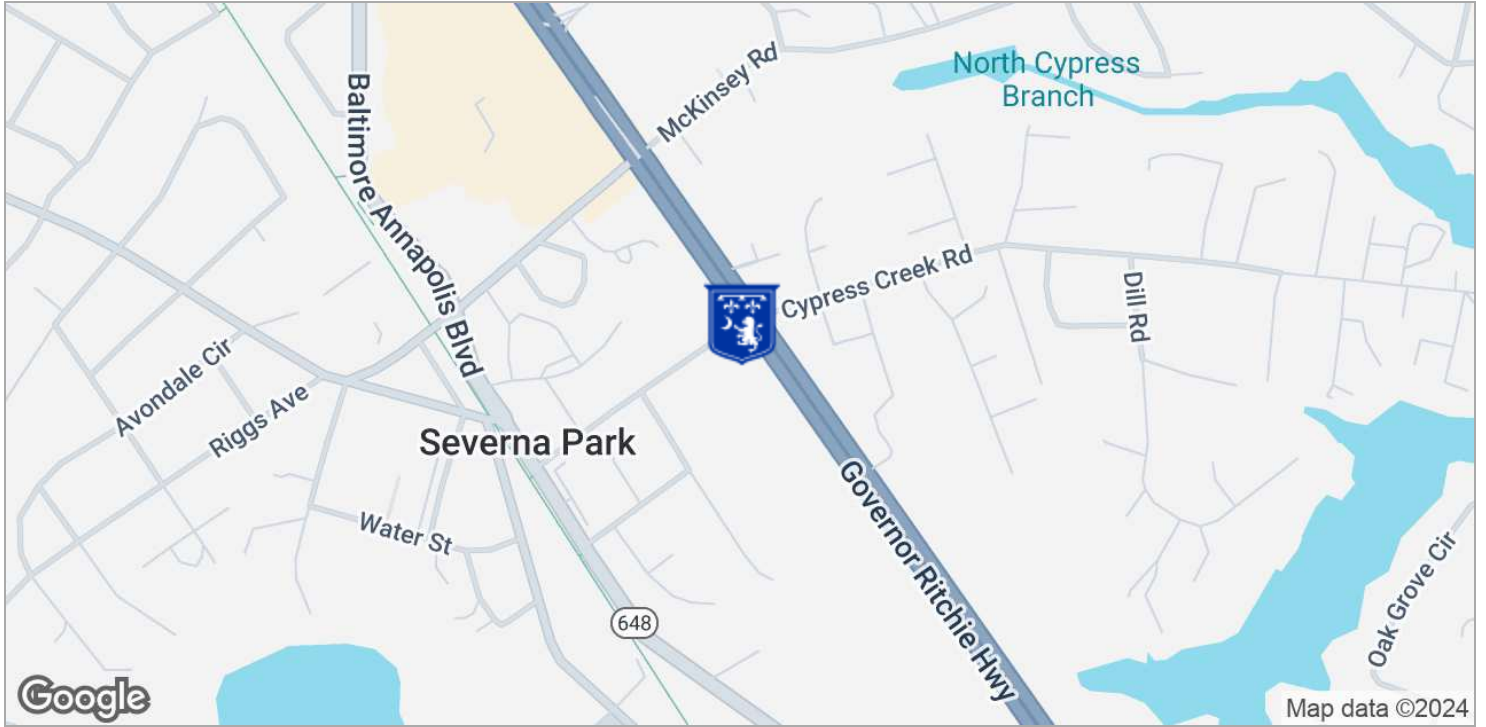
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## LOCATION MAPS - 650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



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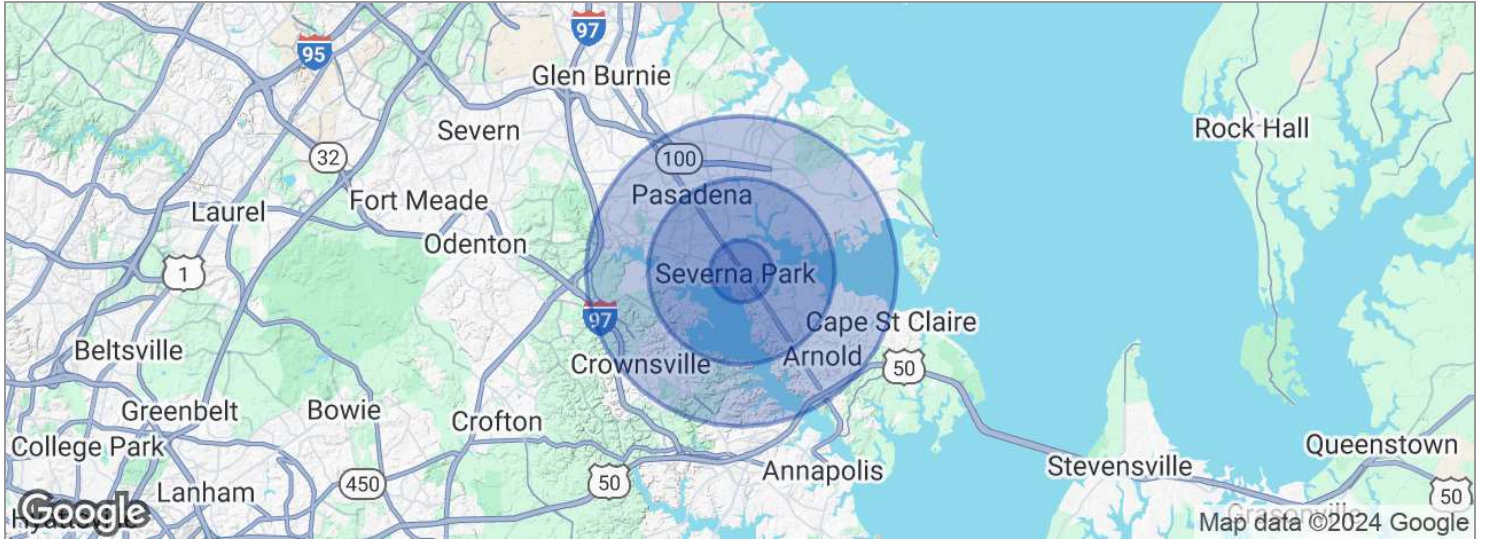


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## DEMOGRAPHICS MAP - 650 RITCHIE HIGHWAY, SEVERNA PARK, MD 21146



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,292	43,705	111,531
Median age	43.9	43.3	41.8
Median age (male)	42.3	42.3	40.9
Median age (Female)	45.5	44.0	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,335	15,880	41,102
# of persons per HH	2.7	2.8	2.7
Average HH income	\$134,140	\$125,412	\$120,525
Average house value	\$619,172	\$571,250	\$539,883

\* Demographic data derived from 2020 ACS - US Census

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