



Ben Frederick Realty, Inc.
Courthouse Square
Glen Burnie, Maryland



**Address: Ritchie Hwy, Baltimore-Annapolis Blvd & Delaware Ave
Glen Burnie, Maryland 21061**

Taxes/ Ins/CAM: \$4.40 per sq ft
CAM is billed quarterly based on actual costs.

Zoning: TC (Town Center) Allows most retail uses. Sign restrictions apply.

Restrictions: No Bail Bonds, No Tattoo.

Utilities: Gas forced air heating system with central air conditioning. Gas-fired water heater.
County water, county sewer. Tenants pay all of their own utilities.

Trash Removal: Each tenant is responsible for their own trash removal. Dumpster area available.

Parking: Free off-street parking in designated areas. Free County-Owned parking Garage on Baltimore-Annapolis Blvd..

Topography: Level lot. Slightly elevated from Ritchie Hwy for better visibility.

Curb Cuts: One cut on Ritchie Hwy, Two on Baltimore-Annapolis Blvd and an entrance on Delaware Ave.

Traffic Counts: Ritchie Hwy (Maryland Route 2): 29,871 Northbound; 28,510 Southbound
Baltimore-Annapolis Blvd (MD 648): 11,860 Eastbound, 17,510 Westbound

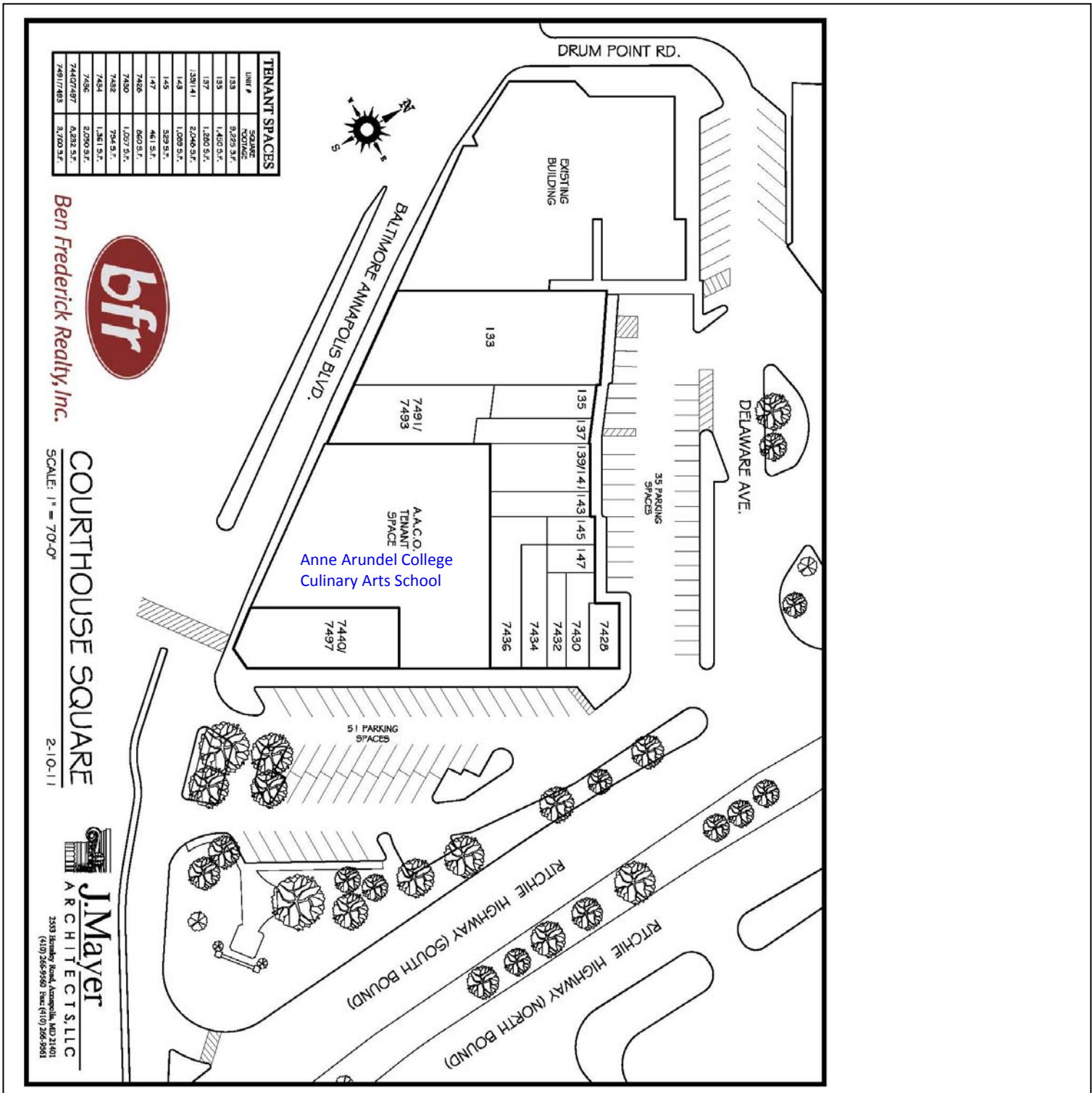
Building: 30,000 Sq. Ft. strip of store fronts. Masonry exterior walls. Concrete slab floor structure. Concrete and wood floors. All units have bathrooms. Modified Bitumium Roof.

Broker Compensation: Full Commission offered to Tenant-Rep Brokers.

Contact: Ben Frederick III, CCIM
Ben Frederick Realty Inc., Owner's Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com

- **Excellent visibility on Ritchie Highway & Baltimore-Annapolis Blvd.**
- **Easy connection to I-97 and Route 10**
- **Plentiful Free Parking**
- **Next to County Courthouse**

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Lessee is hereby advised to verify all information to one's own satisfaction. This Property and this offering are subject to prior sale, rental, and/or withdrawal at any time as the owner may deem appropriate.



TENANT SPACES	
UNIT #	SQUARE FOOTAGE
133	9,225 S.F.
135	1,400 S.F.
137	1,200 S.F.
139/141	2,000 S.F.
143	1,000 S.F.
145	529 S.F.
147	461 S.F.
7428	660 S.F.
7430	1,027 S.F.
7432	794 S.F.
7434	1,361 S.F.
7436	2,050 S.F.
7440/7497	3,233 S.F.
7491/7493	3,700 S.F.



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COURTHOUSE SQUARE
SCALE: 1" = 70'-0"
2-10-11

J.Mayer
ARCHITECTS, LLC
2533 Brentnall Road, Annapolis, MD 21401
(410) 265-9580 Fax: (410) 265-9581

Space Availability				
Unit	notes	Size	Avail.	Rent
7434 Ritchie Hwy	Next to Subway	1,361	Now	\$18 - \$2,042
7436 Ritchie Hwy	Store front	2,050	Neg.	\$20 - \$3,417
7491 Balt-Annap	6 offices, 1 baths	2,000	Now	\$10 - \$1,667
7497 Balt-Annap	Corner-Visibility. Will divide	3,651	Now	\$20 - \$6,085
7440 Ritchie Hwy	2 nd Flr walk-up w/visibility	3,240	Now	\$7.50 - \$2,000

Demographic Summary	1 mile	3 mile	5 mile
Population	11,105	82,779	167,968
Households	4,398	34,347	67,279
Ownerships	77%	60%	67%
Median HH Income	56,406	56,546	60,958
Median Net Worth	147,076	110,336	127,425
Avg Net Worth	473,625	455,097	512,439