

RETAIL FOR SALE

7216 RITCHIE HIGHWAY

7216 RITCHIE HIGHWAY, GLEN BURNIE, MD 21061



FOR SALE AT \$2,000,000

KELLER WILLIAMS SELECT REALTORS

1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

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SUSAN ROSKO-THOMAS

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EXECUTIVE SUMMARY

7216 RITCHIE HIGHWAY



OFFERING SUMMARY

PRICE:	\$2,000,000
BUILDING SF:	5,685
PRICE / SF:	\$351.80
LOT SIZE:	16,200 SF
FRONTAGE:	58' on Ritchie Hwy (with 1 curb cut)
YEAR BUILT:	1950
PARKING:	25 Surface
ZONING:	C4

PROPERTY OVERVIEW

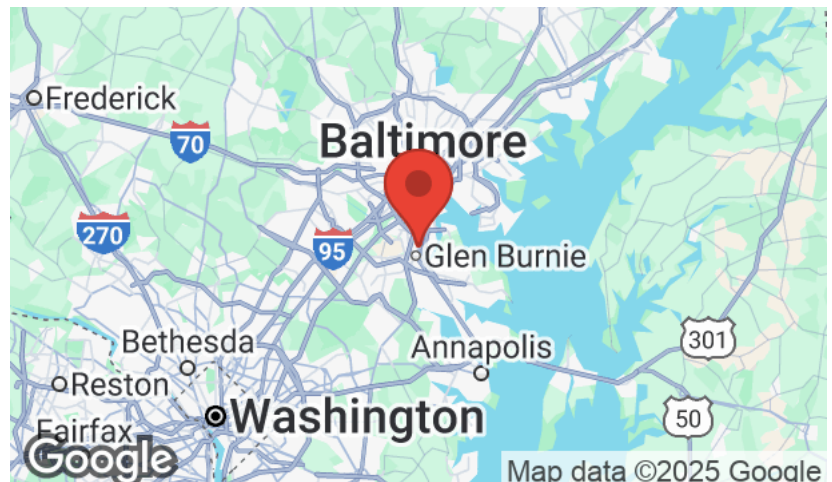
Two-story retail commercial property located on busy main artery in Anne Arundel County. Coveted C-4 zoning allows automotive businesses and a wide variety of other commercial uses. Currently operated as automotive parts and service retail establishment. First floor features showroom and body shop with two oversized rear entry bay doors.

Second floor provides approximately 850 square feet of storage, work, meeting room, office area and full bathroom.

Current owners are retiring from a long time thriving family business. Business will be closing June 1, 2025. Purchase of existing inventory negotiable (not included in purchase price).

AS IS sale.

Will share operating expenses upon receipt of NDA and acceptable LOI.



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LOCATION & HIGHLIGHTS

7216 RITCHIE HIGHWAY



LOCATION INFORMATION

Building Name:	7216 Ritchie Highway
Street Address:	7216 Ritchie Highway
City, State, Zip	Glen Burnie, MD 21061
County:	Anne Arundel
Market:	Baltimore/Annapolis MD
Sub-market:	Route 2 Corridor
Cross Streets:	6th Ave NE and 8th Ave NE

LOCATION OVERVIEW

Located along the south corridor of bustling Ritchie Highway (MD Route 2), the property benefits from high visibility and accessibility, being in close proximity to major roads, commercial establishments and residential neighborhoods. This prime location offers significant potential for investors or entrepreneurs seeking a versatile commercial space in a high-traffic area.



PROPERTY HIGHLIGHTS

- Prime location
- Zoned C-4
- Located on busy main thoroughfare
- High visibility
- Spacious showroom/body shop
- Two large bay doors
- 2nd floor storage/meeting area w/ full bath
- Ample parking



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PROPERTY PHOTOS

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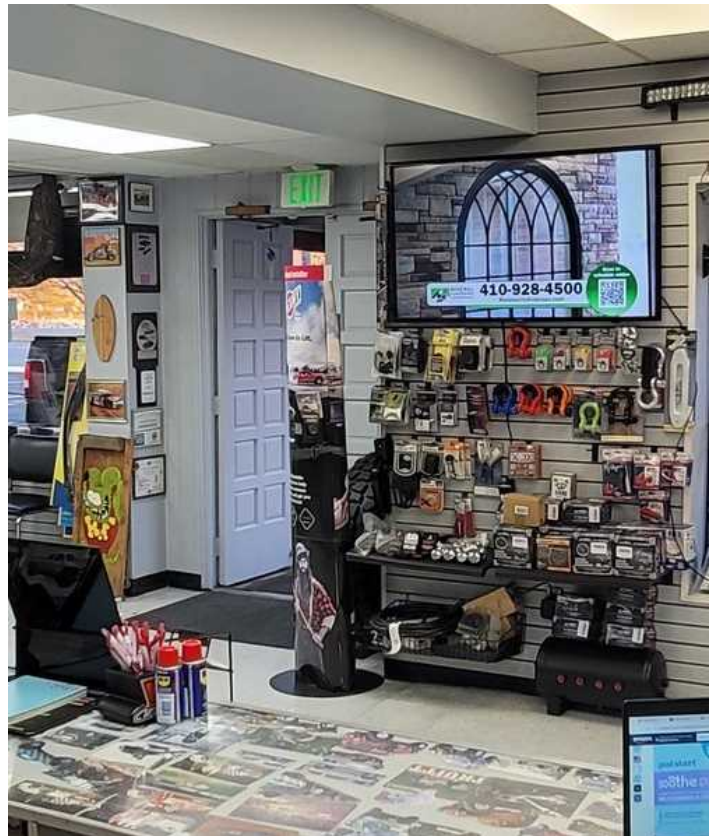
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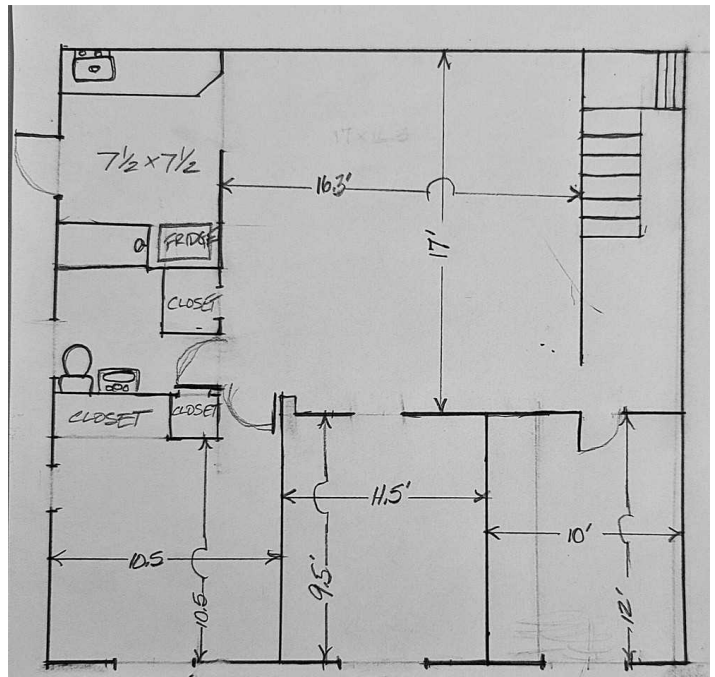
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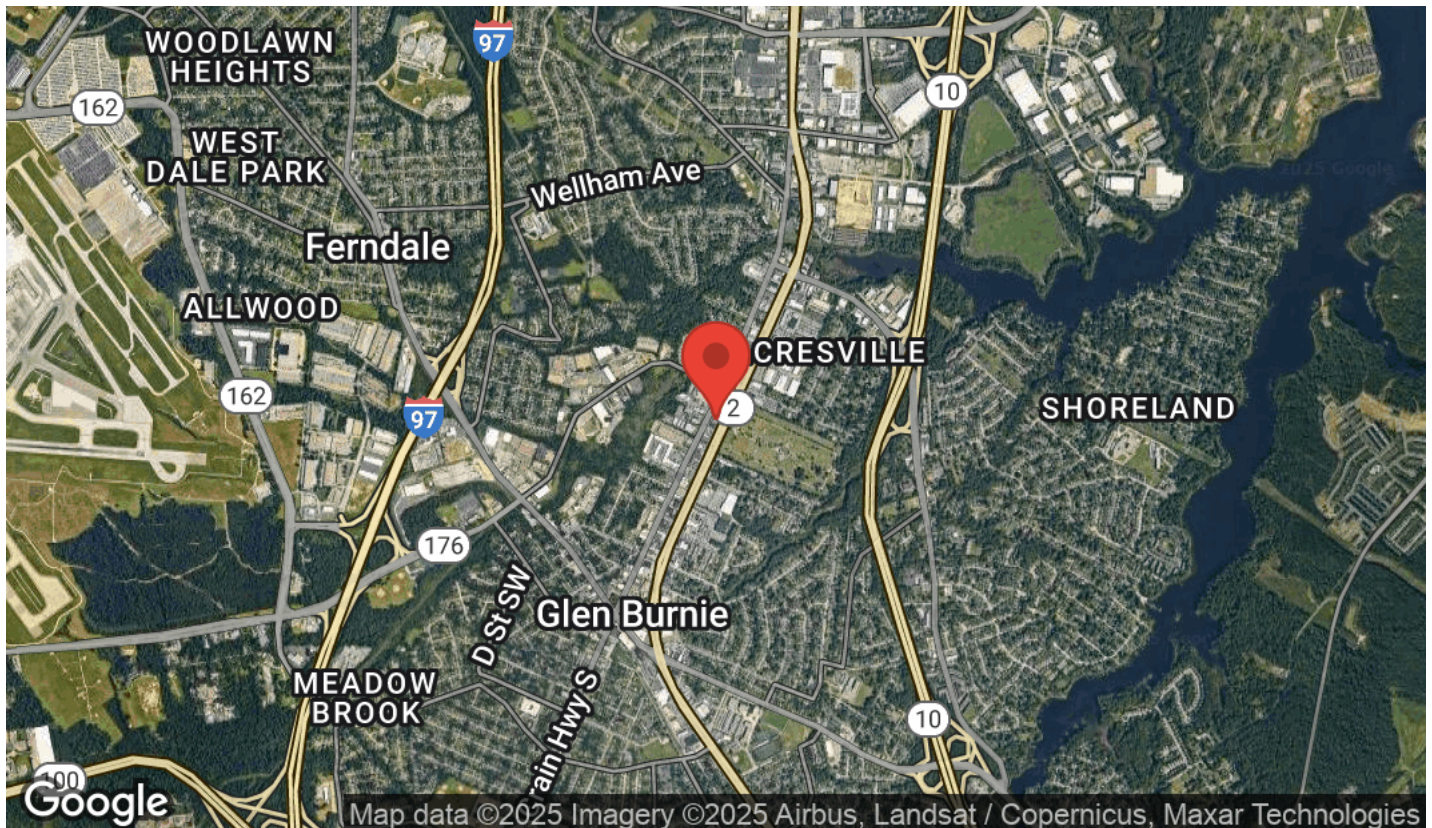
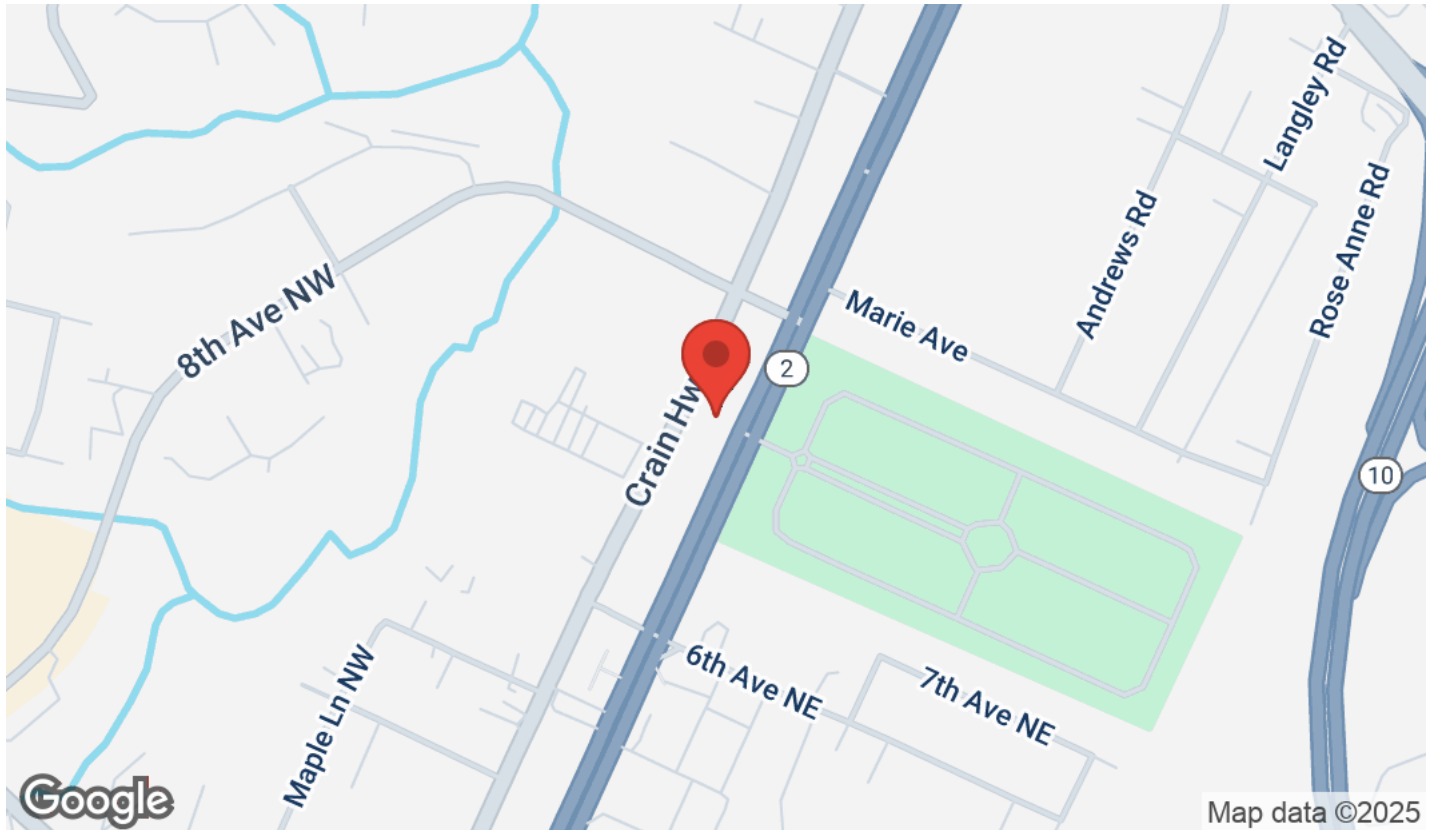
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LOCATION MAPS

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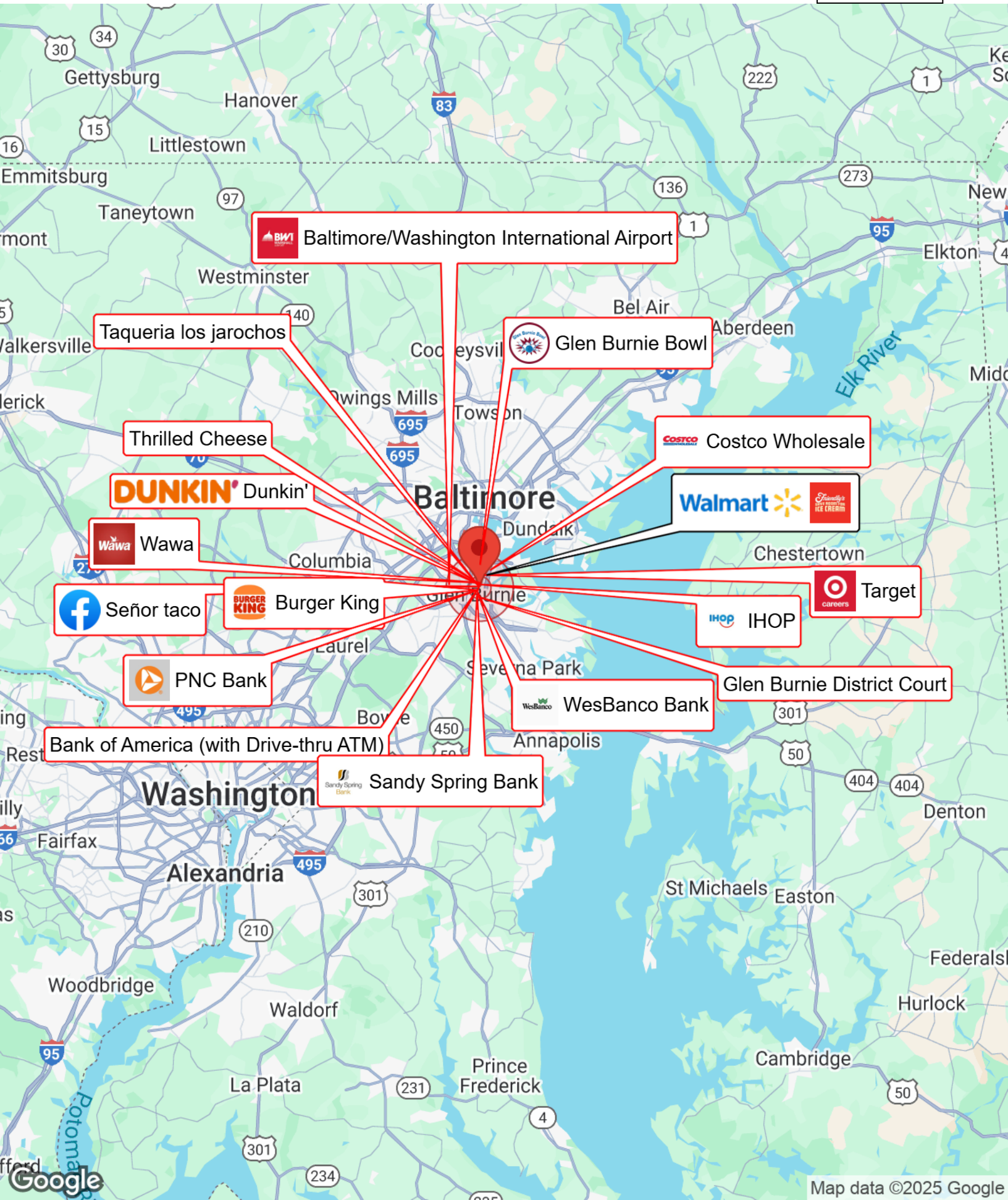
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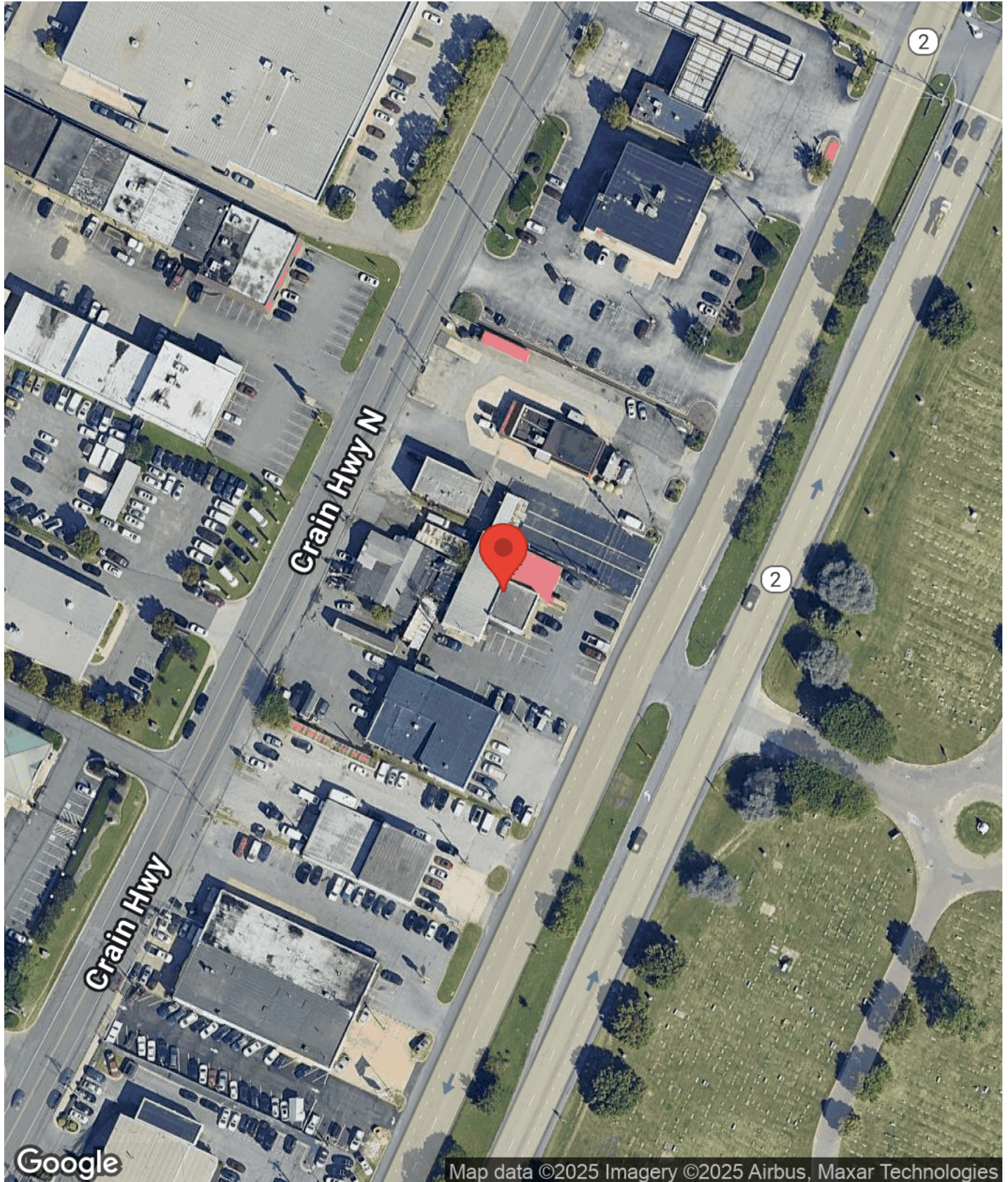
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AERIAL MAP

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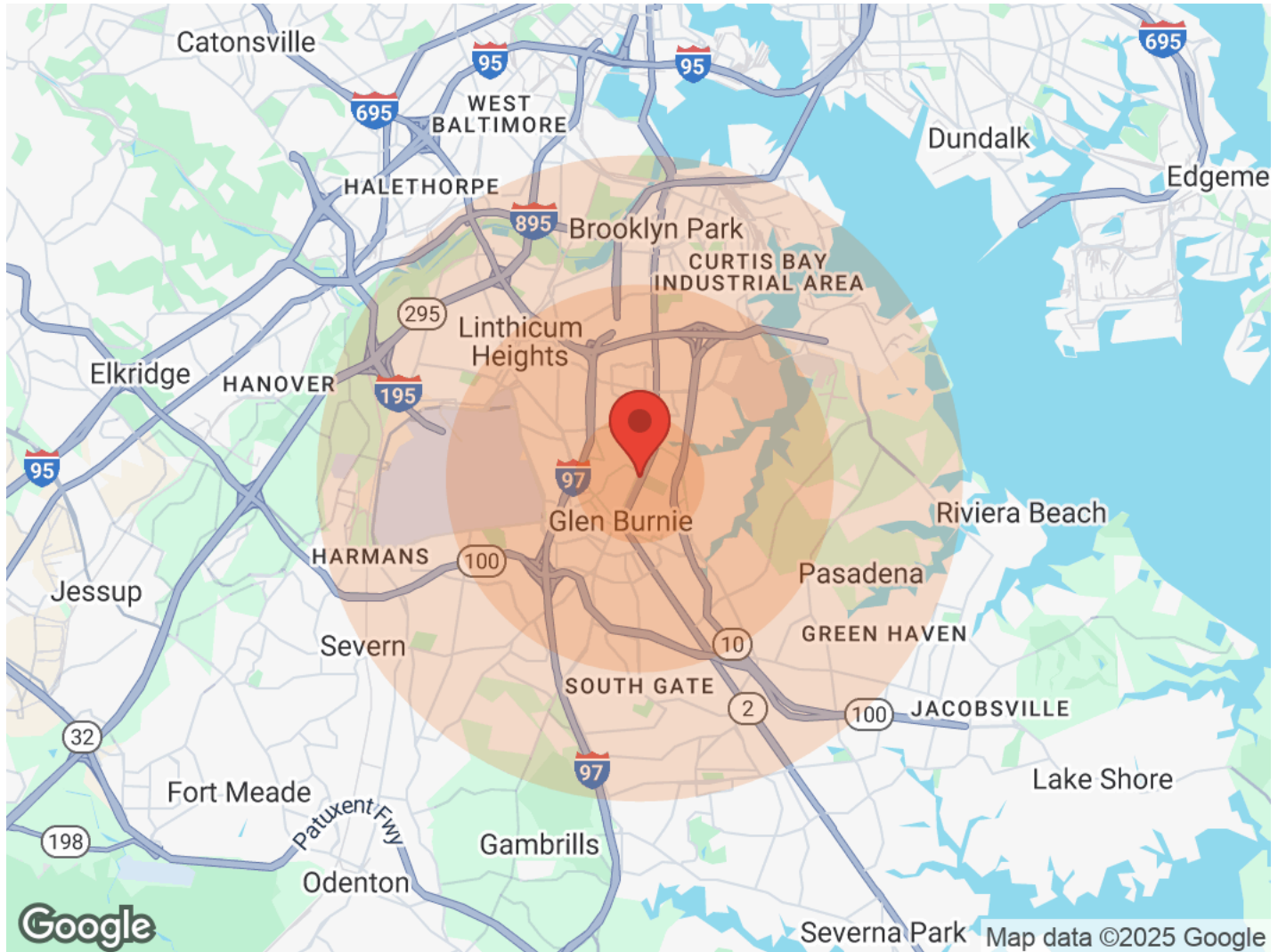
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,164	37,050	88,146	Median	\$60,284	\$57,719	\$57,606
Female	4,441	38,487	90,423	< \$15,000	272	2,690	6,176
Total Population	8,605	75,537	178,569	\$15,000-\$24,999	317	2,619	5,812
				\$25,000-\$34,999	238	2,937	6,413
				\$35,000-\$49,999	484	3,911	8,962
				\$50,000-\$74,999	851	6,692	13,623
				\$75,000-\$99,999	661	4,529	9,856
				\$100,000-\$149,999	342	4,320	10,583
				\$150,000-\$199,999	120	1,301	3,889
				> \$200,000	21	439	1,657
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,125	53,805	124,812	Total Units	3,418	30,986	72,241
Black	854	14,764	37,479	Occupied	3,260	29,238	67,523
Am In/AK Nat	13	48	96	Owner Occupied	2,360	17,851	42,867
Hawaiian	N/A	21	70	Renter Occupied	900	11,387	24,656
Hispanic	646	6,256	14,174	Vacant	158	1,748	4,718
Multi-Racial	1,002	9,630	22,230				

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CONTACT US

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