

SEVERNA PARK MARKET CENTER

485-489 Ritchie Highway | Severna Park, MD

FOR LEASE

Upscale Retail + Offices Available

» HIGH VISIBILITY SIGNAGE OPPORTUNITIES



RITCHIE HIGHWAY 56,356 CARS PER DAY

Retail + Professional Offices at Severna Park Market Center



RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

LOCATION OVERVIEW



1,807 RSF +/-
AVAILABLE

RETAIL (IN-LINE)
1,500 SF +/-
AVAILABLE

EXECUTIVE OFFICES
+ FORMER PT
OFFICE
AVAILABLE

PYLON SIGNAGE
AVAILABLE W/LED
ADVERTISING

RITCHIE HIGHWAY
56,356 CARS PER DAY

SEVERNA PARK MARKETPLACE

- KOHL'S
- McDonald's
- MOD
- Giant
- petco
- FIVE GUYS
- Office DEPOT

- Donut Shack
- verizon
- zen NAILS & SPA
- The Magnolia Collective
- Pitaya

- Chick-fil-A
- Starbucks

- ROYAL FARMS
- MR.TIRE AUTO SERVICE CENTERS

- RISEUP
- HOMESTEAD GARDENS
- Exxon
- Advance Auto Parts
- DARK HARDWARE

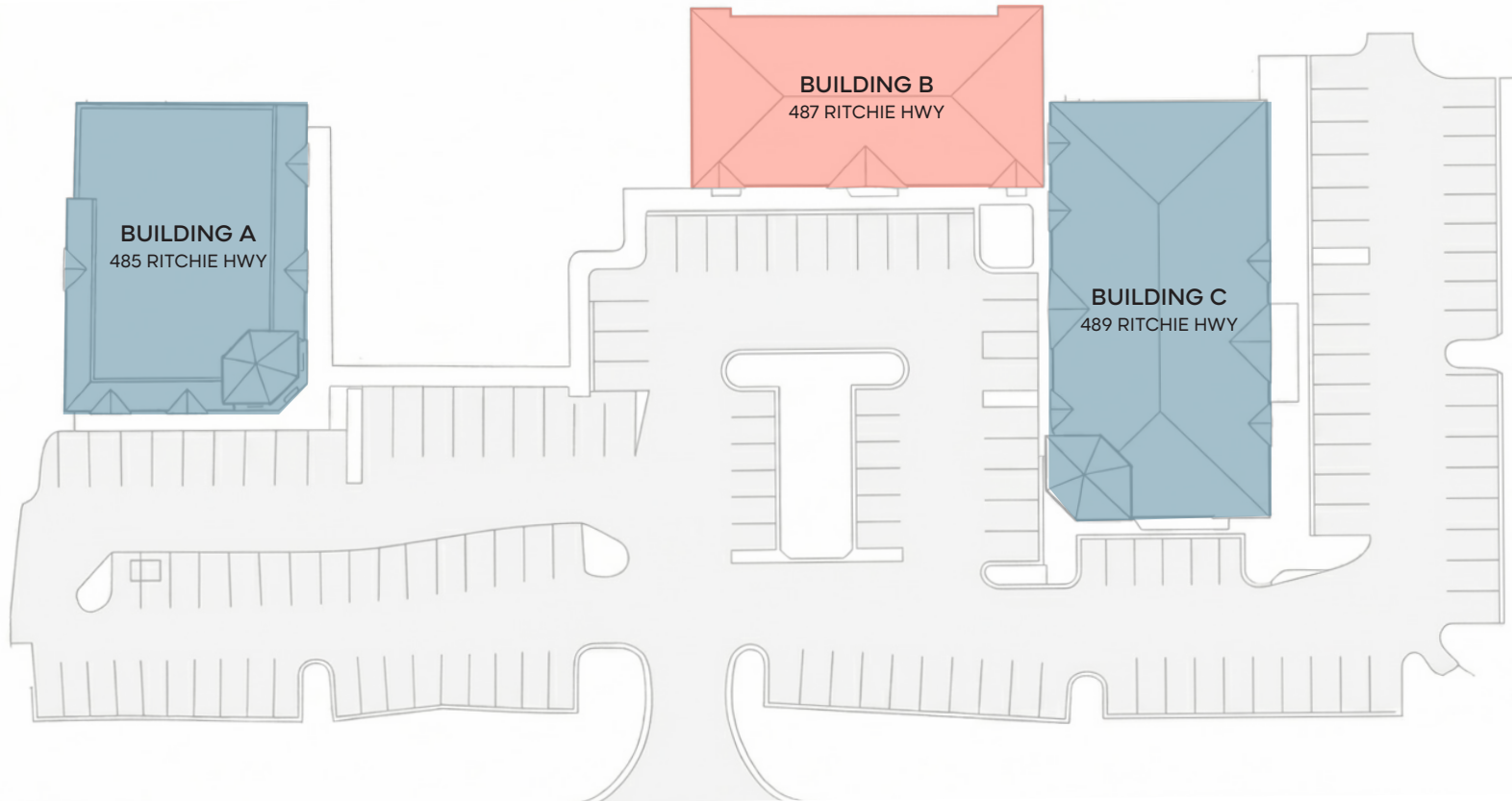
ROBINSON CROSSING CENTER

- ALDI
- SHERWIN WILLIAMS
- Celebree SCHOOL
- MATTRESS FIRM
- DOLLAR TREE
- Romilo's
- F45

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS FORWARD.

PROPERTY OVERVIEW



RETAIL SERVICES



2ND FLOOR OFFICES



SEVERNA PARK MARKET CENTER

485-489 Ritchie Highway | Severna Park, MD

PROPERTY FEATURES | RETAIL SPACE

- ✓ 1,500 SF +/- Space Available (in-line)
- ✓ Located in upscale mixed-use center
- ✓ Easy access both northbound & southbound Ritchie Highway in heart of Severna Park
- ✓ Contact Broker for more details.
DO NOT DISTURB TENANT

IN-LINE RETAIL



Join a thriving community of businesses at one of Severna Park's most visible commercial locations.



SEVERNA PARK MARKET CENTER

485-489 Ritchie Highway | Severna Park, MD

PROPERTY FEATURES | EXECUTIVE OFFICES

- ✓ Executive suites with elevator, individual HVAC (w/ UV Light System) temp/airflow control, high speed internet, WIFI/ethernet wall jack in each office, and large windows
- ✓ Tenant may select paint and floor coverings with a minimum of 2 year lease

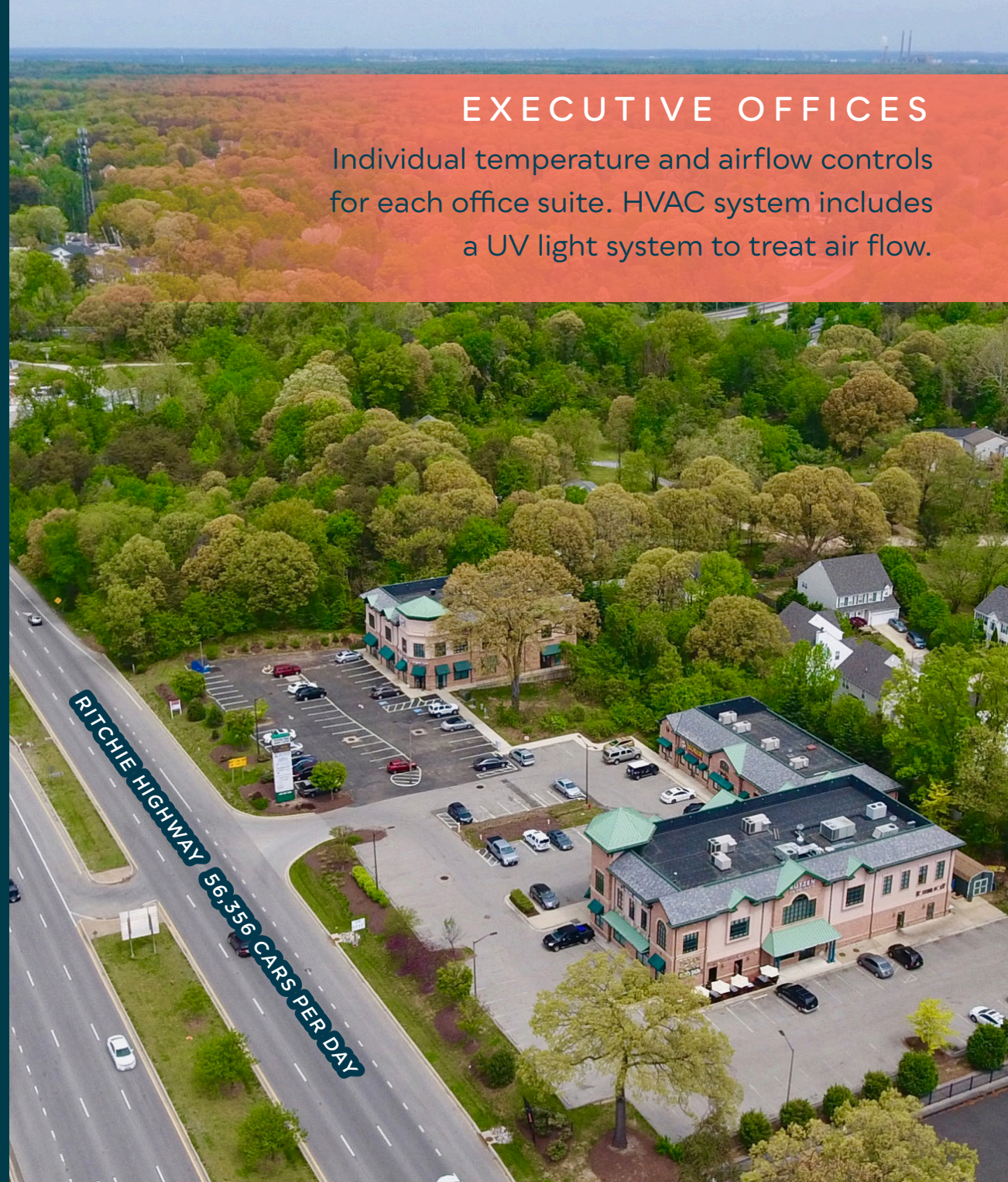
PROPERTY FEATURES | OFFICES

- ✓ 120 - 1,807 RSF (Offices) available
 - ✓ 3,034 RSF (Former Physical Therapy space with building signage)
-
- ✓ Asking Rent: full service, contact broker for more details
 - ✓ Located in upscale mixed-use center
 - ✓ Easy access both northbound & southbound Ritchie Highway in heart of Severna Park



EXECUTIVE OFFICES

Individual temperature and airflow controls for each office suite. HVAC system includes a UV light system to treat air flow.



FLOOR PLAN

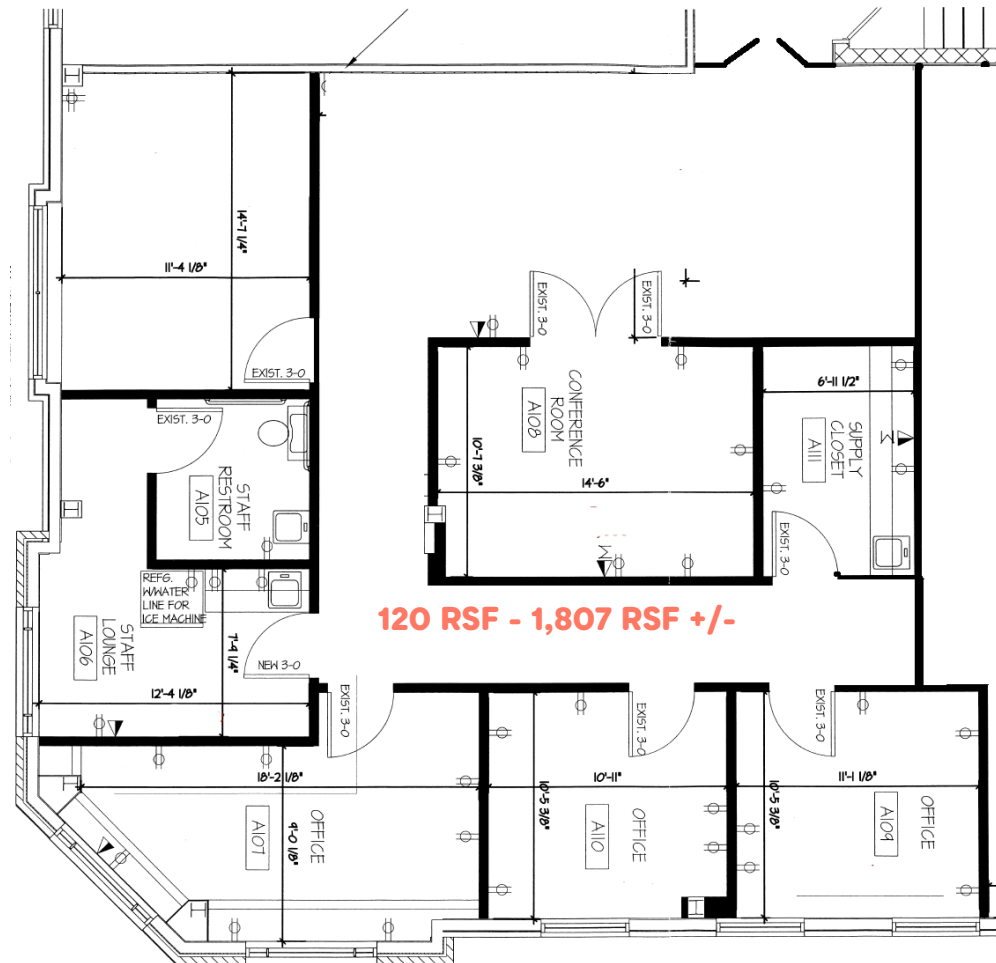
Executive Offices + Physical Therapy Office



485 Ritchie Highway | 2nd Floor

FLOOR PLAN

Office



489 Ritchie Highway | 2nd Floor

Flexible Office Options: 120 SF - 1,807 SF +/-

AREA OVERVIEW

SEVERNA PARK MARKET CENTER
485-487 Ritchie Highway | Severna Park, MD

ROBINSON CROSSING CENTER

ASBURY DRIVE

RITCHIE HIGHWAY 50,000+ CARS PER DAY

ROBINSON ROAD 10,165 CARS PER DAY

SEVERNA PARK MARKETPLACE

SEVERNA PARK HIGH SCHOOL



DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	28,854	134,632	453,545
Households	10,078	48,132	169,979
Avg. Household Income	\$136,276	\$140,895	\$129,039

PARK PLAZA

SEVERNA PARK ELEMENTARY SCHOOL

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