

# SPACE AVAILABLE

Arnold Station Shopping Center | 1450 Ritchie Highway | Arnold, MD 21012



## Availability

- ▶ 1,399 SF-1st Level
- ▶ 3,316 SF- 2nd Level

## Center Features

- ▶ Two-level shopping center with a mixture of retail and office
- ▶ Direct visibility and access to Ritchie Highway at traffic signal
- ▶ Center sits directly in front of busy B & A Trail
- ▶ Great area demographics
- ▶ Total GLA: 60,165 SF

## Notable Tenants



# AREA/DEMOGRAPHICS

Arnold Station Shopping Center | 1450 Ritchie Highway | Arnold, MD 21012



## Demographics

**1 MILE | 3 MILE | 5 MILE**

### POPULATION

3,647      44,739      123,291

### HOUSEHOLDS

1,202      15,831      43,962

### AVERAGE HOUSEHOLD INCOME

\$154,200      \$126,564      \$119,708

### TRAFFIC COUNT:

58,670 vehicles per day

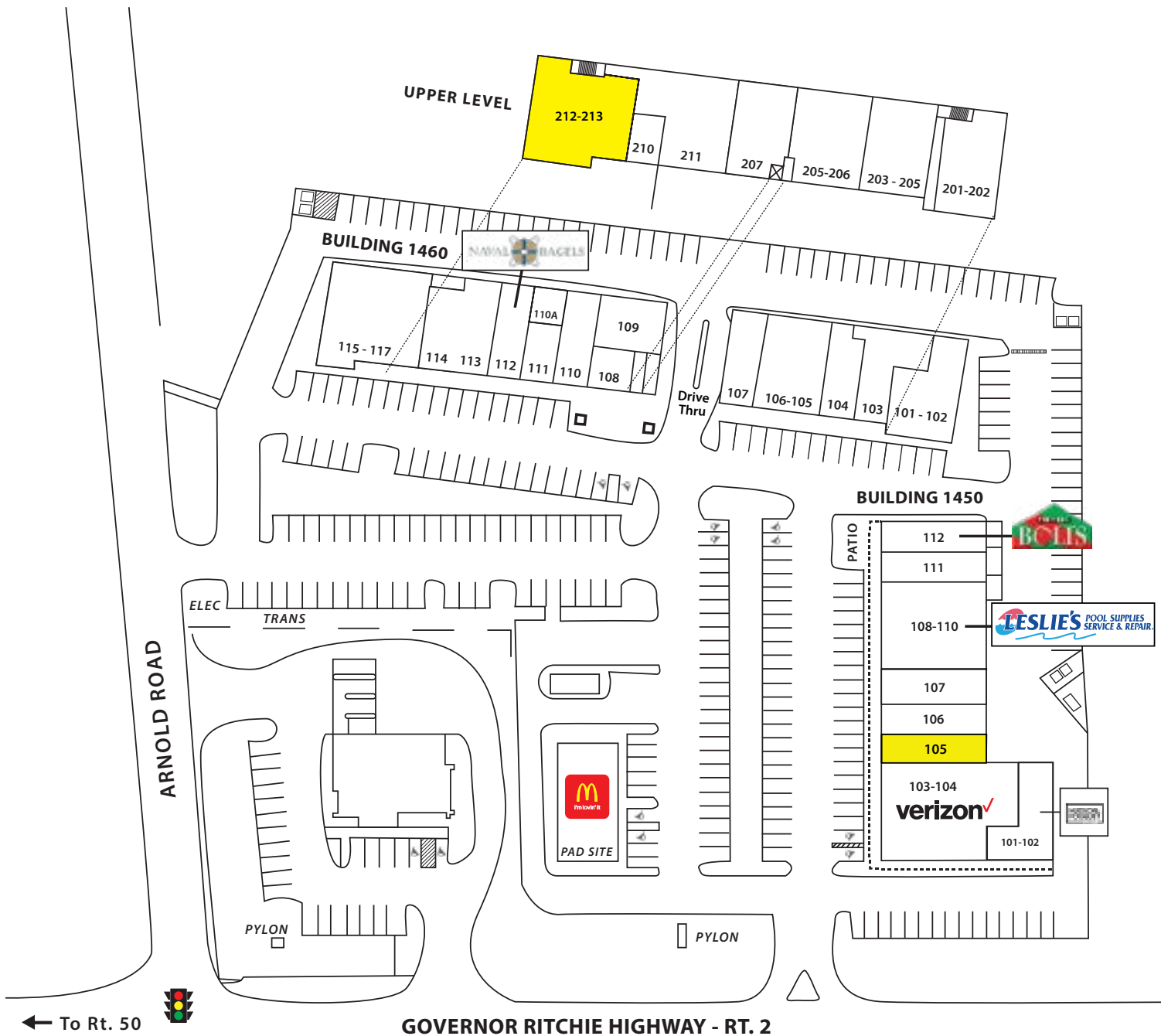
### ZONING:

C-3 (General)



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.





## ARNOLD STATION

Arnold, MD

| Suite             | Tenant                             | Area (SF)     |
|-------------------|------------------------------------|---------------|
| <b>BLDG. 1460</b> |                                    |               |
| 101-102           | Bella Italia                       |               |
| 103               | Arnold Pharmacy                    |               |
| 104               | Le's Nail Salon                    |               |
| 105-106           | School of Rock                     |               |
| 107               | Wild Flower                        |               |
| 108               | Barre Forward                      |               |
| 109               | Meals on Wheels                    |               |
| 110               | Senior Helpers                     |               |
| 110A              | Not Available                      |               |
| 111               | Traynham's Jewelers                |               |
| 112               | Naval Bagels                       |               |
| 113-114           | Pivot Physical Therapy             |               |
| 115-117           | Cheers & Spirits Beer, Wine & More |               |
| 201-202           | The Collective Healing Center      |               |
| 203-204           | Scott W. Finlay & Associates, DDS  |               |
| 205-206           | Yoga Factory                       |               |
| 207               | Tranquility Woods                  |               |
| 208-209           | Arundel Pediatrics                 |               |
| 210               | The Face Bar                       |               |
| 211               | Arundel Pediatrics                 |               |
| 212-213           | <b>AVAILABLE</b>                   | 3,316         |
| <b>BLDG. 1450</b> |                                    |               |
| 101-102           | Hudson and Fouquet                 |               |
| 103-104           | Verizon Wireless                   |               |
| 105               | <b>AVAILABLE</b>                   | 1,399         |
| 106               | Hong Kong Chinese Restaurant       |               |
| 107               | Oishi Japanese Restaurant          |               |
| 108-110           | Leslie's Pool Supplies             |               |
| 111               | Jasmine Spa                        |               |
| 112               | Pizza Boli's                       |               |
| PAD               | TD Bank                            |               |
| PAD               | McDonald's                         |               |
| <b>TOTAL:</b>     |                                    | <b>60,165</b> |

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

