



Ben Frederick Realty, Inc.

**For Lease
Choice Retail Store**



- 1,057 sq. ft.
- Join Subway Sandwiches and Rocco's Pizza
- Excellent visibility on Ritchie Highway
- Free Parking in Front
- Next to County Courthouse

Address: **7430 Ritchie Hwy
Glen Burnie, Maryland 21061**

Taxes & Ins: \$108.71 per month (\$1.23 per sq ft)

CAM: 4% of Building Operating Exp (approx \$380/qtr)
CAM is billed quarterly based on actual costs.

Zoning: TC (Town Center) Allows most retail uses. Sign restrictions apply.

Utilities: Gas forced air heating system with central air conditioning. Gas-fired water heater.
County water, county sewer. Tenants pay all of their own utilities.

Trash Removal: Each tenant is responsible for their own trash removal. Dumpster area available.

Parking: Free off-street parking directly in front of the store.

Topography: Level lot. Slightly elevated from Ritchie Hwy for better visibility.

Curb Cuts: One cut on Ritchie Hwy. Additional entrance on Delaware Ave. Exit-only onto Baltimore-Annapolis Blvd.

Traffic Counts: Ritchie Hwy (Maryland Route 2): 29,871 Northbound; 28,510 Southbound
Baltimore-Annapolis Blvd (MD 648): 11,860 Eastbound, 17,510 Westbound

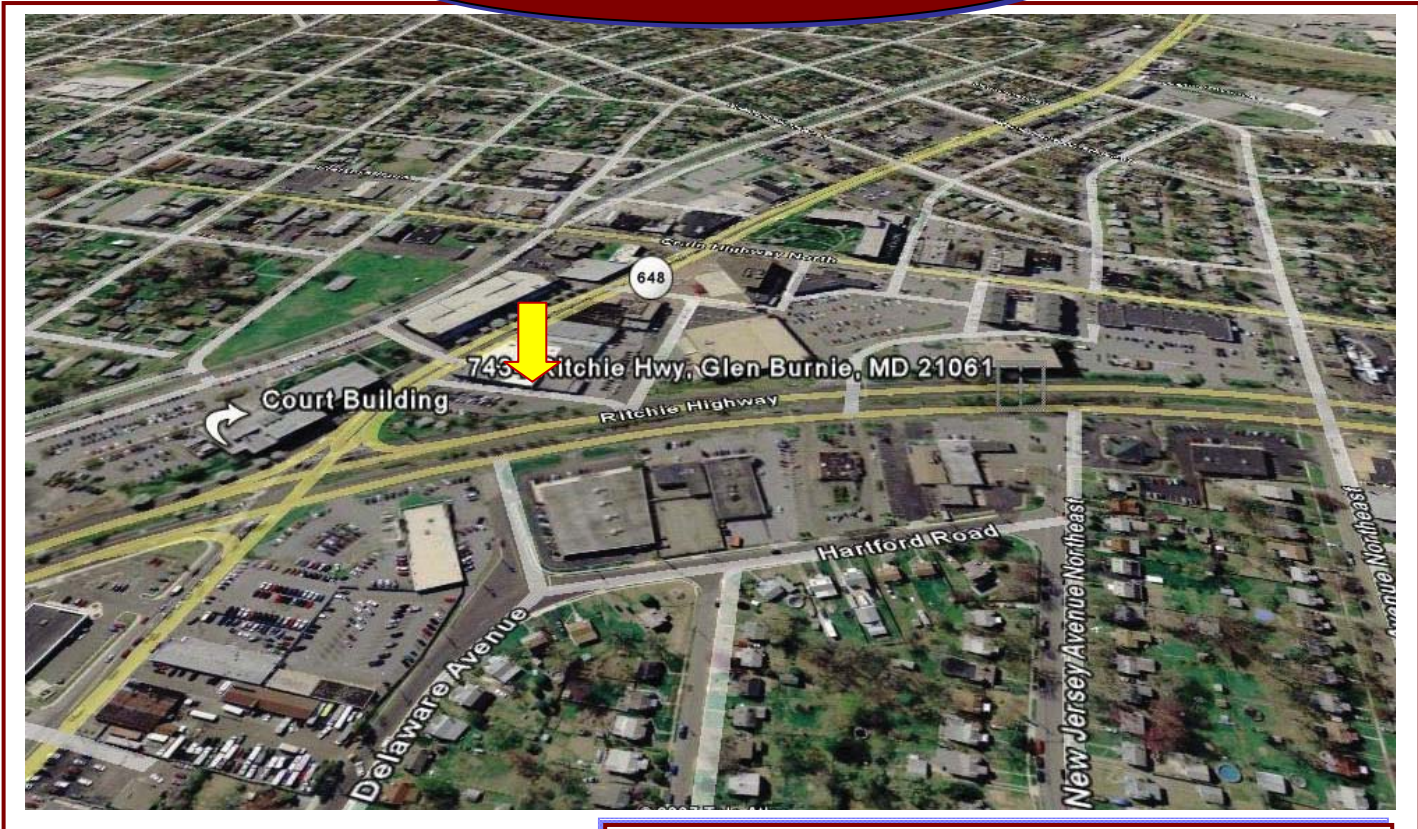
Building: 30,000 Sq. Ft. strip of store fronts. Masonry exterior walls. Concrete slab floor structure.
Carpet and tile is typical floor covering. All units have bathrooms. Modified Bitumium Roof.

Rental: \$20.00 per sq. ft. Tenant pays 100% of utilities and interior maintenance and a pro-rata (4.0%) share of taxes, insurance, and CAM.

Contact: **Ben Frederick III, CCIM
Ben Frederick Realty Inc., Owner's Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com**

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.

Choice Stores For Lease



Demographic Summary	1 mile	3 mile	5 mile
Population	11,105	82,779	167,968
Households	4,398	34,347	67,279
Ownerships	77%	60%	67%
Median HH Income	56,406	56,546	60,958
Median Net Worth	147,076	110,336	127,425
Avg Net Worth	473,625	455,097	512,439