

FOR LEASE

Baltimore County, MD

TOWSON INLINE RETAIL

8640 LOCH RAVEN BOULEVARD | TOWSON, MARYLAND 21286

AVAILABLE

1,520 sf

ZONING

BL (Business Local)

TRAFFIC COUNT

20,631 AADT (Loch Raven Blvd)

RENTAL RATE

\$1,875/mo., Modified Gross

HIGHLIGHTS

- ▶ Perfect for nail/hair salon, cafe, or service retail
- ▶ To be delivered in vanilla shell condition
- ▶ High-activity commuter area (high traffic counts on Loch Raven Blvd and Joppa Rd)
- ▶ Catty corner to the new Starbucks located at the former Bel Loc Diner site
- ▶ Easy access to I-695 and Downtown Towson



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BIRDSEYE

8640 LOCH RAVEN BOULEVARD | TOWSON, MARYLAND 21286

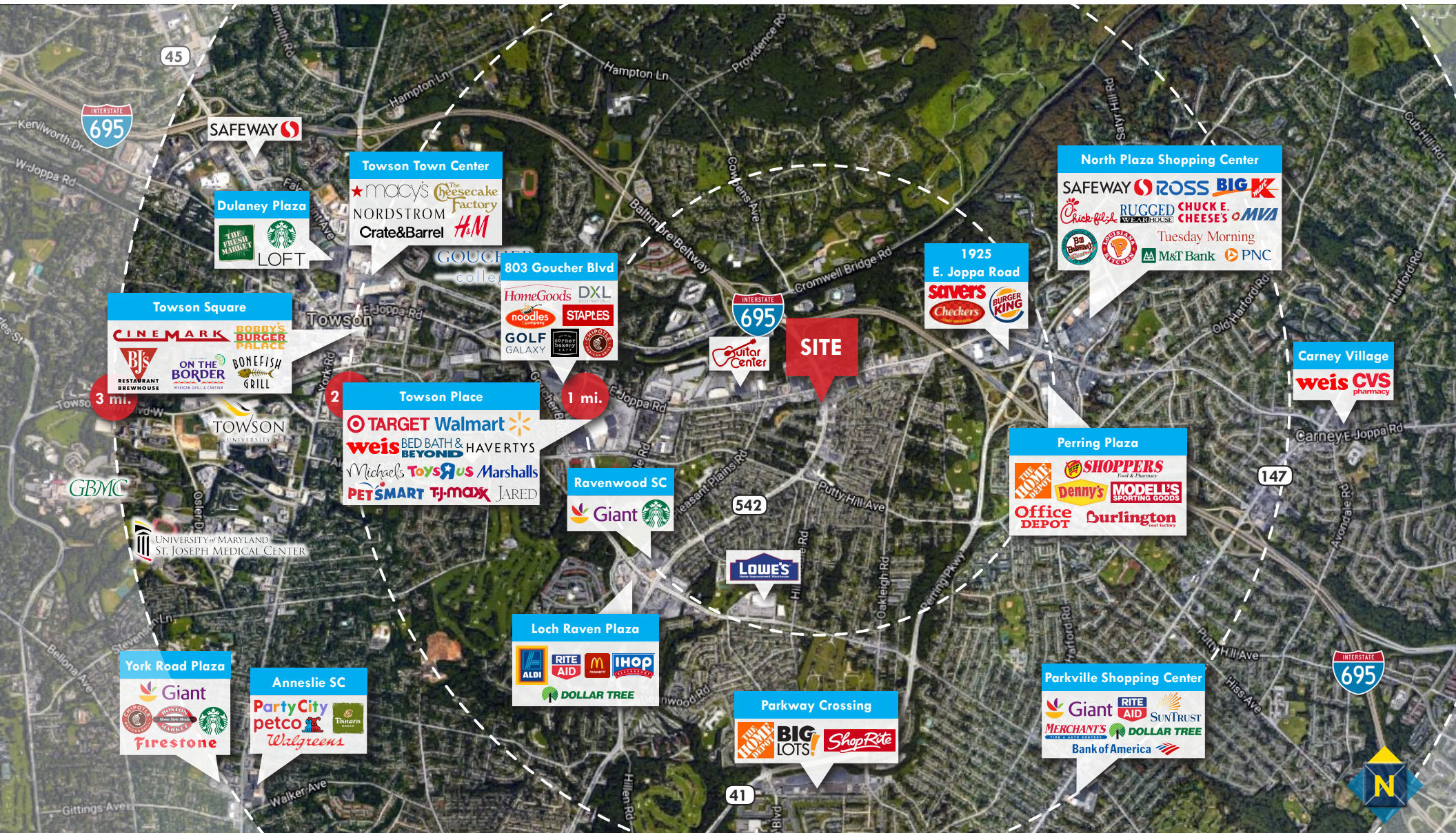


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TRADE AREA

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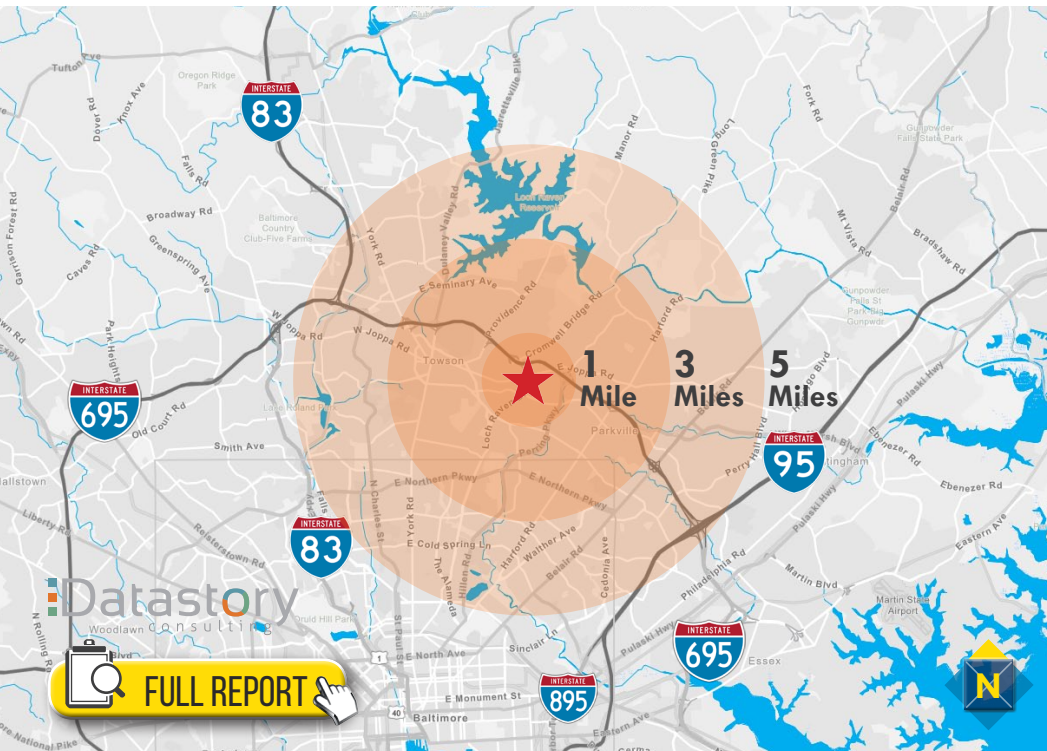


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
15,181 1 MILE	6,413 1 MILE	2.33 1 MILE	38.9 1 MILE
139,501 3 MILES	57,484 3 MILES	2.30 3 MILES	38.6 3 MILES
326,816 5 MILES	127,628 5 MILES	2.42 5 MILES	38.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$74,463 1 MILE	65.3% 1 MILE	94.4% 1 MILE	15,656
\$77,461 3 MILES	65.1% 3 MILES	94.8% 3 MILES	128,619 3 MILES
\$84,080 5 MILES	65.8% 5 MILES	94.4% 5 MILES	282,413 5 MILES

21%
PARKS AND REC
2 MILES

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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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

13%
BRIGHT YOUNG PROFESSIONALS
2 MILES

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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.

2.40
AVERAGE HH SIZE

32.2
MEDIAN AGE

\$50,000
MEDIAN HH INCOME

7%
EMERALD CITY
2 MILES

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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.

2.05
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

6%
METRO FUSION
2 MILES

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Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME