

8185 **RITCHIE HIGHWAY**
Pasadena, Maryland

FOR SALE | LEASE



3,971 SF BUILDING // 0.37 AC LOT
C-4 ZONING

*Prime Opportunity for Contractors
with Storage Yard and Office Space*

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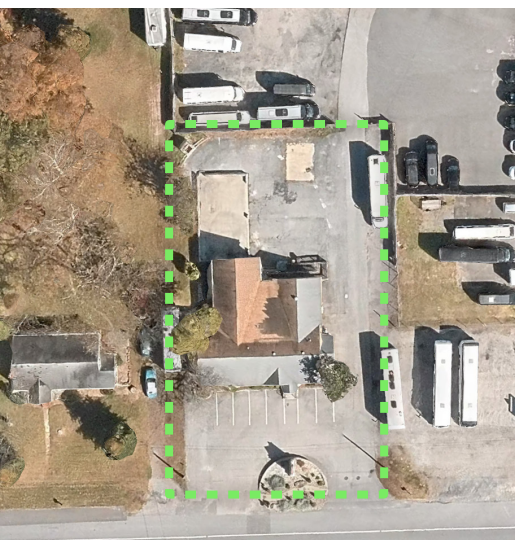
8185 RITCHIE HIGHWAY

Pasadena, Maryland

- ➔ High Visibility C4 Property
- ➔ Tremendous Signage Opportunity
- ➔ Well-appointed Office Building
- ➔ 0.37 Acres including Enclosed and Open Storage Areas
- ➔ Rent: Withheld
- ➔ Ideal for Contractor, Commercial Services and Storage

Ideal Property for Retail, Office, and Builders with Ample Yard Space

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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.

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AREA OVERVIEW



PASADENA CROSSROADS

HOBBY LOBBY **ULTA** **SPROUTS**
FARMERS MARKET

HomeGoods **LA FITNESS** **X-SOFT**

FIVE BEL'W **Capriotti's** **Chick-fil-A**

FESTIVAL AT PASADENA

Walmart **BJ's** **Planet Fitness**

Don't Chalk **Panera** **weis** **Pizza Hut**

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APPROX. 21,101 CARS PER DAY

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LOCATION OVERVIEW



// DEMOGRAPHICS

1 MILE

3 MILES

POPULATION

5,870

92,063

HOUSEHOLDS

2,373

34,072

MEDIAN HOUSEHOLD INCOME

\$107,564

\$100,152

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