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RETAIL FOR LEASE

- Two 1,600 SF in-line retail spaces available for lease.
- Brand new façade.
- 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.

KEITH BARNETT

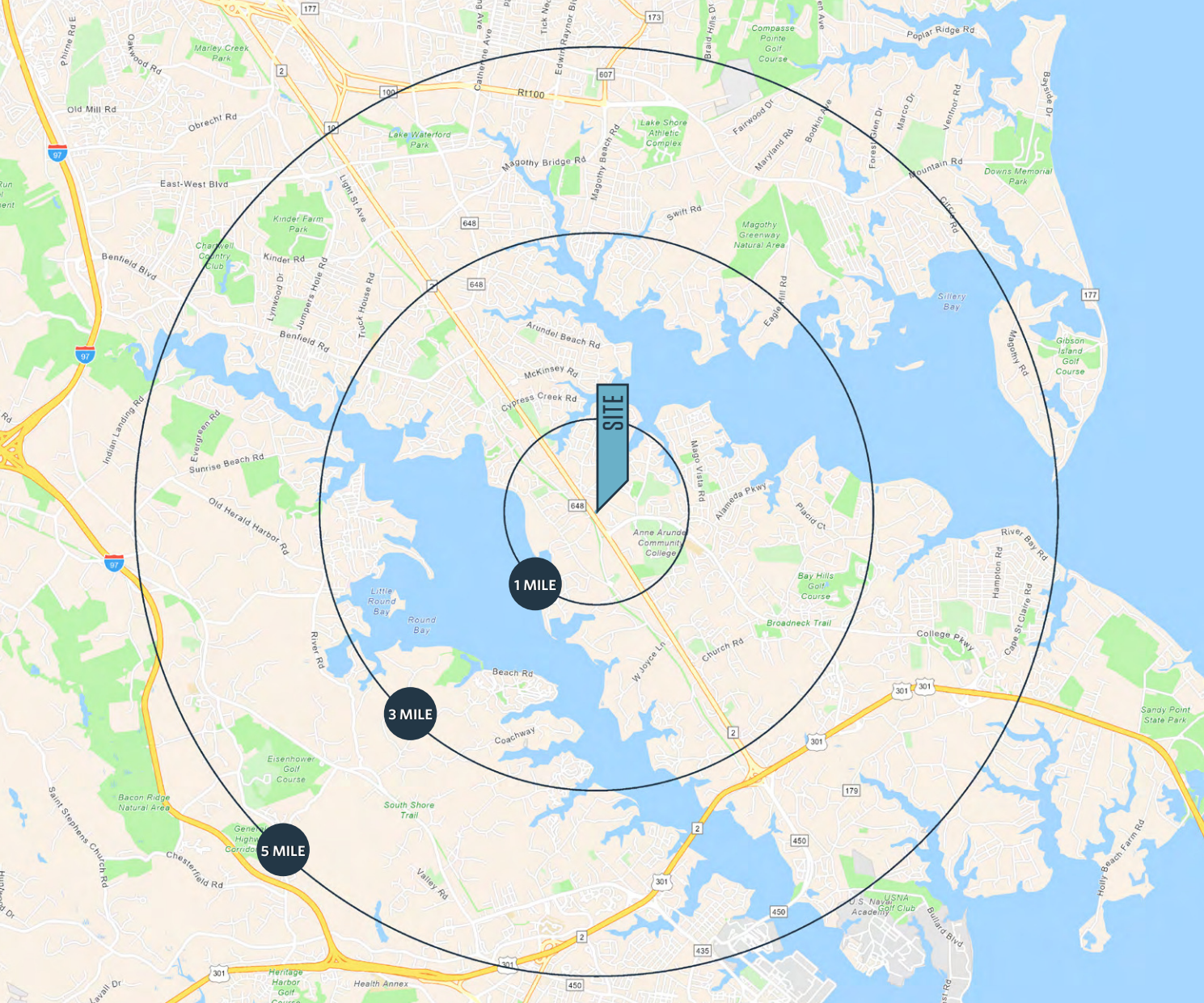
kbarnett@klnb.com | 443-632-2047

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LOCATION

COLLEGE VILLAGE SHOPPING CENTER

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



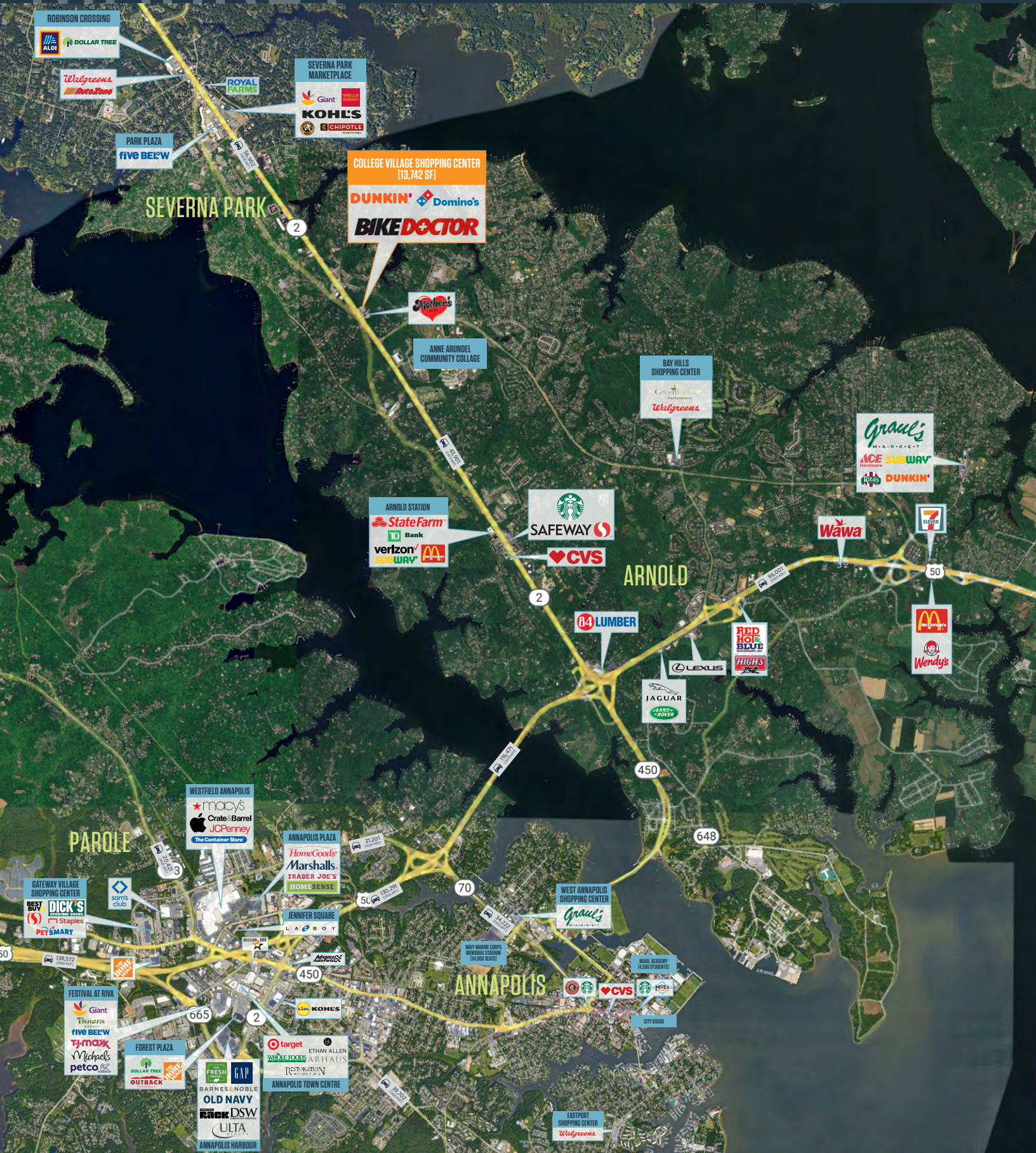
DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
5,324	40,559	107,567
Daytime Population		
5,618	36,162	107,191
Households		
1,880	14,265	39,714
Average HH Income		
\$261,469	\$230,122	\$208,682

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Ritchie Hwy	56,902 ADT
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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