



# FOR LEASE

**2,000 sf**  
Retail/medical

Alpha Royale Commercial Group

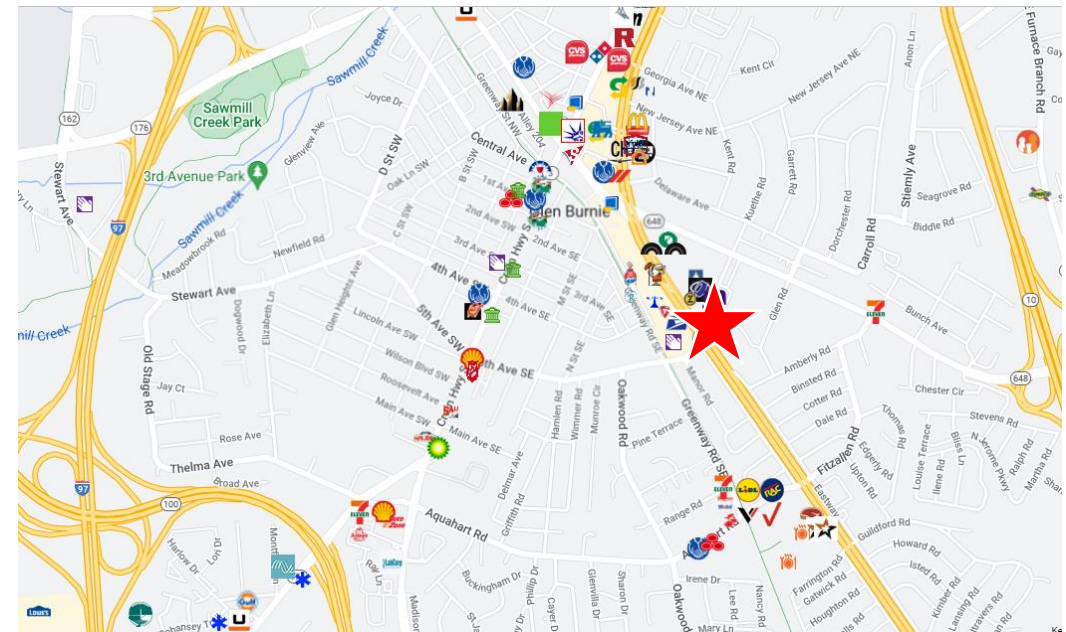
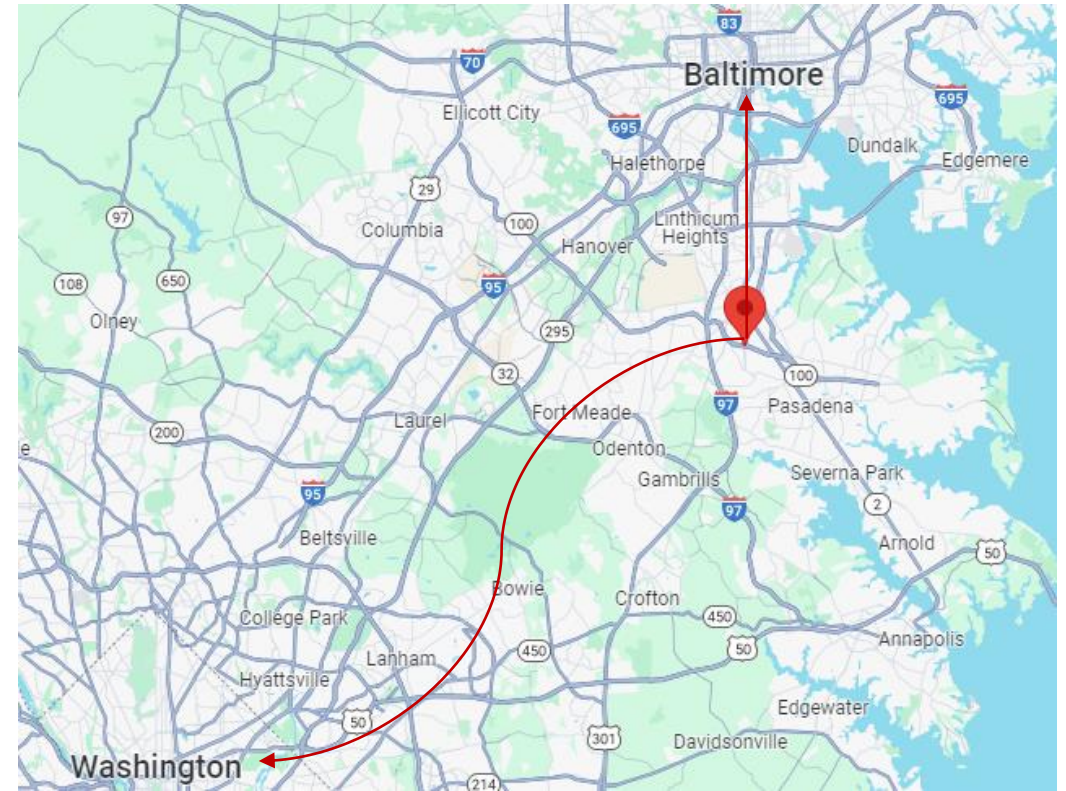
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**7567 Ritchie Hwy, Glen Burnie, VA 22314**

- Best Use: retail/medical
- Open floor plan
- Prime Visibility
- Easy access to major highways
- Pylon signage opportunity
- Private Toilet & Kitchenette
- On-site surface parking
- +-200 SF storage unit available to lease with building lease





## LOCATION

- Walk Score: Very Walkable (77)
- Traffic Count: 25,771 VPD –Ritchie Hwy NW  
24,902 VPD – O St SE NW
- Highway intersection

Nearby: Numerous Restaurants, parks, walking trails

## EXCEPTIONAL DEMOGRAPHIC (3 MILES)

Population: 132,390 (3 miles)  
 Med HH Income: \$124,868  
 Daytime Employee: 95,099



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