



## JOIN THESE RETAILERS



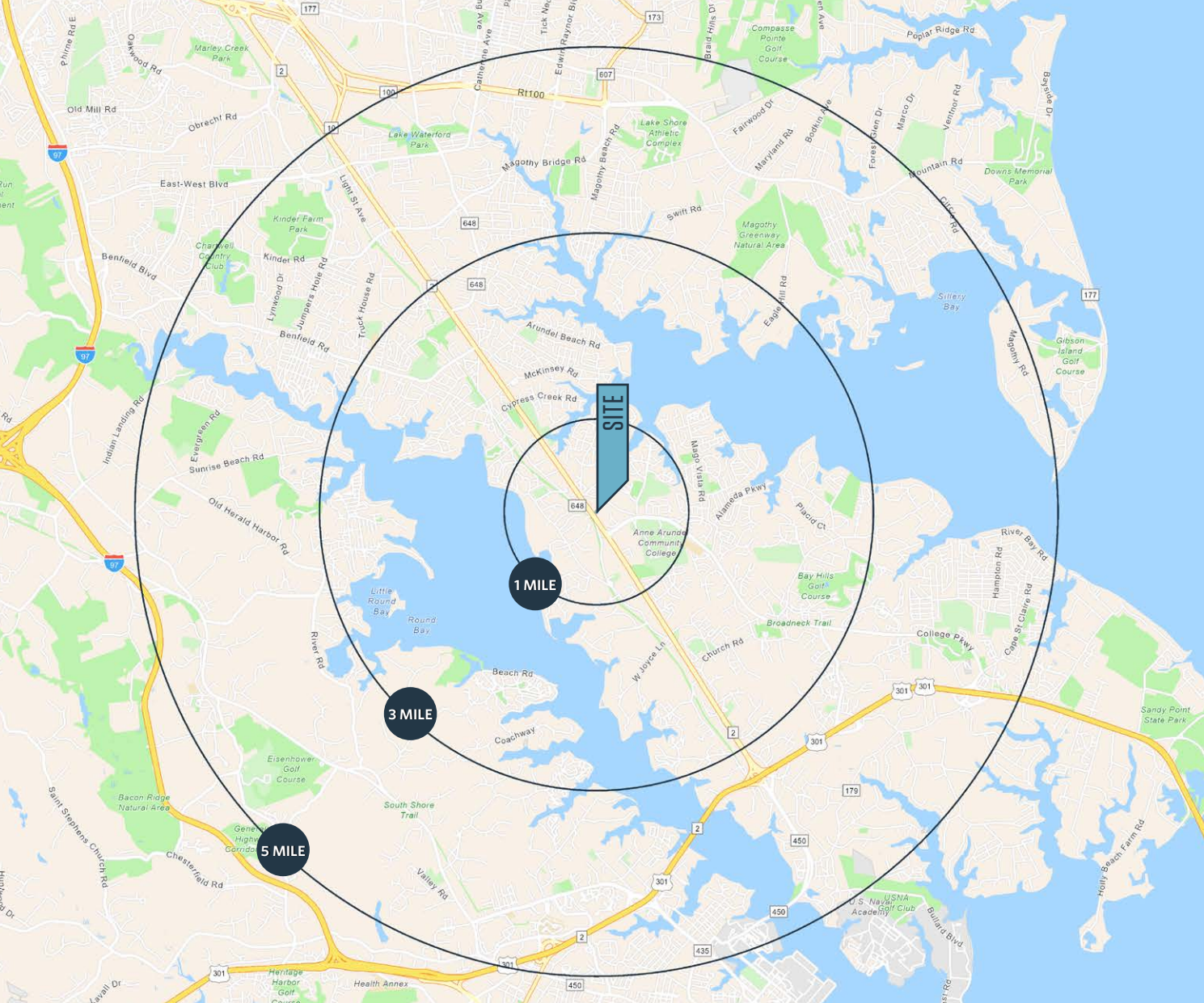
## RETAIL FOR LEASE

- Two 1,600 SF in-line retail spaces available for lease.
- Façade Renovation coming soon.
- Shopping center with very rare turnover and high visibility to almost 60,000 vehicles per day.
- Immediate proximity to Anne Arundel Community College.
- Pylon signage available.

LOCATION

COLLEGE VILLAGE SHOPPING CENTER

961 RITCHIE HWY, ARNOLD, MD 21012, ANNE ARUNDEL COUNTY



DEMOGRAPHICS | 2024:

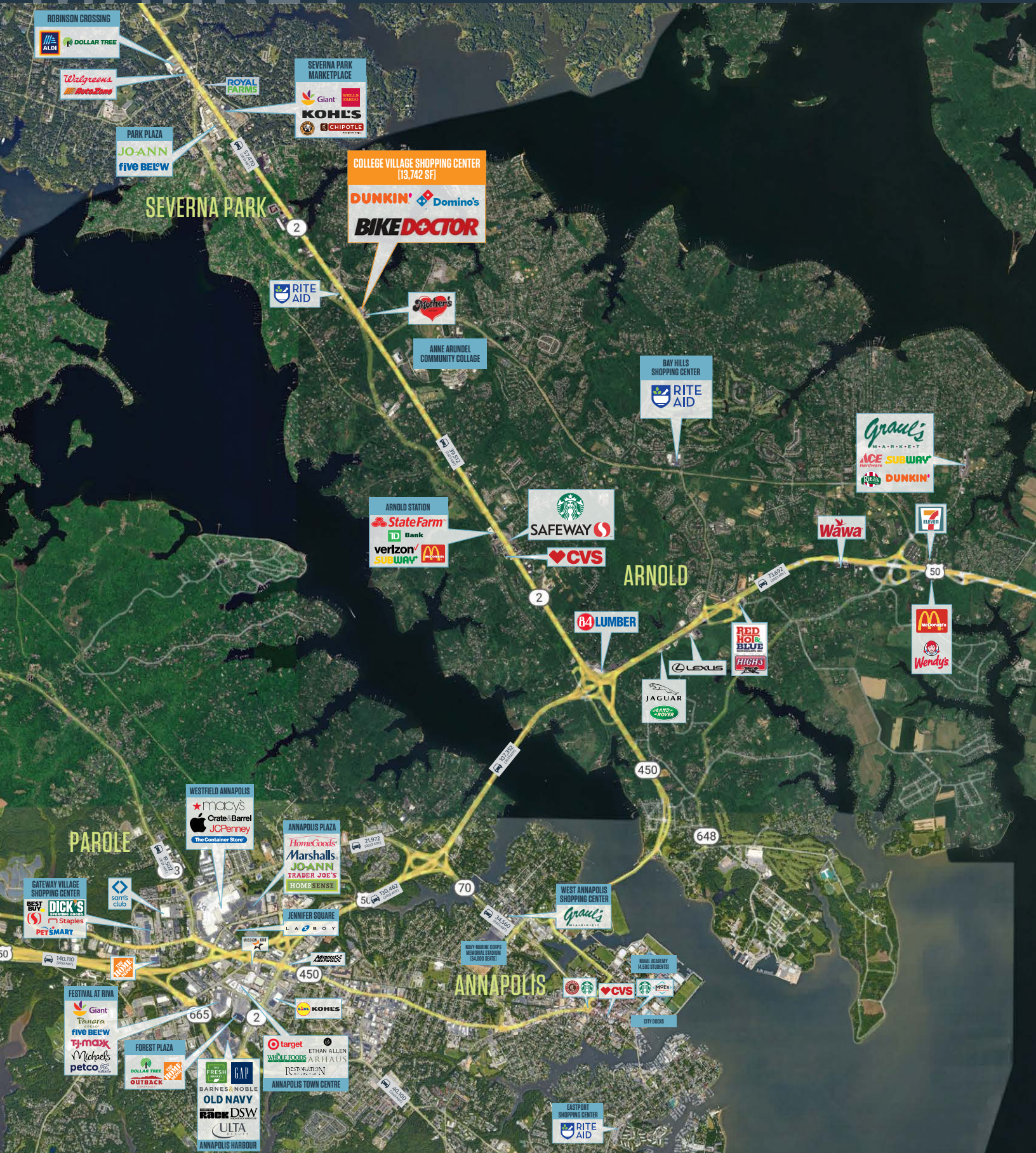
1-MILE	3-MILE	5-MILE
Population		
5,061	41,287	109,043
Daytime Population		
5,115	35,377	105,639
Households		
1,797	14,505	40,251
Average HH Income		
\$238,283	\$216,638	\$194,501

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2023:

Ritchie Hwy	57,470 ADT
-------------	------------



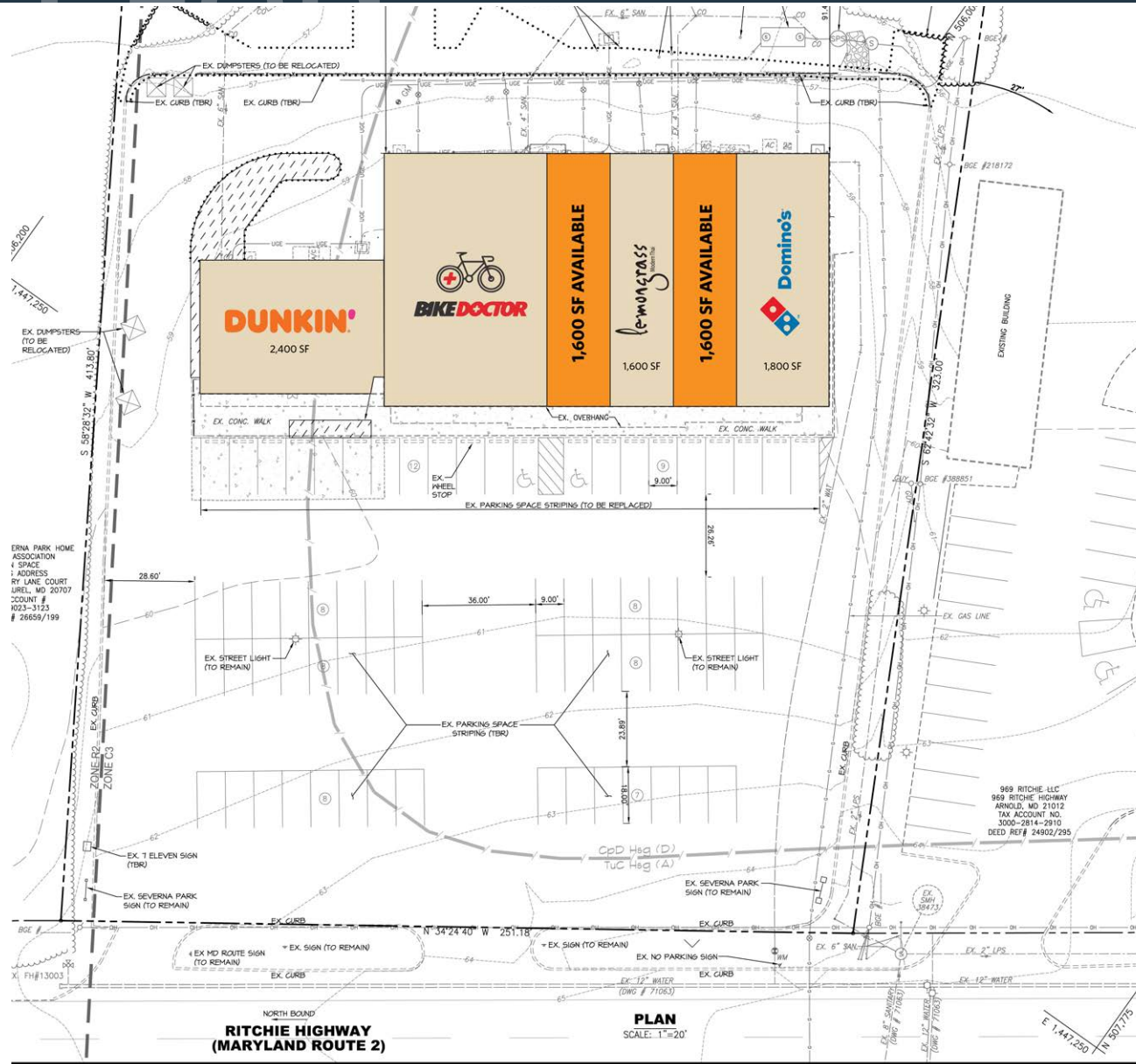




# SITE PLAN

## COLLEGE VILLAGE SHOPPING CENTER

961 RITCHIE HWY, ARNOLD, MD 21012, ANNE ARUNDEL COUNTY



KEITH BARNETT

kbarnett@klnb.com | 443-632-2047

klnb



# PHOTOS

## COLLEGE VILLAGE SHOPPING CENTER

961 RITCHIE HWY, ARNOLD, MD 21012, ANNE ARUNDEL COUNTY



**KEITH BARNETT**

kbarnett@klnb.com | 443-632-2047

**klnb**



# COLLEGE VILLAGE SHOPPING CENTER

961 RITCHIE HWY, ARNOLD, MD 21012, ANNE ARUNDEL COUNTY

**FOR MORE INFORMATION, PLEASE CONTACT:**

**KEITH BARNETT**

[kbarnett@klnb.com](mailto:kbarnett@klnb.com)

443-632-2047

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)

**CLICK TO VIEW PROPERTY WEBSITE**

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.