



THE WEBERMESSICK BUILDING

1740 E. JOPPA ROAD | BALTIMORE, MARYLAND 21234

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

EXIT ONLY

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple small office and/or medical suites
- Entire 3rd floor available (3,909 SF ±)
- Conveniently located in close proximity to I-695 and Downtown Towson
- Direct visibility and frontage on Joppa Road
- Abundant parking available
- Potential building naming rights with lease of 3rd floor
- Nearby amenities include Gavigan's Furniture, Goodwill, McDonald's, Sonic, Days Inn, Guitar Center, Dollar Tree, Merritt Clubs and more!

AVAILABLE:	890 SF ± (SUITE 207)
	629 SF ± (SUITE 209)
	3,909 SF ± (SUITE 300)
PARKING:	53 SURFACE SPACES
ZONING:	BLR (BUSINESS LOCAL RESTRICTED)
RENTAL RATE:	NEGOTIABLE



FLOOR PLAN: 3RD FLOOR

3,909 SF ±



POTENTIAL BUILDING NAMING RIGHTS WITH LEASE OF 3RD FL.

LOCAL BIRDSEYE



CONCORDIA PREPARATORY SCHOOL

LOCH RAVEN HIGH SCHOOL

ROCK CITY CHURCH

CROMWELL BRIDGE RD

EXIT 29B

INTERSTATE 695

Comfort INN

INTERSTATE 695

Gavigan's FURNITURE

ORCHARD TENNIS CLUB

Days Inn BY WYNDHAM

Total Wine & MORE

SUYA SPOT

CONRAD'S GRAPES

SITE

LOVE ILL

MR. TIRE AUTO SERVICE CENTERS

Goodwill

Lakeshore

Children's Urgent Care Pediatric Specialists

SUYA SPOT

SAVCO Discount Muffler Brakes & Lube

EASTER'S LOCK & SECURITY SOLUTIONS

Public Storage

POPLAR Jewelry & Loan

THE AUDIO CONNECTION

Pep Boys

autobody evolution

SAVCO

WHEELS & TIRES

MARATHON

CAPTAIN CAR WASH

McDonald's

enterprise rent-a-car

SONIC

Chico's Pizzeria

LOCH RAVEN BLVD 542

SAVCO

EASTER'S

Public Storage

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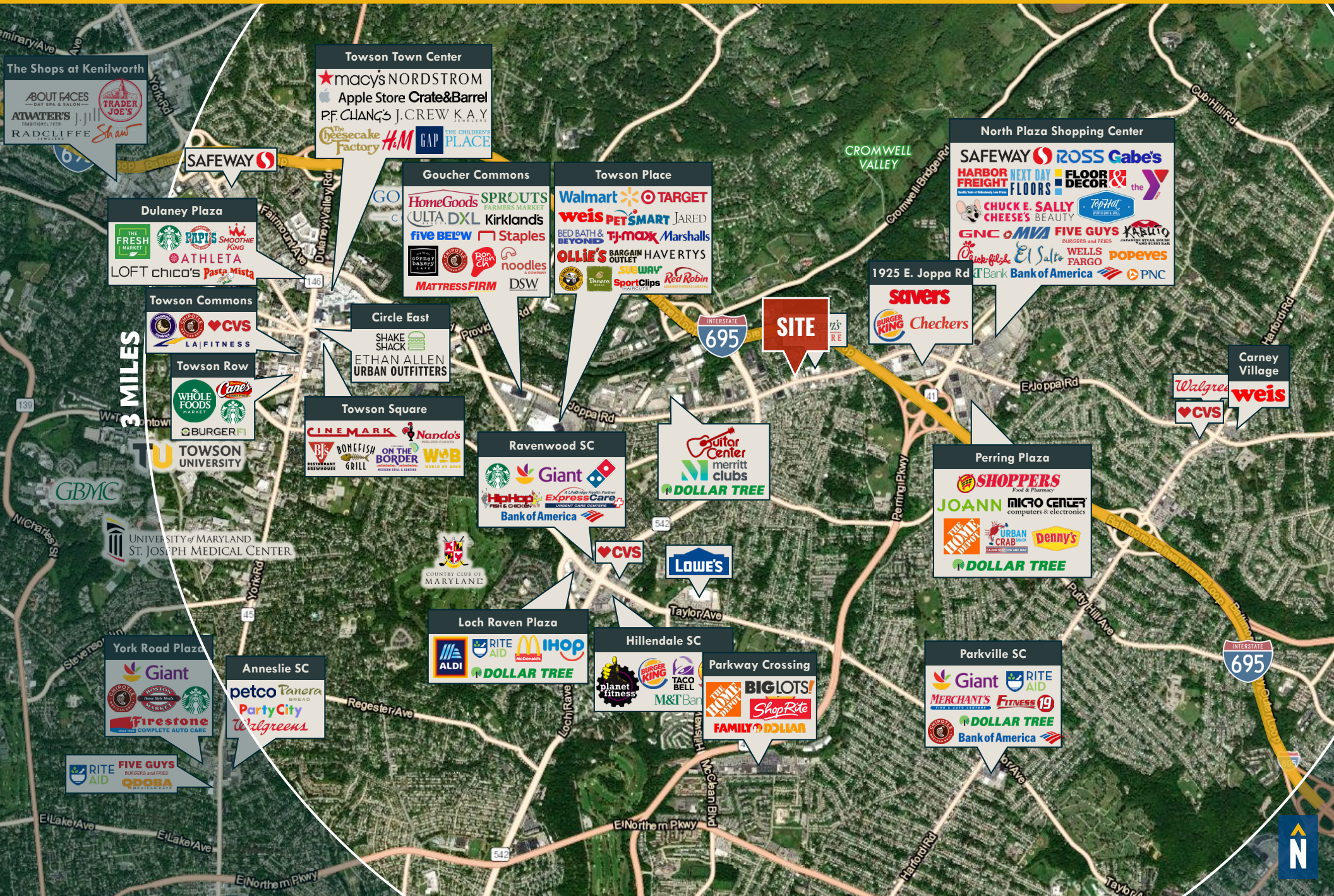
THE AUDIO CONNECTION

Pep Boys

autobody evolution



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS: **1 MILE** 3 MILES 5 MILES

RESIDENTIAL POPULATION



14,584

128,282

309,780

DAYTIME POPULATION



12,679

118,842

275,784

AVERAGE HOUSEHOLD INCOME



\$111,912

\$107,659

\$116,006

NUMBER OF HOUSEHOLDS



5,817

53,247

122,683

MEDIAN AGE

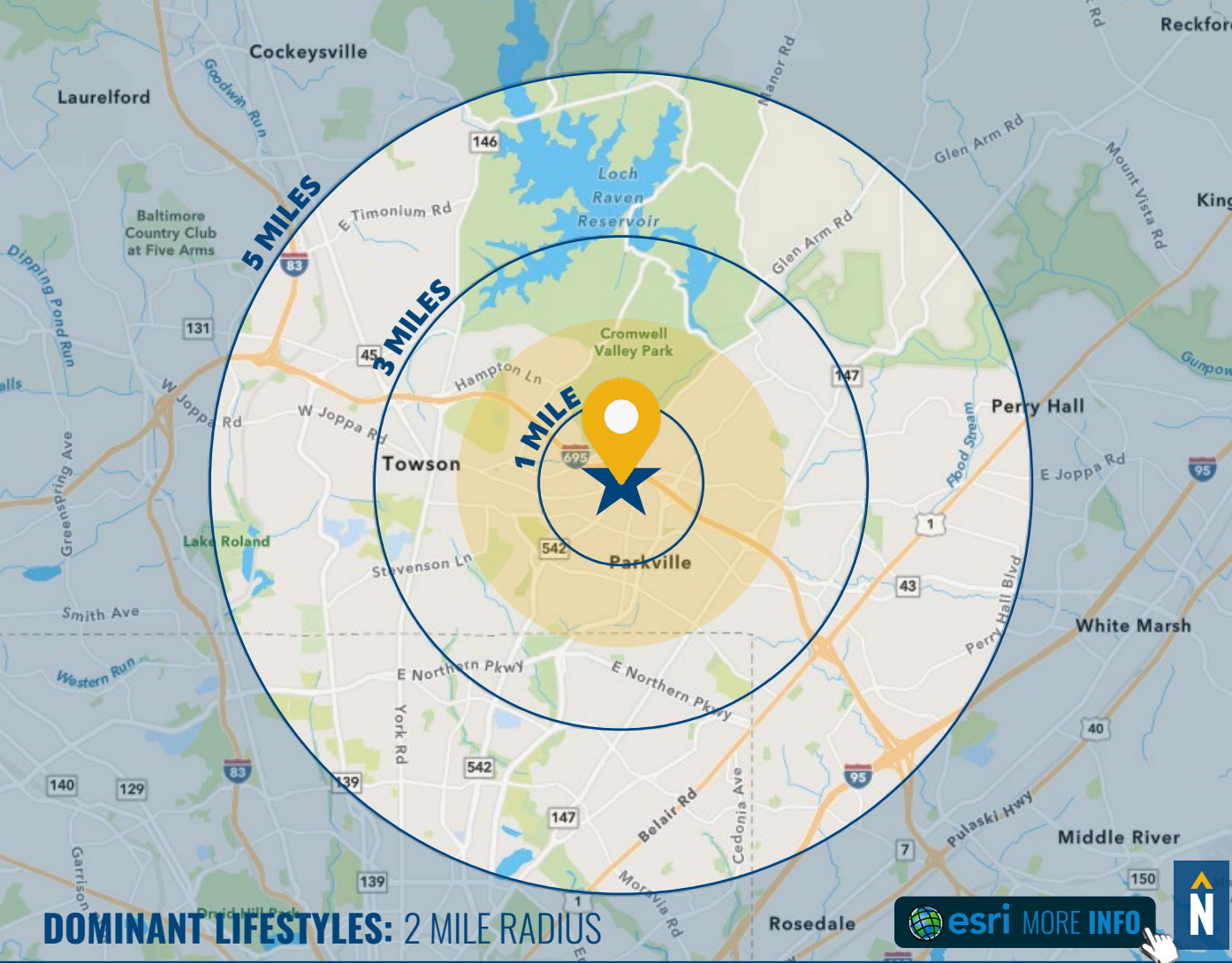


40.0

39.5

39.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

20%
PARKS AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

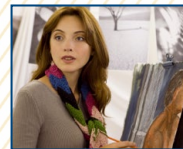
15%
BRIGHT YOUNG PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

9%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**
Median Household Income: **\$59,200**

FOR MORE INFO **CONTACT:**



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