

PASADENA CROSSROADS

8070 Governor Ritchie Highway, Pasadena, MD 21122



STERLING
ORGANIZATION



Highlights

- 319,518-square-foot power center, strategically located at gateway to Severna Park.
- Strategic location in the heart of Anne Arundel County, just a few miles from downtown Baltimore and Annapolis, and convenient to Maryland's major roadways.
- Located on Governor Ritchie Highway (33,000 cars/day).
- Located across the street from new Walmart and within minutes of Routes 10, 100 & I-97, BWI and Arundel Mills.
- Tenants include brand new LA Fitness, Shoppers Food & Pharmacy, Party City, Babies "R" Us, Rugged Wearhouse and Gardiner Wolf Furniture.



For leasing information: ROB MEEKS

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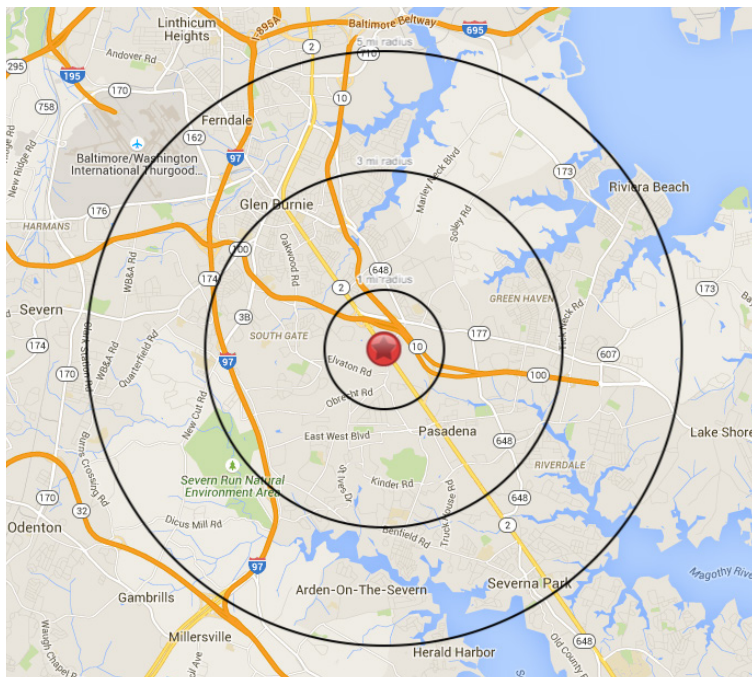


Demographics

	1 Mile	3 Mile	5 Mile
Population (2017)	8,616	94,042	185,438
Growth 2017-2022	0.9%	0.7%	0.6%
Average HH Income	\$80,652	\$98,779	\$106,650

Leasing Legend

Unit	Tenant	Sq.Ft.
1	Available	81,803
2	Gardiner Wolf Furniture	61,646
3	Babies R' Us	45,286
4	Rugged Wearhouse	11,240
5	Party City	13,804
6	Shoppers Food & Pharmacy	62,139
7	Turner's Liquors	2,000
12	Bay-Vanguard Federal Savings	1,600
14	LA Fitness	40,000
TOTAL SQUARE FEET:		319,518



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