

**FOR LEASE** Available Immediately



# 7501 Ritchie Highway






Glen Burnie, MD 21061

## Overview

Freestanding former Rite Aid available for lease at the intersection of Ritchie Highway and Baltimore Annapolis Boulevard. The location offers strategically positioned space boasting high visibility with easy accessibility. This property has ample parking and presents as an ideal opportunity for a retailer or healthcare user seeking a prime site in the heart of Glen Burnie.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	11,000 square feet
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	Property is Absolute Triple Net: Tenant is responsible for the entire property. This includes upkeep, all repairs, and remodeling at tenant's cost. Tenant is responsible for all fees associated with the property, including insurance, taxes, and rent. Exterior modification of the building shall require Landlord's prior approval.

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	13,507	96,523	196,450
 HOUSEHOLDS	5,013	37,091	72,814
 AVG. HH INCOME	\$87,848	\$92,246	\$103,205
 DAYTIME POPULATION	22,098	88,836	205,444
 TRAFFIC COUNT	20,473 AADT (Governor Ritchie Hwy)	11,125 AADT (Baltimore Annapolis Blvd)	

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# Interested? Contact:

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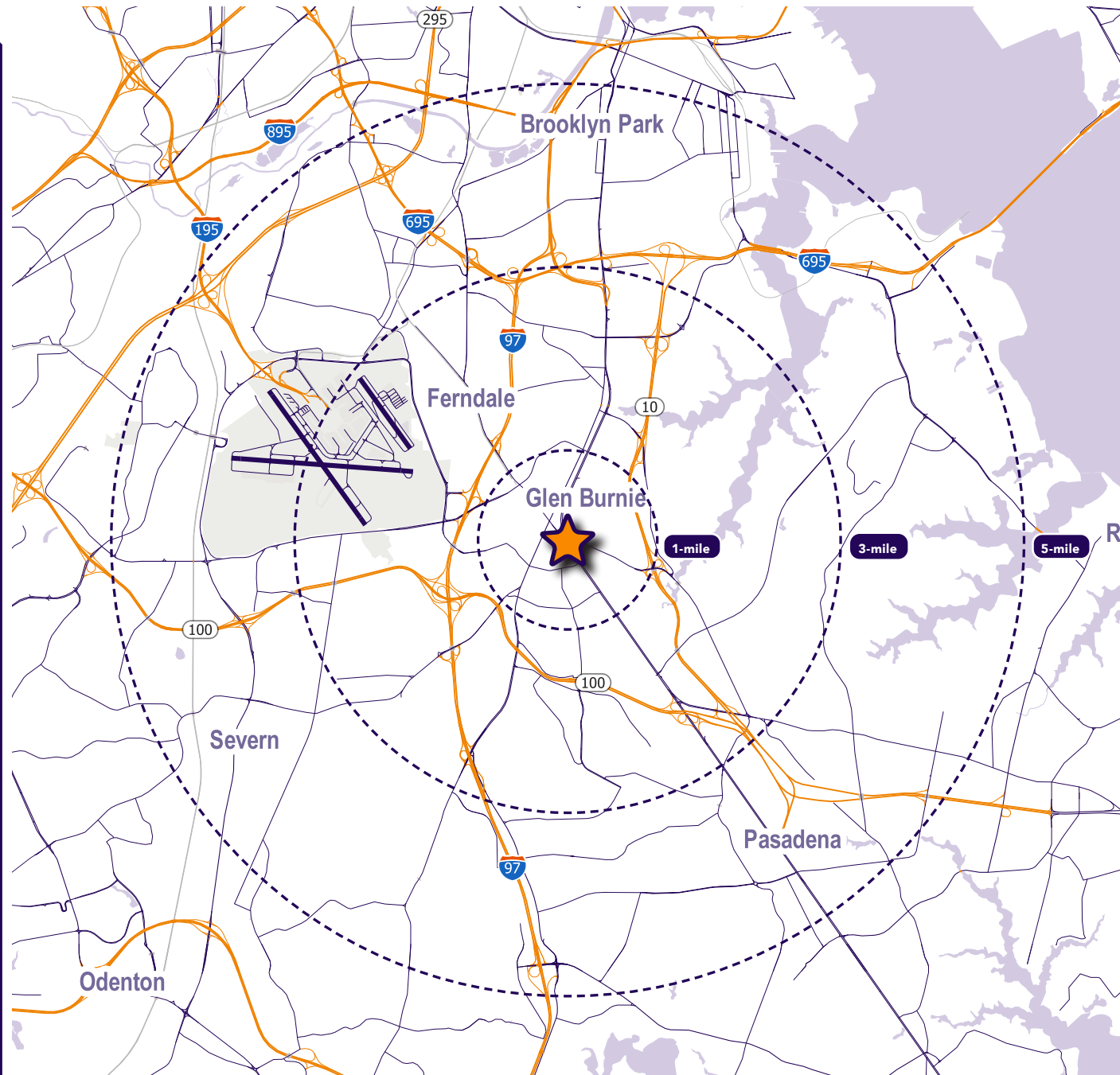
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