

# FOR LEASE

Baltimore County, MD

# 8509 LOCH RAVEN BOULEVARD

TOWSON, MARYLAND 21286

## AVAILABLE

1,592 sf

## BUILDING SIZE

15,496 sf - 2 levels

## ZONING

BL (Business Local)

## TRAFFIC COUNT

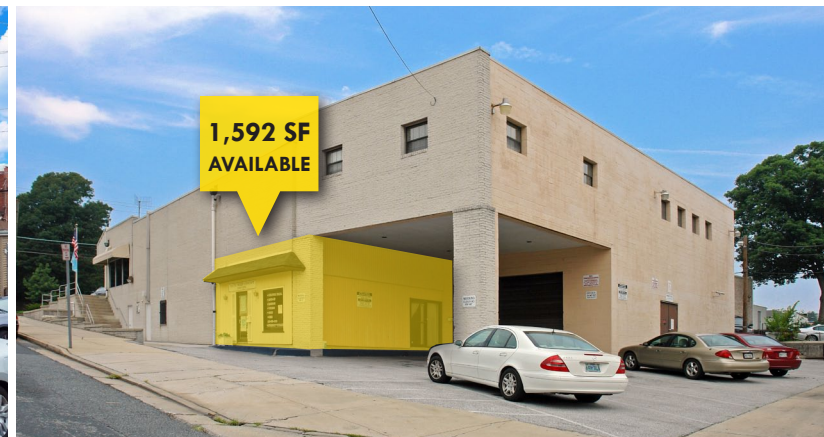
20,240 AADT (Loch Raven Blvd)

## RENTAL RATE

\$15.07 psf, Modified Gross

## HIGHLIGHTS

- ▶ Former long-time hair salon
- ▶ Great potential office/retail location on busy Loch Raven Boulevard / Rt. 542
- ▶ Minutes from Towson
- ▶ Easy/convenient access to I-695



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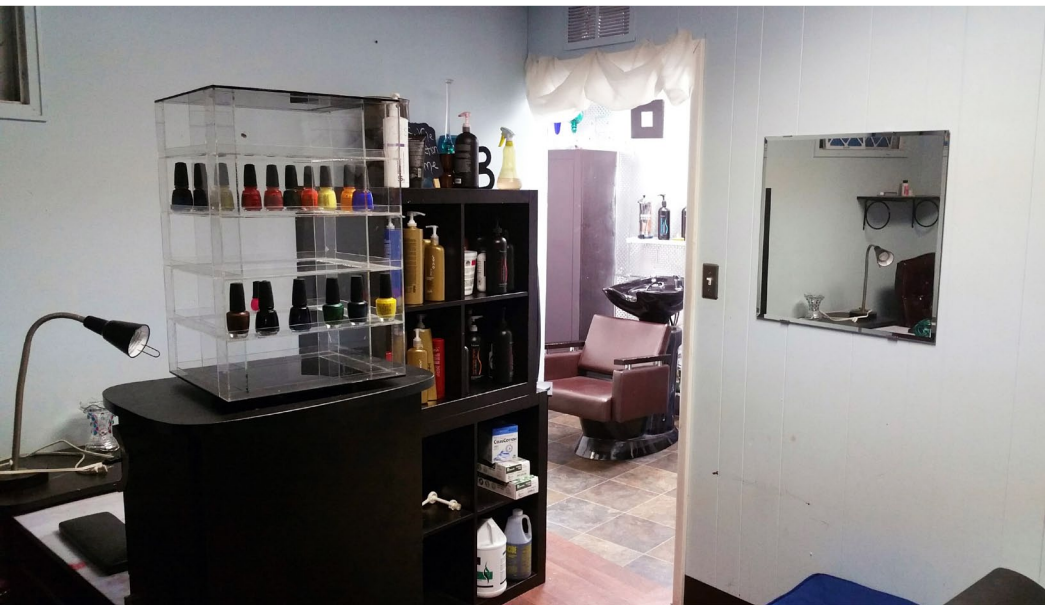
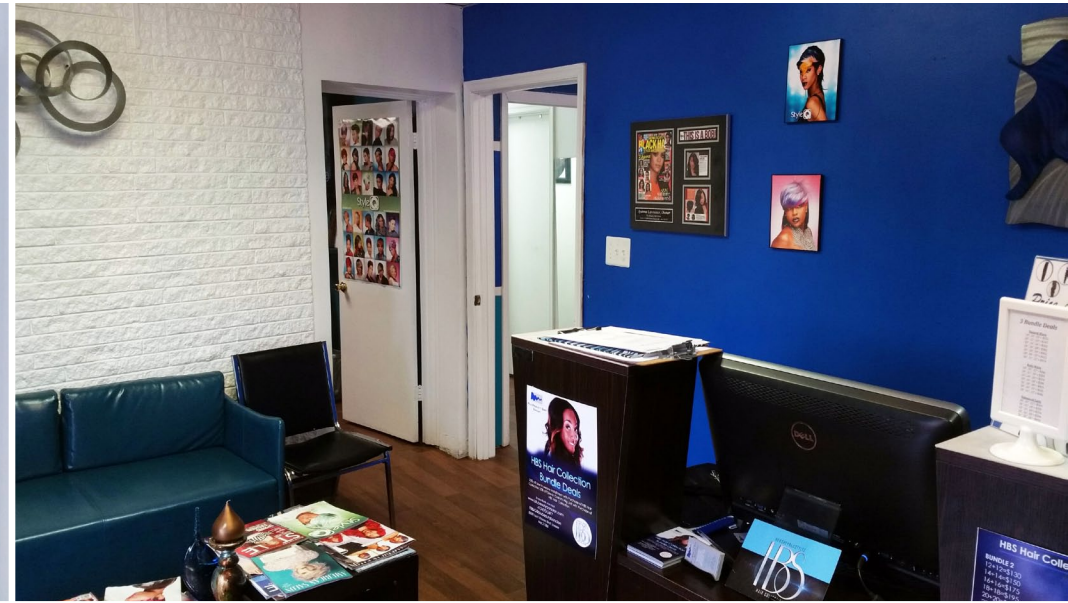
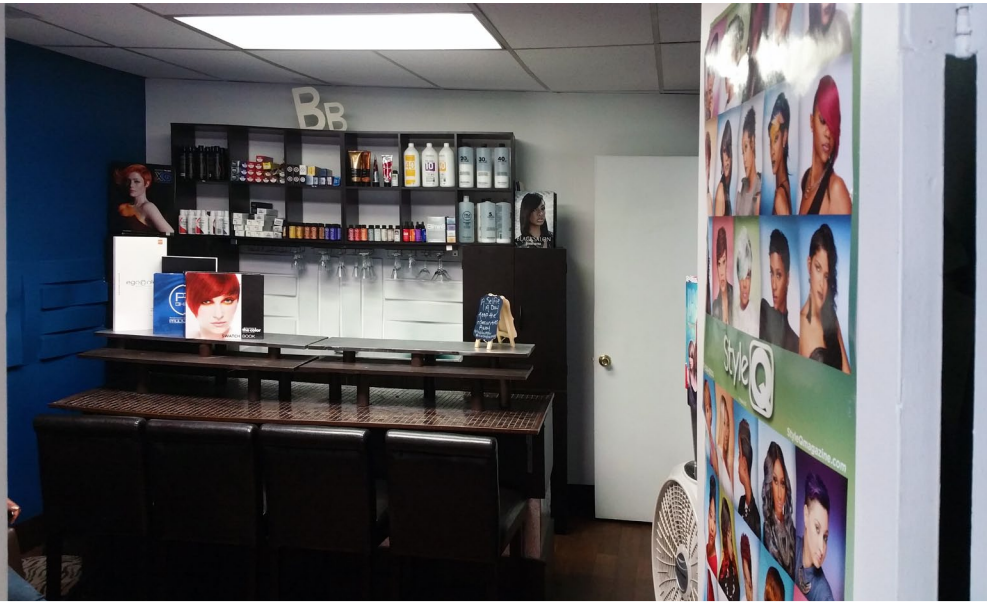
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# INTERIOR PHOTOS

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# BIRDSEYE

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# TRADE AREA

8509 LOCH RAVEN BOULEVARD | TOWSON, MARYLAND 21286

## DOMINANT LIFESTYLES

2 mile radius



## 23% Parks and Rec



LEARN MORE

esri.com/tapestry

Average HH Size: 2.49  
Median Age: 40.3  
Median HH Income: \$55,000

## 10% Bright Young Professionals



LEARN MORE

esri.com/tapestry

Average HH Size: 2.40  
Median Age: 32.2  
Median HH Income: \$50,000

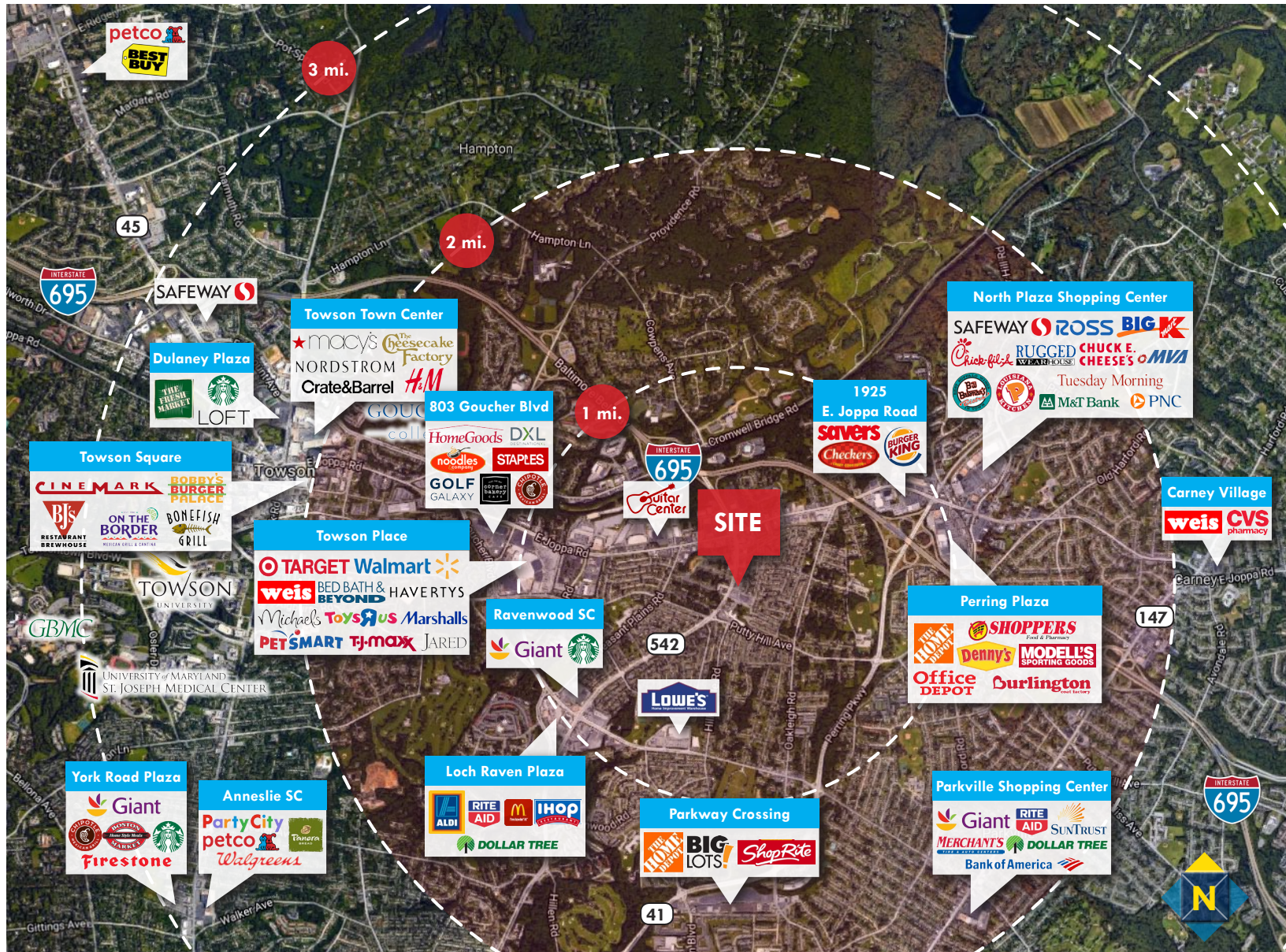
## 7% Emerald City



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esri.com/tapestry

Average HH Size: 2.05  
Median Age: 36.6  
Median HH Income: \$52,000



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# LOCATION / DEMOGRAPHICS

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## DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

16,121 146,590 340,102



Number of Households

6,680 60,496 133,241



Average Household Income

\$70,527 \$77,095 \$83,517



Daytime Population

17,075 134,177 291,117

## RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$7.1M \$70.2M \$167.2M



Entertainment & Recreation

\$18.0M \$177.8M \$423.3M



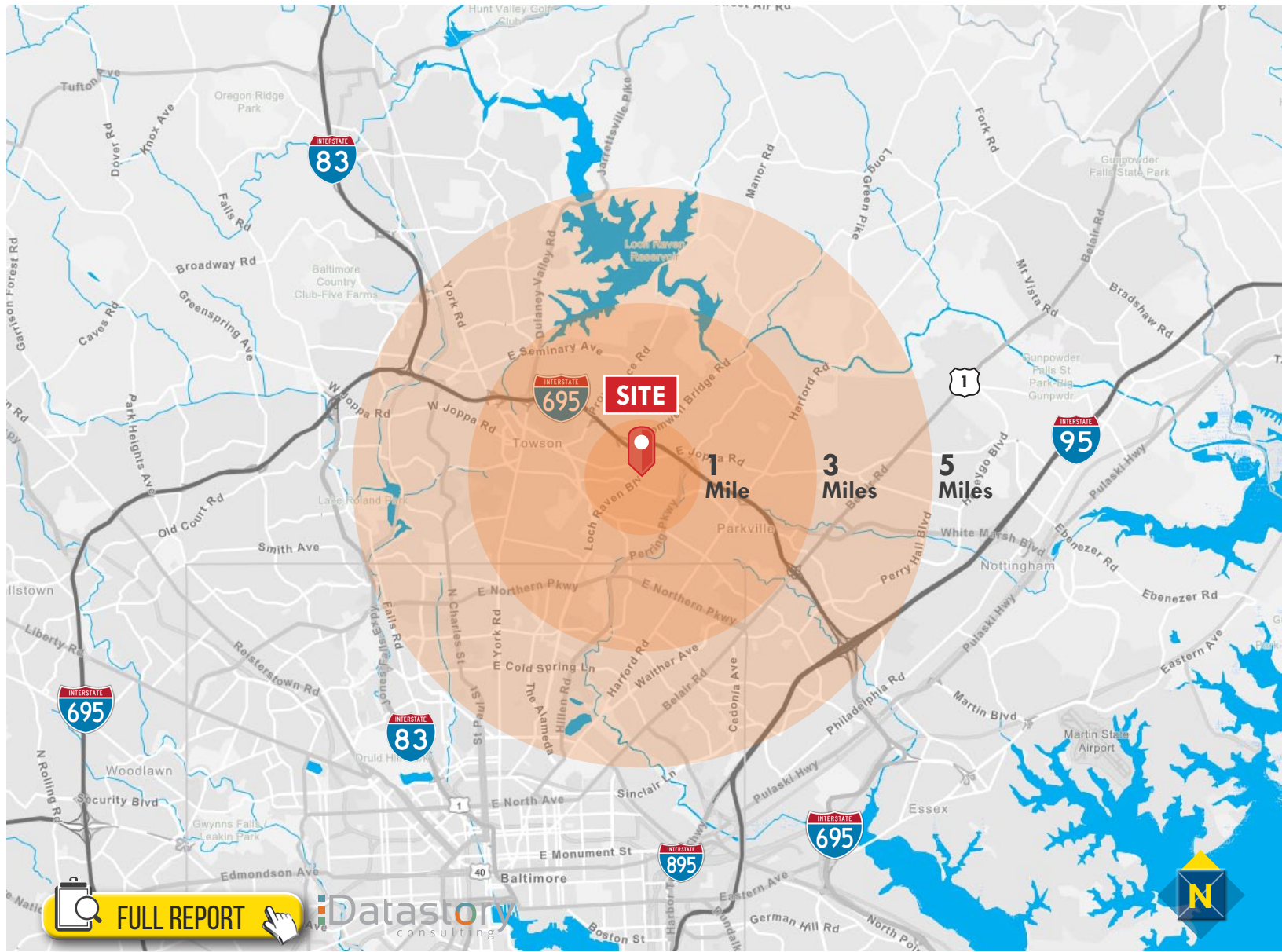
Fashion & Clothing

\$12.7M \$124.9M \$296.9M



Food & Drink

\$19.5M \$192.2M \$455.1M



FULL REPORT

Datastory consulting

