

# FREESTANDING RETAIL

1637 E. JOPPA ROAD  
TOWSON, MARYLAND 21286



**Mike Ruocco** | *Vice President*

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Bill Whitty** | *Senior Vice President & Principal*

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# FOR SALE

Baltimore County, MD

# 1637 E. JOPPA ROAD

TOWSON, MARYLAND 21286

## BUILDING SIZE

1,110 sf

## LOT SIZE

.31 Acres

## ZONING

BL (Business Local)

## TRAFFIC COUNT

25,692 AADT (E. Joppa Rd)

## SALE PRICE

\$695,000

## HIGHLIGHTS

- ▶ NNN-leased, standalone pizza carry-out and delivery business
- ▶ Tenant in place since 2005
- ▶ Located just off of the fully signalized intersection of Loch Raven Blvd and E. Joppa Rd
- ▶ Quick and easy access to I-695 and Downtown Towson
- ▶ Nearby retailers include Sonic, McDonald's, Starbucks, Guitar Center, Pizza Hut, Royal Farms, Wolf Furniture, Dunkin' & more



REAR PARKING



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# AERIAL

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Property lines approximate.  
Please see survey for details.



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# FOR SALE

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# BIRDSEYE

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# TRADE AREA

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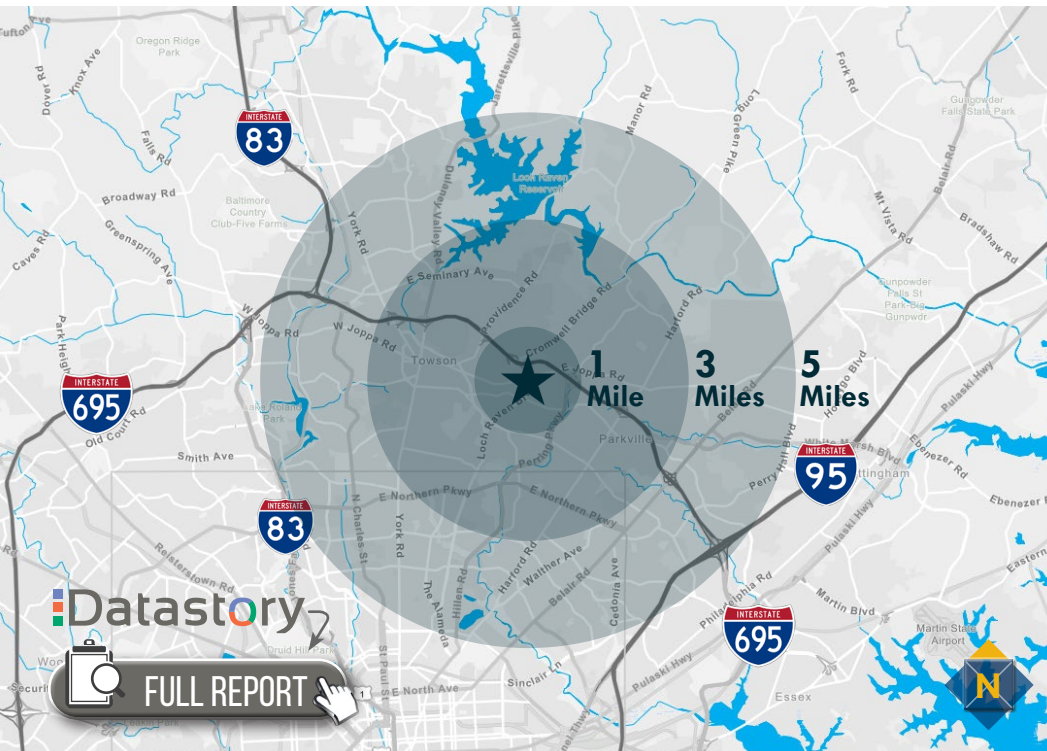
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# LOCATION / DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b> 14,111 1 MILE 132,696 3 MILES 316,180 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 6,045 1 MILE 54,535 3 MILES 124,306 5 MILES	<b>AVERAGE HH SIZE</b> 2.29 1 MILE 2.30 3 MILES 2.41 5 MILES	<b>MEDIAN AGE</b> 39.9 1 MILE 38.6 3 MILES 39.3 5 MILES
<b>AVERAGE HH INCOME</b> \$90,690 1 MILE \$90,971 3 MILES \$99,687 5 MILES	<b>EDUCATION (COLLEGE+)</b> 69.1% 1 MILE 68.7% 3 MILES 68.3% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 89.6% 1 MILE 89.2% 3 MILES 89.3% 5 MILES	<b>DAYTIME POPULATION</b> 14,021 1 MILE 125,855 3 MILES 293,315 5 MILES

**20%**  
**PARKS AND REC**  
2 MILES

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.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

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**11%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

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.

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

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**7%**  
**EMERALD CITY**  
2 MILES

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.

**2.06**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$59,200**  
MEDIAN HH INCOME

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**6%**  
**METRO FUSION**  
2 MILES

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.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

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