



BOSLEY CENTER

604-606 BOSLEY AVENUE | TOWSON, MARYLAND 21204

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Free, reserved parking spaces included
- Desirable Towson location, with easy access to York Road and I-695
- Within close proximity to Towson Town Center, the Towson Courthouse, and restaurants



BUILDING SIZE:	11,280 SF ±
AVAILABLE:	SUITE 1C: 610 SF ± SUITE 2C: 610 SF ± SUITE 2E: 800 SF ± 3RD FLOOR: 2,500 SF ±
PARKING:	FREE, RESERVED PARKING SPACES
ZONING:	RO (RESIDENTIAL OFFICE)
RENTAL RATE:	\$20.25/SF, MODIFIED GROSS
SALE PRICE:	\$1,200,000



RENT ROLL

Potential NOI

“AS-IS”

Tenant/Space	Square Footage	Rent/year
Destiny Mortgage	900.00	\$12,506.64
Crampton Lighting	1440.00	\$14,760.00
Channel Communications	1545.00	\$19,383.60
University Bible	1040.00	\$13,176.00
Luchansky Law	2500.00	\$35,000.00
Driver Rehab	400.00	\$6,000.00

Current Gross Rent	\$100,826.28
--------------------	--------------

Projected NOI	\$74,630.76
---------------	-------------

Expenses

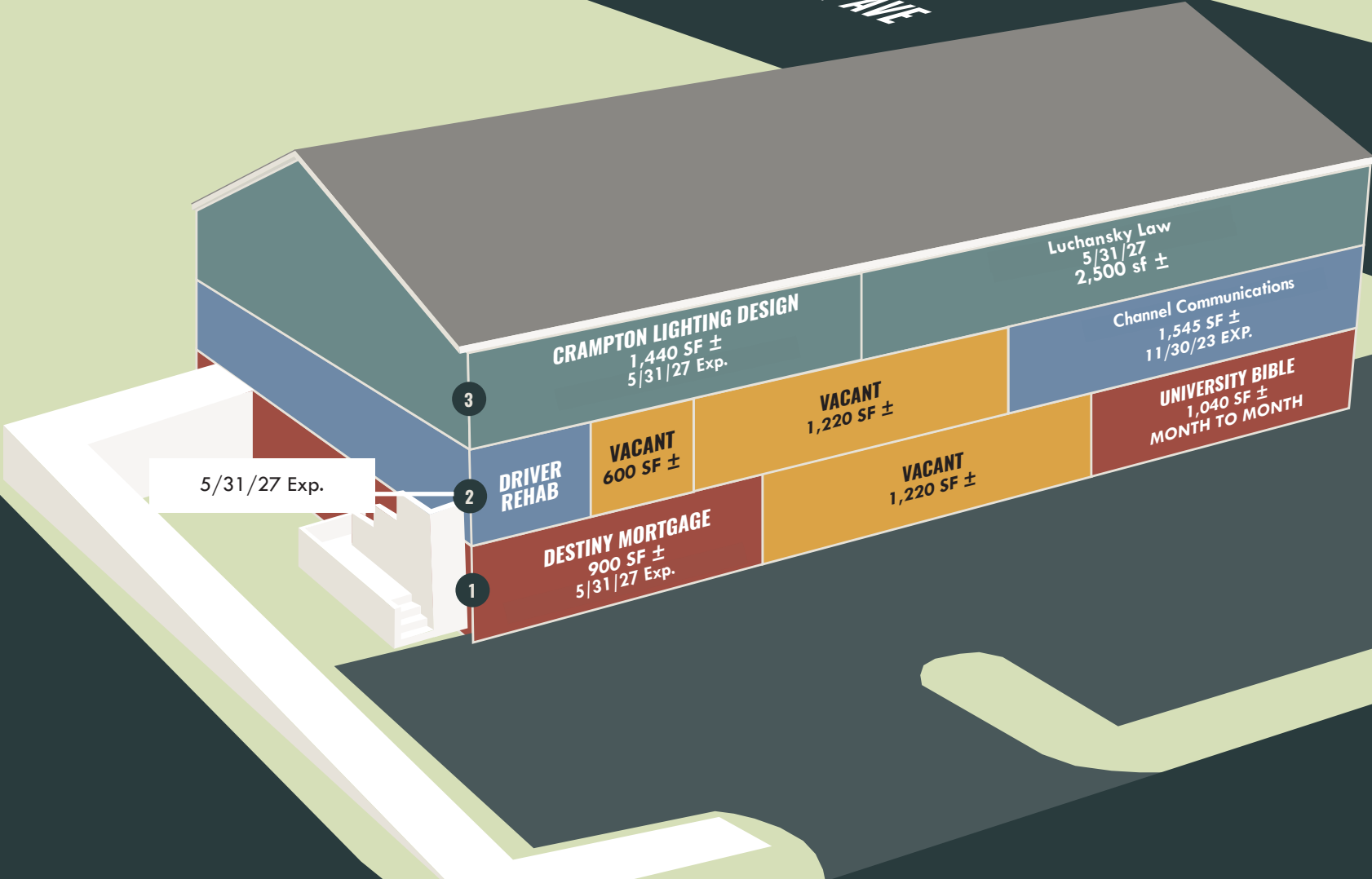
Taxes	\$9,009.95
Landscape	\$7,300.00
Dumpster/Trash (est)	\$5,885.57
Insurance	\$4,000.00

Total Expense Estimate:	\$26,195.52
-------------------------	-------------

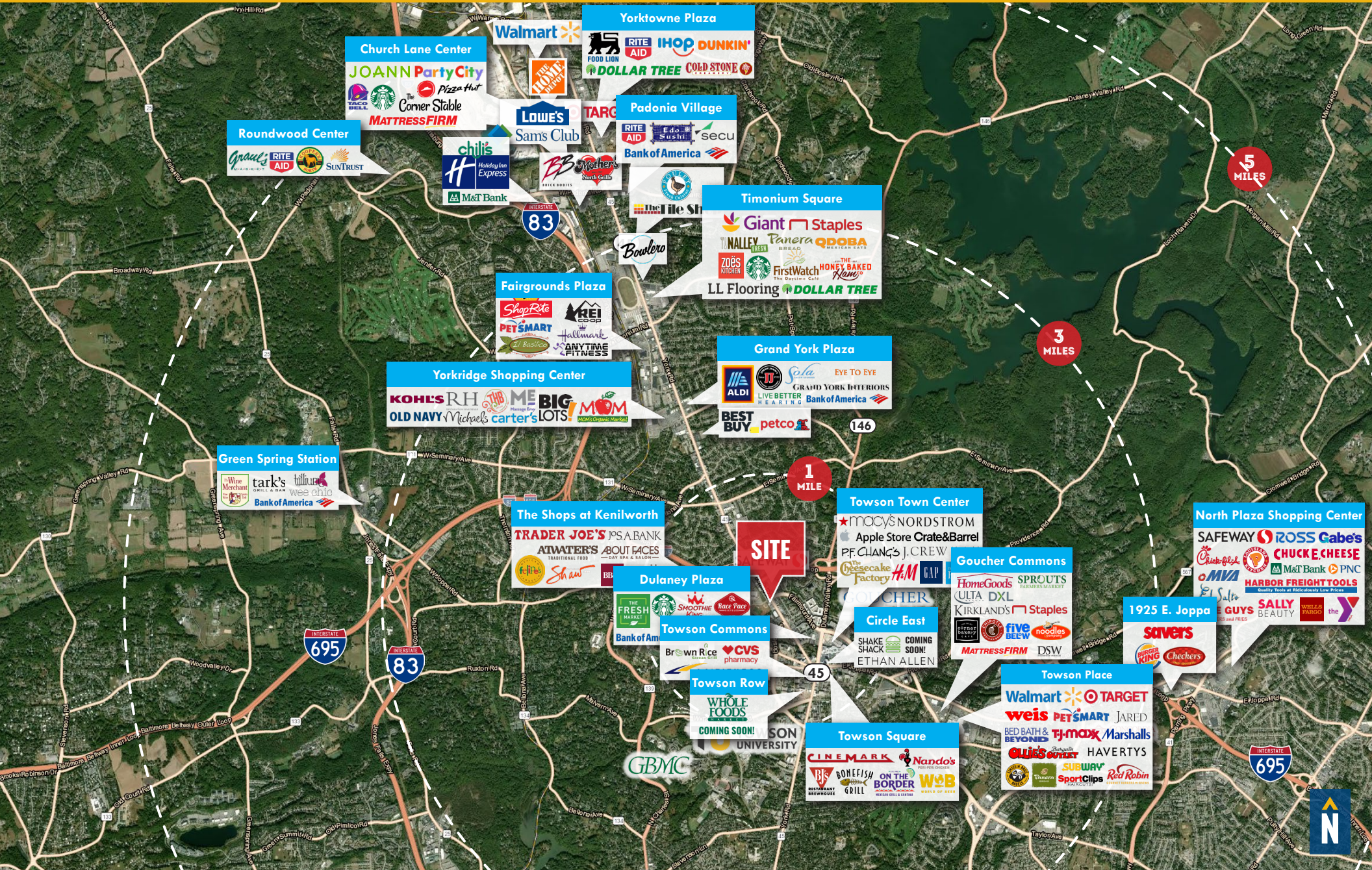
STACKING PLAN

W JOPPA RD

BOSLEY AVE



TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,794

52,871

149,665

DAYTIME POPULATION



45,112

124,315

299,639

AVERAGE HOUSEHOLD INCOME



\$107,457

\$139,710

\$125,799

NUMBER OF HOUSEHOLDS



9,099

43,912

125,876

MEDIAN AGE

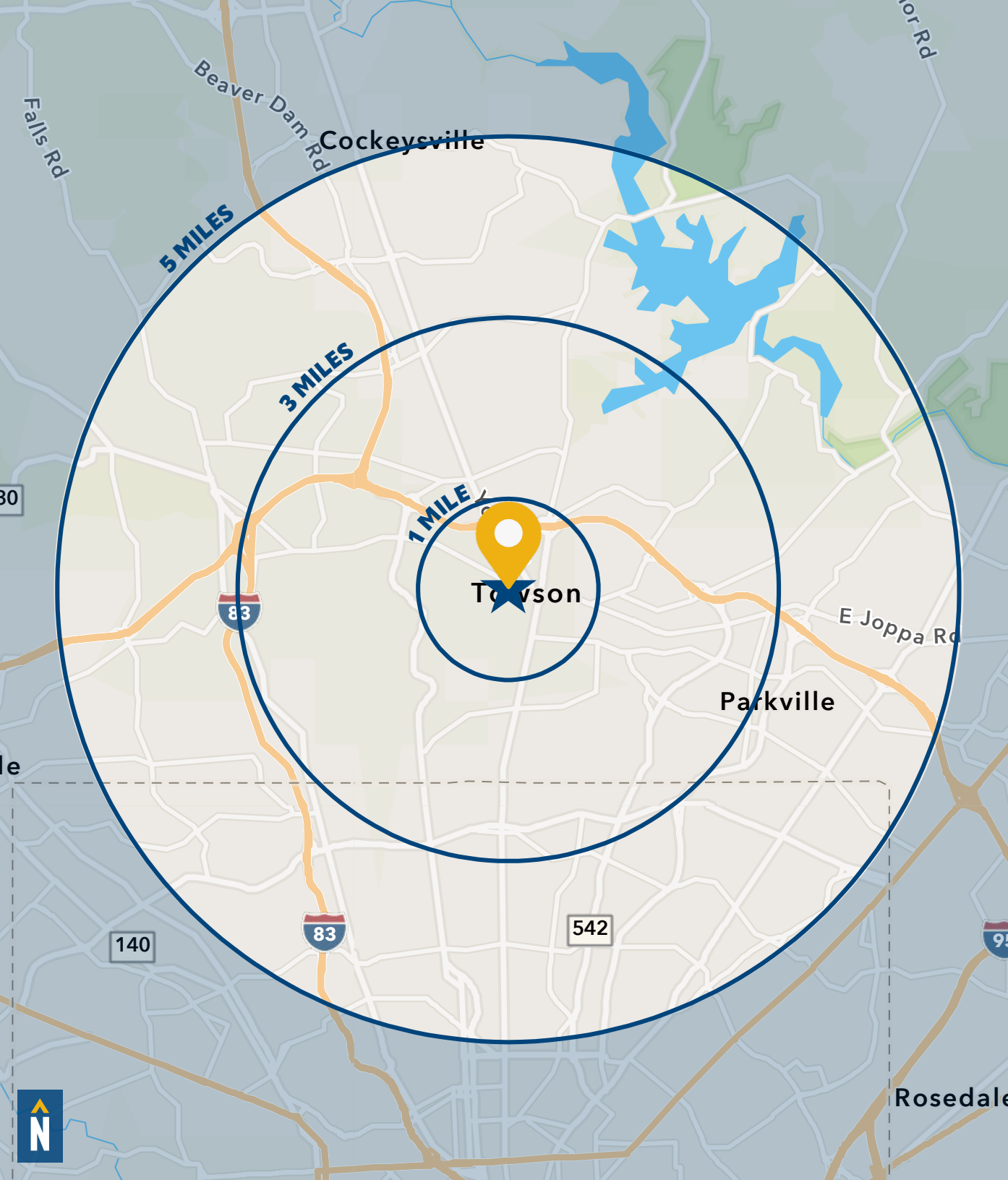


26.8

38.7

39.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



BEETLE SMITH

SENIOR VICE PRESIDENT

443.573.3219

BSMITH@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.