

# SUBLEASE

 Anne Arundel County, MD

## AVAILABLE

2,200 sf

## PARKING

28 surface spaces ±

## ZONING

C1 (Local Commercial District)

## TRAFFIC COUNT

60,370 AADT (Ritchie Hwy/Rt. 2)

## RENTAL RATE

\$30.39 psf, NNN (Term thru 5/21/23)

## HIGHLIGHTS

- ▶ Freestanding bank branch with one drive-thru lane
- ▶ Nearly 200 ft. ± of frontage on busy Ritchie Hwy (60,370 AADT)
- ▶ Adjacent to the signalized, highly trafficked intersection of Ritchie Hwy and Whites Rd/ Baltimore Annapolis Blvd
- ▶ 2 curb cuts/points of ingress/ egress: 1 on Ritchie Highway, 1 on Whites Road
- ▶ Join Pizza Boli's, Hollywood Tans, Edible Arrangements, Coco Couture and more!



# FREESTANDING BANK BRANCH

HOWARD BANK SQUARE | 366A RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



**Karen Deeley** | Senior Vice President

☎ 410.494.4871 ✉ [kdeeley@mackenziecommercial.com](mailto:kdeeley@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**John Harrington** | Senior Vice President

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# LOCAL AERIAL

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# TRADE AREA

HOWARD BANK SQUARE | 366A RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



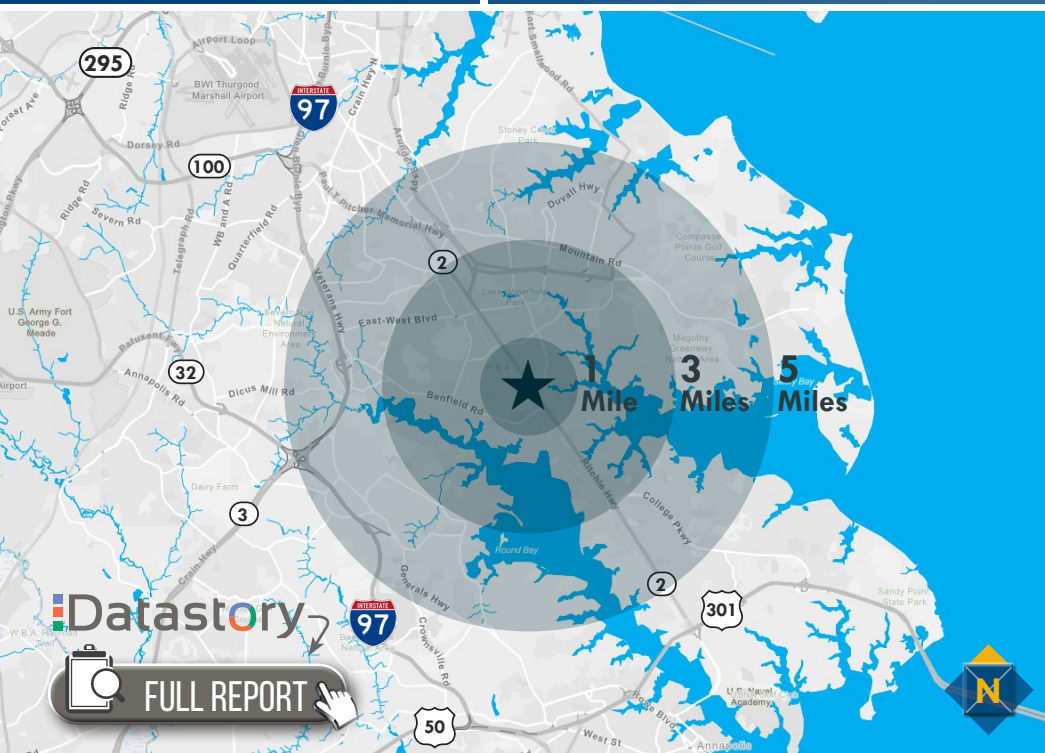


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# LOCATION / DEMOGRAPHICS

HOWARD BANK SQUARE | 366A RITCHIE HIGHWAY | SEVERNA PARK, MARYLAND 21146



## RESIDENTIAL POPULATION

7,891  
1 MILE  
50,816  
3 MILES  
138,686  
5 MILES

## NUMBER OF HOUSEHOLDS

2,582  
1 MILE  
17,855  
3 MILES  
49,024  
5 MILES

## AVERAGE HH SIZE

2.99  
1 MILE  
2.83  
3 MILES  
2.81  
5 MILES

## MEDIAN AGE

44.7  
1 MILE  
44.8  
3 MILES  
41.4  
5 MILES

## AVERAGE HH INCOME

\$165,309  
1 MILE  
\$155,512  
3 MILES  
\$133,332  
5 MILES

## EDUCATION (COLLEGE+)

82.2%  
1 MILE  
78.3%  
3 MILES  
70.4%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.7%  
1 MILE  
96.8%  
3 MILES  
96.4%  
5 MILES

## DAYTIME POPULATION

8,631  
1 MILE  
37,870  
3 MILES  
105,433  
5 MILES

56%

## SAVVY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85  
AVERAGE HH SIZE

45.1  
MEDIAN AGE

\$108,700  
MEDIAN HH INCOME

14%

## TOP TIER

2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84  
AVERAGE HH SIZE

47.3  
MEDIAN AGE

\$173,200  
MEDIAN HH INCOME

12%

## EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50  
AVERAGE HH SIZE

51.0  
MEDIAN AGE

\$103,400  
MEDIAN HH INCOME

8%

## PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88  
AVERAGE HH SIZE

42.6  
MEDIAN AGE

\$92,900  
MEDIAN HH INCOME