

FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



NEIGHBORING RETAILERS:



- Drive Thru ATM Available
- Located 1 mile south of the major crossroads of Jumpers Hole Road and Ritchie Highway serving Pasadena, Severna Park and South Glen Burnie
- Excellent ingress/egress via access to Ritchie Highway and Jumpers Hole Road
- Direct road connection to Creekstone Village - a community of 195 new townhomes, 349 new apartments, and 218 additional apartments under construction

OWNED & MANAGED BY:



Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

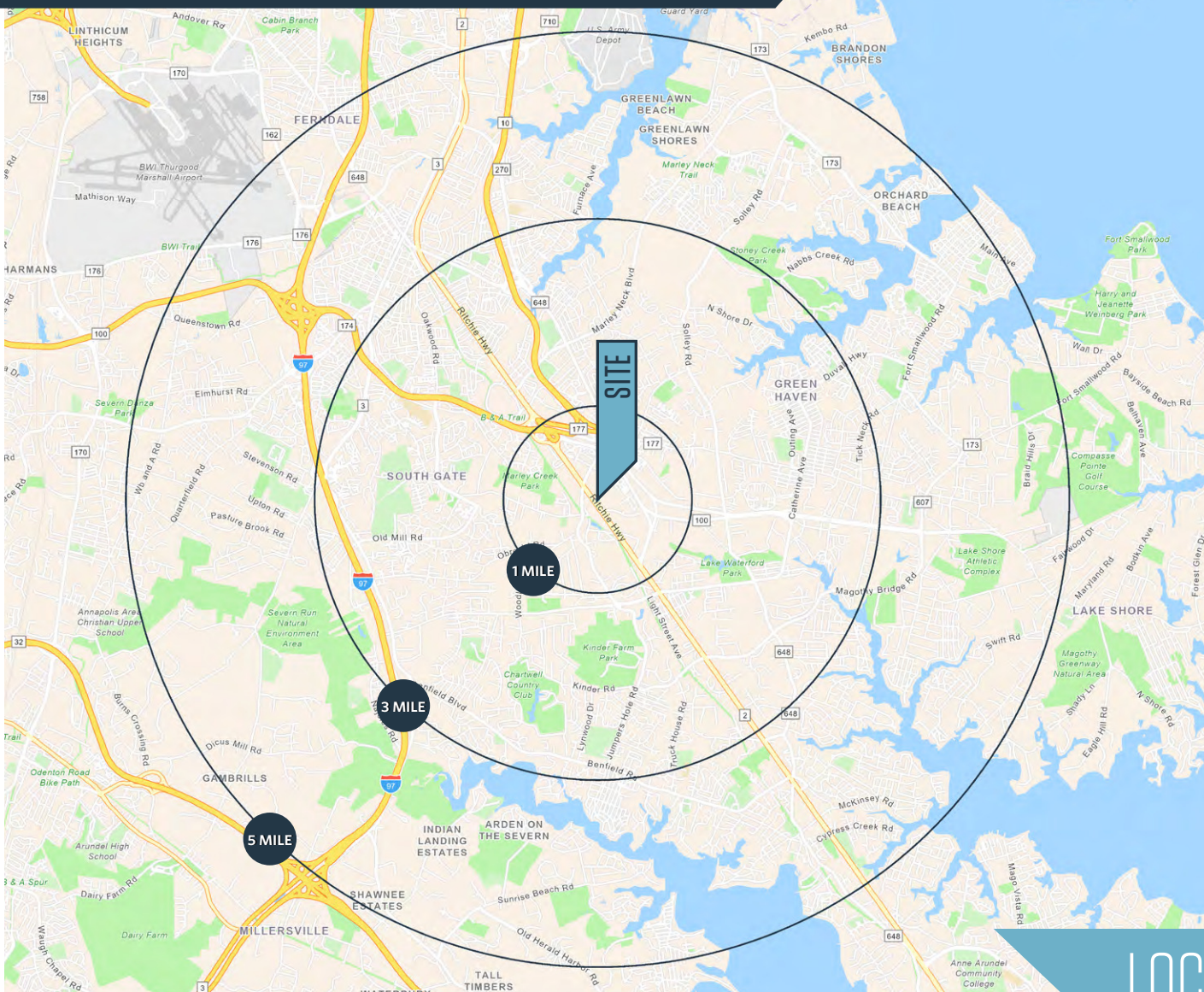
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204
klnb.com



FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



AVAILABLE SPACE

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
9,243	93,900	189,497
Daytime Population		
9,024	72,612	160,563
Households		
3,959	35,110	70,218
Average HH Income		
\$127,639	\$136,801	\$145,073

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Ritchie Hwy. (Rt. 2)	16,650 ADT
Route 100	26,731 ADT

LOCATION & DEMOGRAPHICS

Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

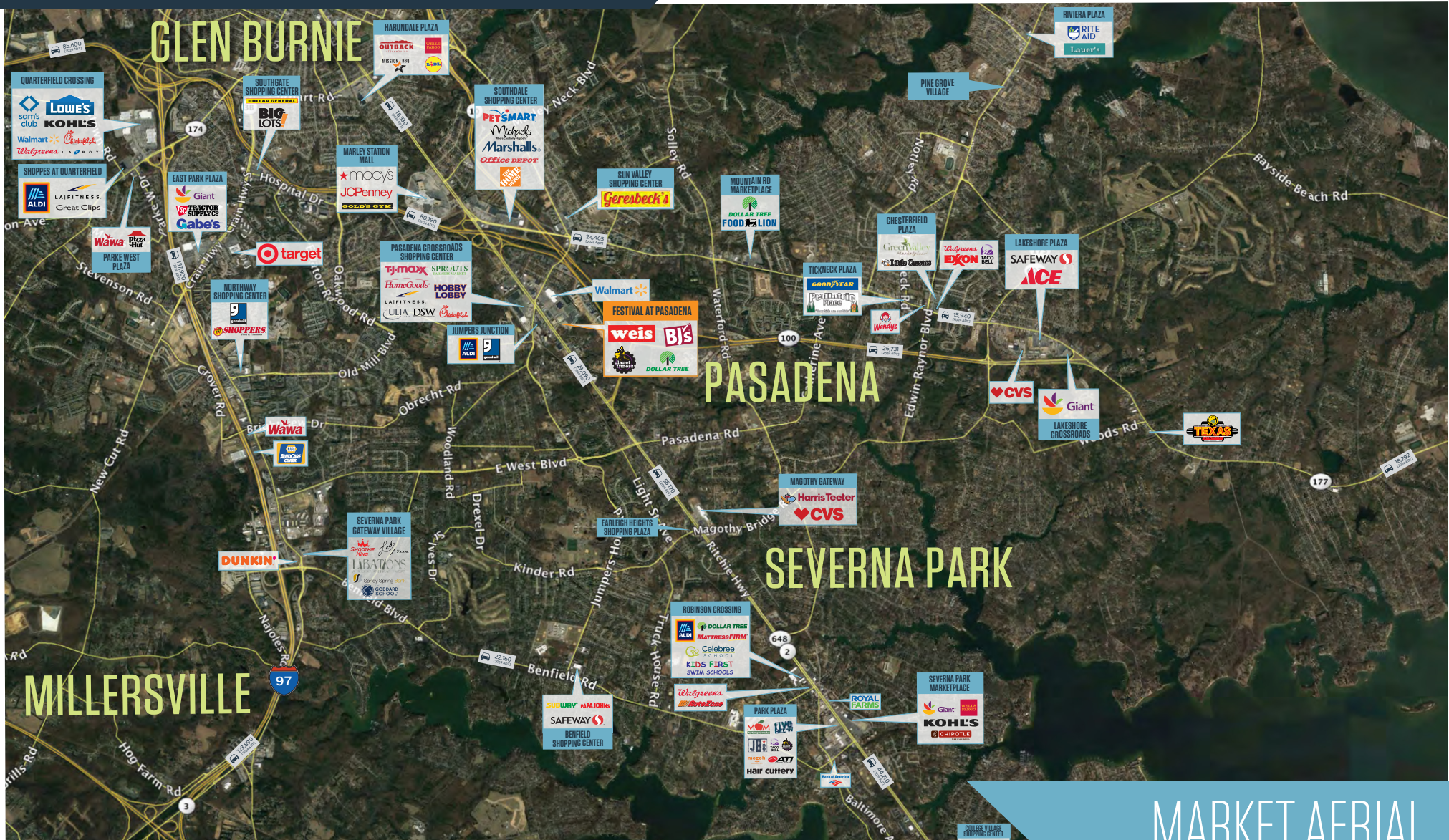
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204
klnb.com



FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

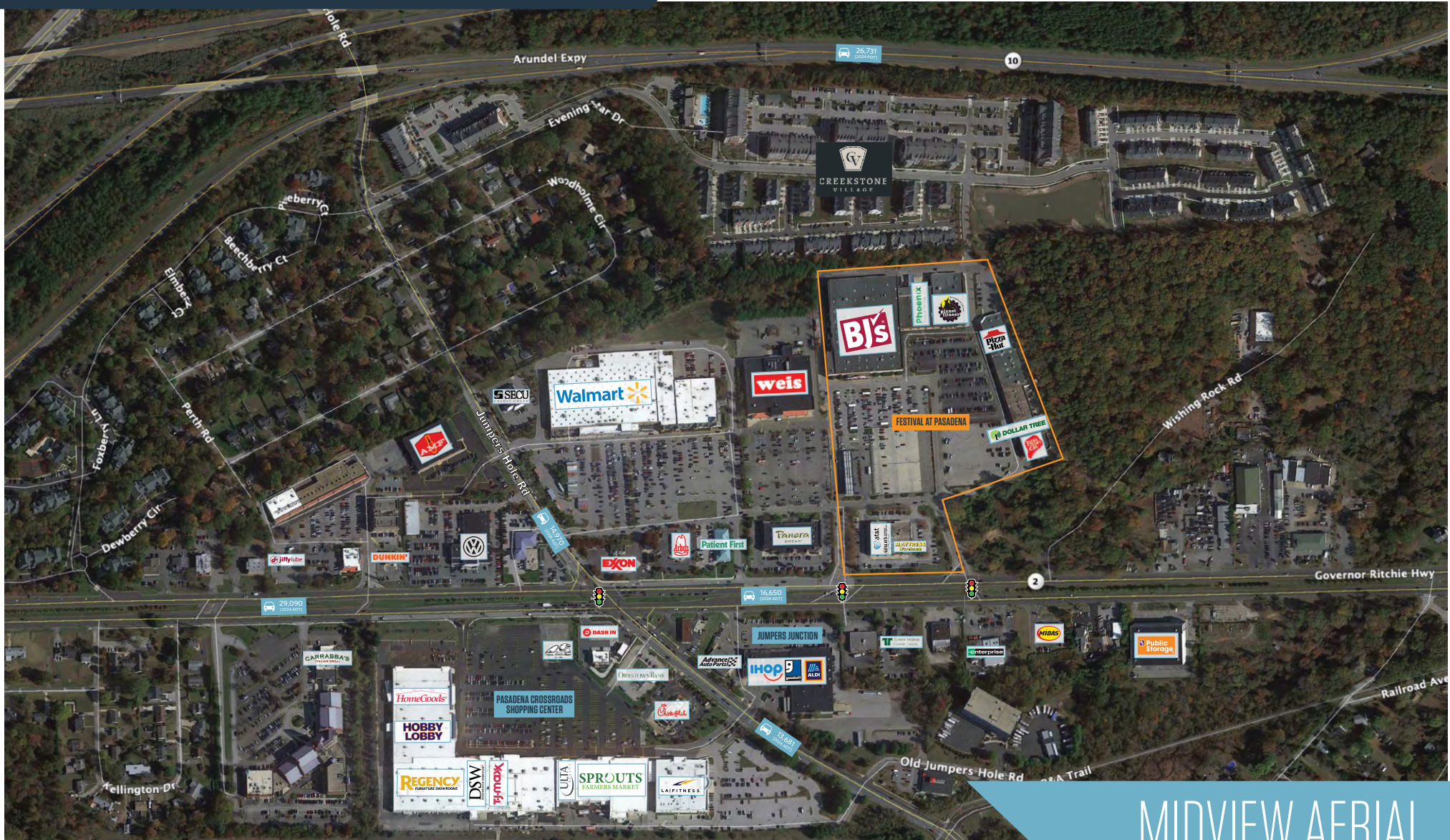
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204
klnb.com



FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County



SPACE	TENANT	SIZE
8131-A	AT&T	2,494
8131-B	LESLIE'S POOL SUPPLY	5,430
8131-C	COLD STONE CREAMERY	950
8131-D1	MATTRESS WAREHOUSE	4,550
8131-D2	UPS STORE	2,162
8131-E1	PARTNERS IN CARE	2,460
8131-E2	PHYSIOTHERAPY ASSOC.	3,420
8131-F	PRIMARY CARE PHYSICIAN	2,060
8131-G	PERFORMANCE CONSULTING	1,338
8131-H	STATE FARM INSURANCE	954
8131-I	BARTLINSKI CHIROPRACTIC	2,732
8131-J	GARY S. BARKER, DMD	1,400
8131-K	MASSAGE CONNECTIONS	960
8131-L	LOBBY	727
8139	BJ'S WHOLESALE CLUB	119,330 SF
8141-A	PHOENIX PHYSICAL THERAPY	2,000 SF
8141-C	PHOENIX PHYSICAL THERAPY	1,000 SF
8141-D	HAIR SALON	1,000 SF
8141-E	JACKSON HEWITT TAX	1,000 SF
8145	PLANET FITNESS	23,930 SF
8149-A	APPLIANCES 4 LESS	3,783 SF
8149-B	MASSAGE CRYSTAL	1,955 SF
8149-C	PIZZA HUT	1,700 SF
8149-D	GRAND RITCHIE LIQUOR	3,421 SF
8151-C	PARTNERS IN CARE	11,180 SF
8151-D	PARTNERS IN CARE	3,298 SF
8151-E	EAST WEST BISTRO	3,500 SF
8155-A	CPR CELL PHONE REPAIR	1,127 SF
8155-B	US FOOT & ANKLE	3,381 SF
8155-D	KUNG FU TEA	1,490 SF
8155-E	YASUBEE	1,134 SF
8155-F	NAIL PRO	1,475 SF
8157	DOLLAR TREE	10,384 SF
8159-A	BONCHON	2,412 SF
8159-B	EASTWOOD AUTO	3,620 SF

SITE PLAN

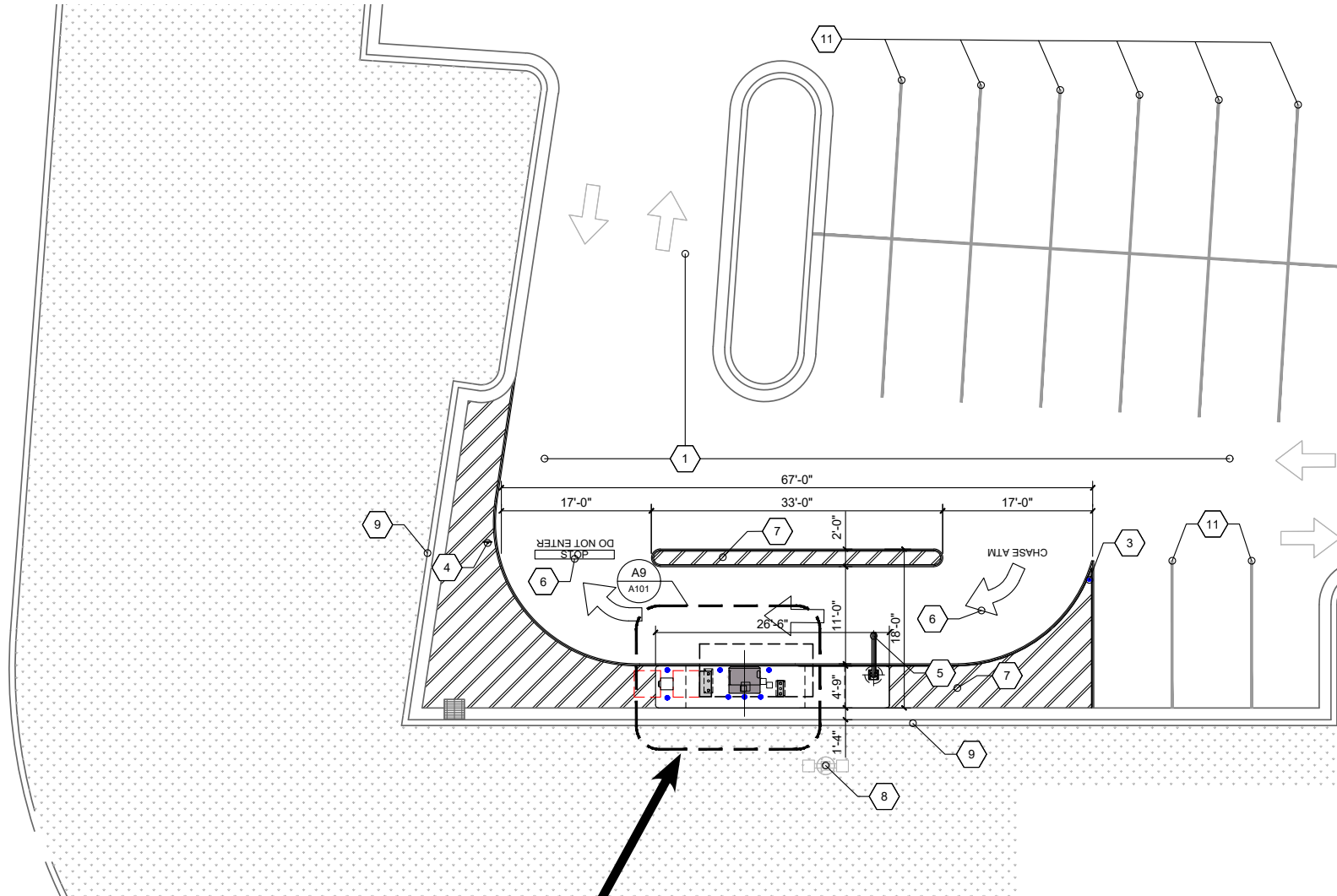
Michael Patz
mpatz@klnb.com
443-632-2043

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204
klnb.com





**Drive-Thru ATM
Opportunity**

ATM SITE PLAN

FESTIVAL AT PASADENA

8131-8159 Ritchie Highway, Pasadena, MD 21122
Anne Arundel County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Michael Patz

mpatz@klnb.com
443-632-2043

Ryan Minnehan

rminnehan@klnb.com
443-632-2088

Michael Ginsburg

mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505
Towson, MD 21204

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb