

FESTIVAL AT PASADENA

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



NEIGHBORING RETAILERS:



- Drive Thru ATM Available
- 954 SF [Available 1/1/2027]
- 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

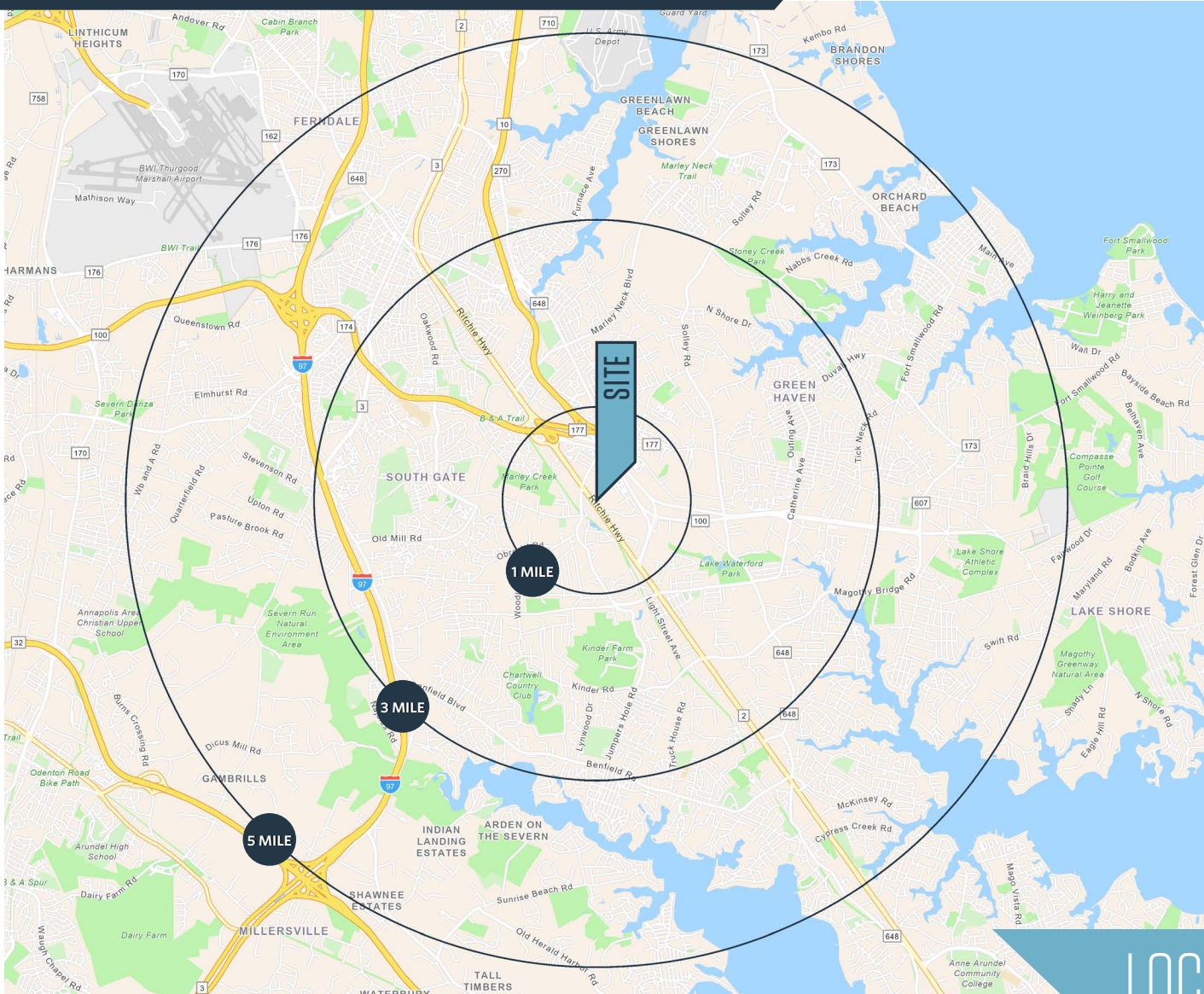
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

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

- 954 SF [Available 1/1/2027]

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

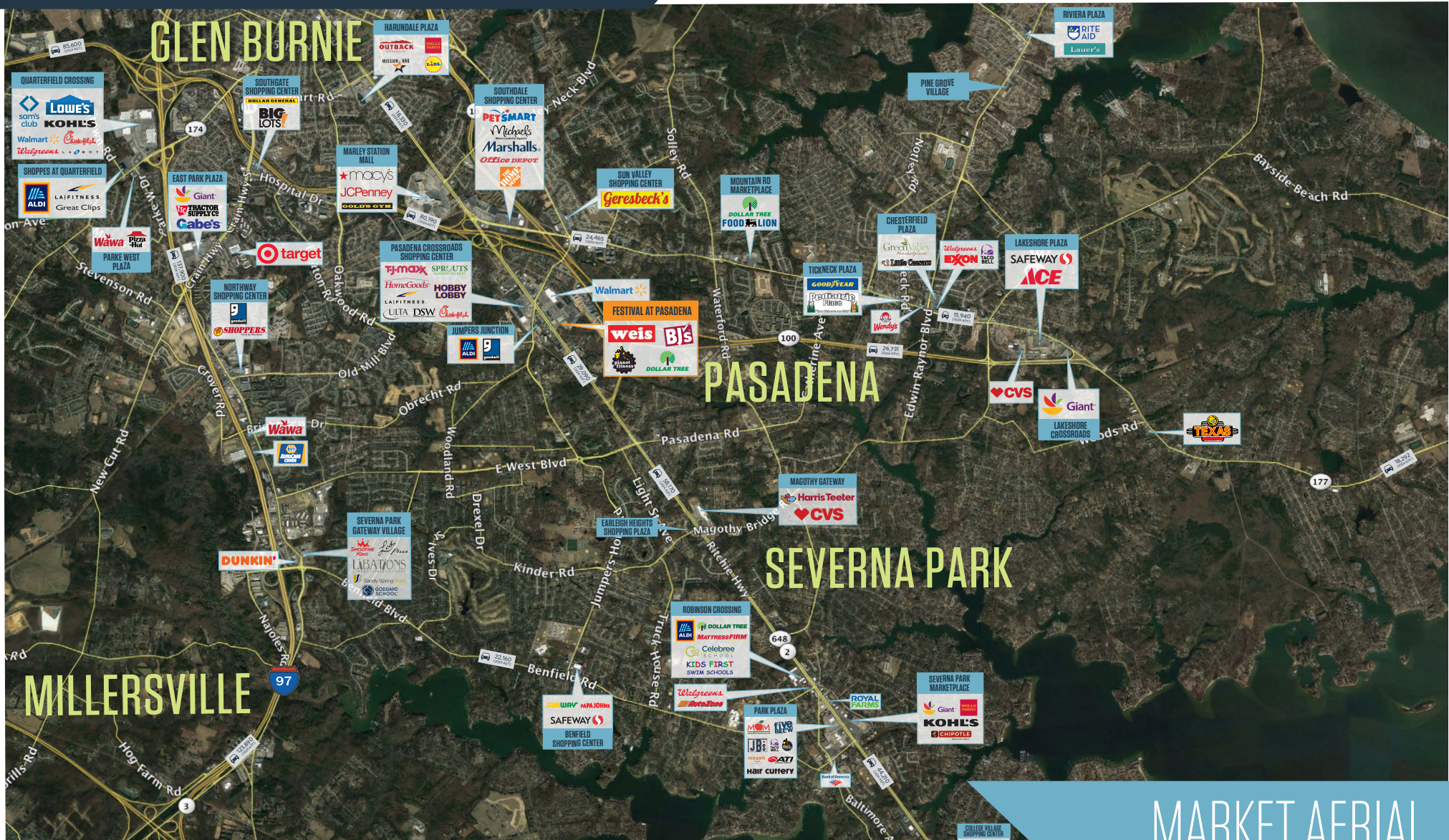
Michael Ginsburg
mginsburg@klnb.com
443-632-2041

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



SITE PLAN

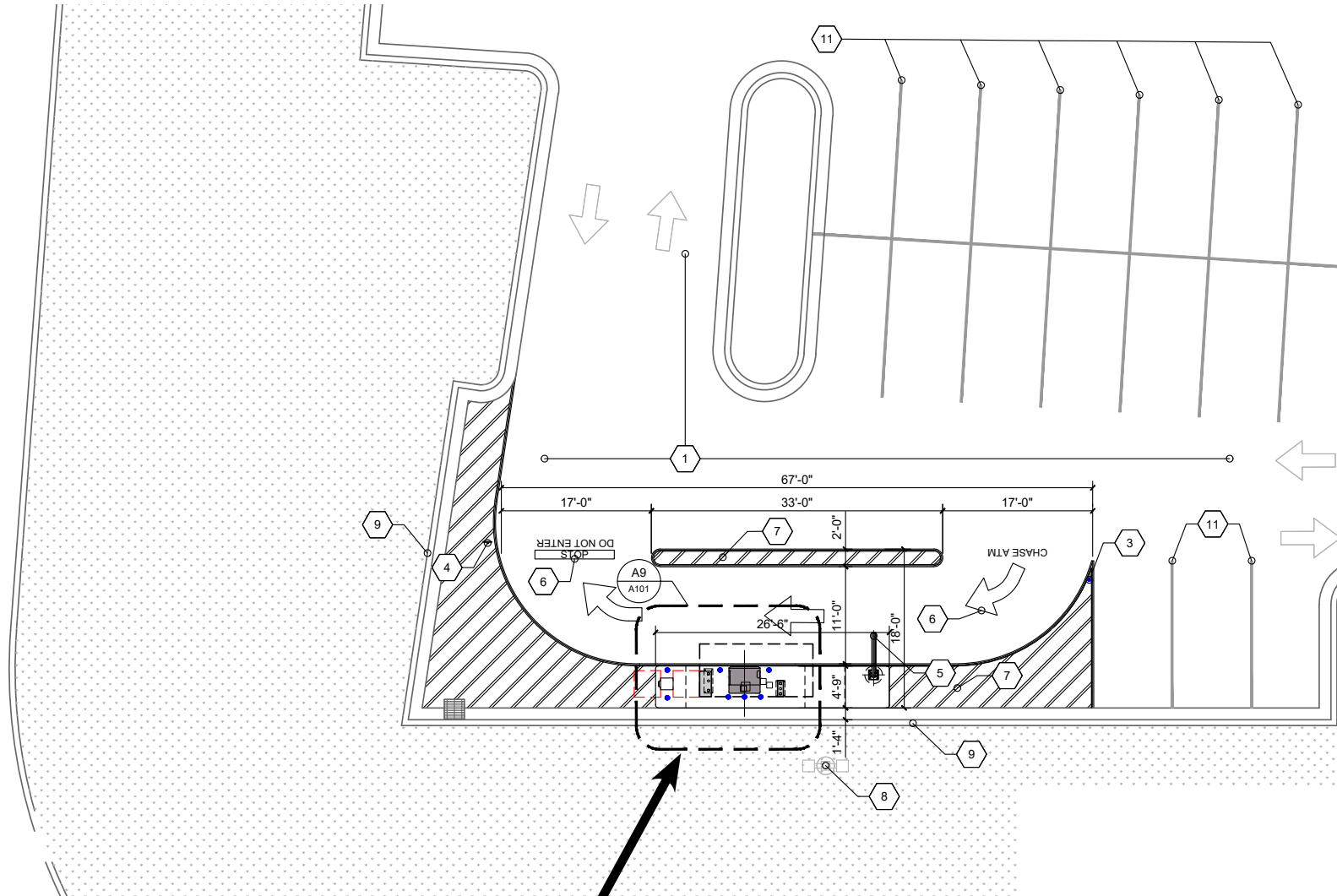
Michael Patz
mpatz@klnb.com
443-632-2043

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

klnb



**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