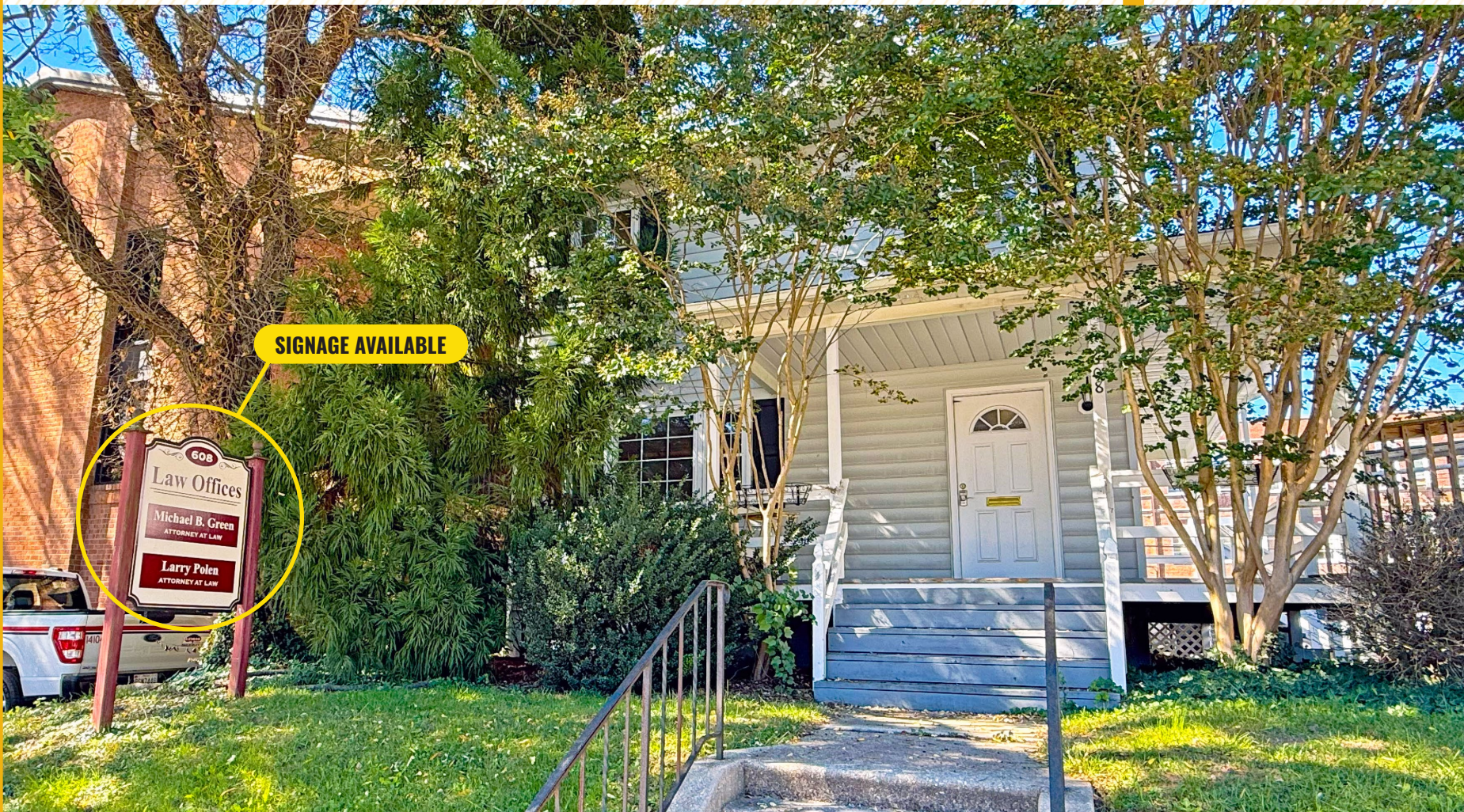




608 BOSLEY AVENUE

TOWSON, MARYLAND 21204

FOR
LEASE



SIGNAGE AVAILABLE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Centrally located in downtown Towson
- Private coworking suites available
- Free private parking lot
- Pylon signage available
- Walking distance to all amenities (food, gym, schools, daycare, YMCA)

AVAILABLE:

1ST FLOOR: 2,000 SF ±

2ND FLOOR: 2,000 SF ±

BUILDING SIZE:

4,334 SF ±

PARKING:

20 SURFACE SPACES

TRAFFIC COUNT:

19,861 AADT (BOSLEY AVE)

ZONING:

RO (RESIDENTIAL OFFICE)

RENTAL RATE:

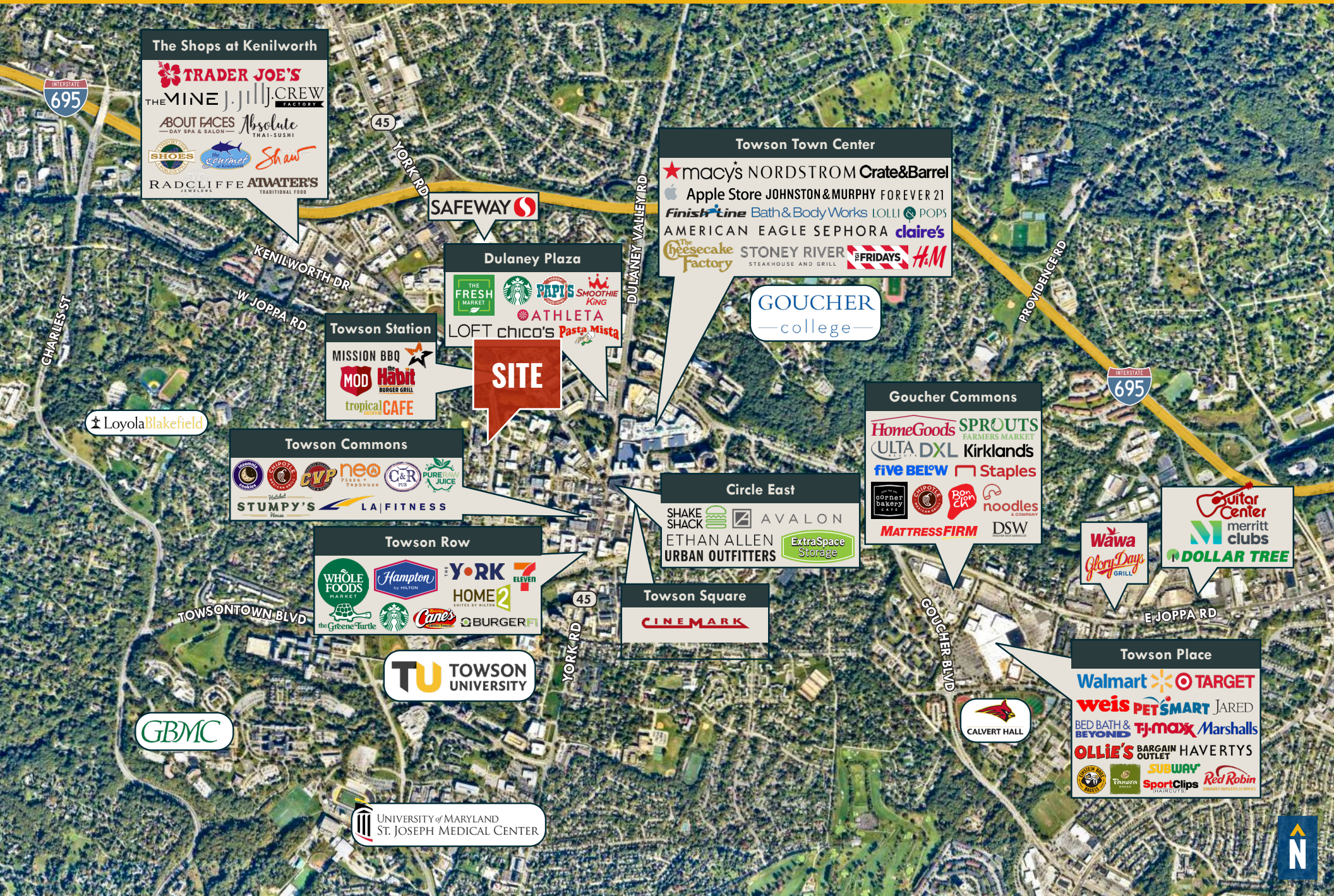
NEGOTIABLE



ADDITIONAL PHOTOS



MARKET AERIAL



The Shops at Kenilworth

TRADER JOE'S

THE MINE J. J. CREW

ABOUT FACES Absolute

SHOES

the summer

Shaw

RADCLIFFE ATWATER'S

JEWELERS

TRADITIONAL FOOD

SAFEWAY

Dulaney Plaza

THE FRESH MARKET

STARBUCKS

PAPIS SMOOTHIE KING

ATHLETA

LOFT

chico's

Pasta Mist

Towson Station

MISSION BBQ

MOD

Habit

BURGER GRILL

tropical CAFE

SITE

Towson Commons

STUMPY'S

LA FITNESS

neon

C&R

PURE NUTRITION

CVT

neon

neon

Towson Row

WHOLE FOODS MARKET

Hampton

YORK

7 ELEVEN

HOME 2

the Greene Turtle

STARBUCKS

Cane's

BURGER KING

TU TOWSON UNIVERSITY

GBMC

UNIVERSITY of MARYLAND

ST. JOSEPH MEDICAL CENTER

Towson Town Center

macys

NORDSTROM

Crate&Barrel

Apple Store

JOHNSTON & MURPHY

FOREVER 21

Finish Line

Bath & Body Works

LOLLI & POPPS

AMERICAN EAGLE

SEPHORA

claire's

The Cheesecake Factory

STONEY RIVER

FRIDAYS

H&M

GOUCHER college

Goucher Commons

HomeGoods

SPROUTS

FARMERS MARKET

ULTA DXL

Kirkland's

five BELOW

Staples

corner bakery

BOON CH

noodles

MATTRESS FIRM

DSW

Circle East

SHAKE SHACK

AVALON

ETHAN ALLEN

URBAN OUTFITTERS

ExtraSpace Storage

Towson Square

CINEMARK

Wawa

Glory Days

GRILL

Guitar Center

merritt clubs

DOLLAR TREE

CALVERT HALL

Towson Place

Walmart

TARGET

weis

PETSMART

JARED

BED BATH & BEYOND

TJ-maxx

Marshalls

OLLIE'S

BARGAIN OUTLET

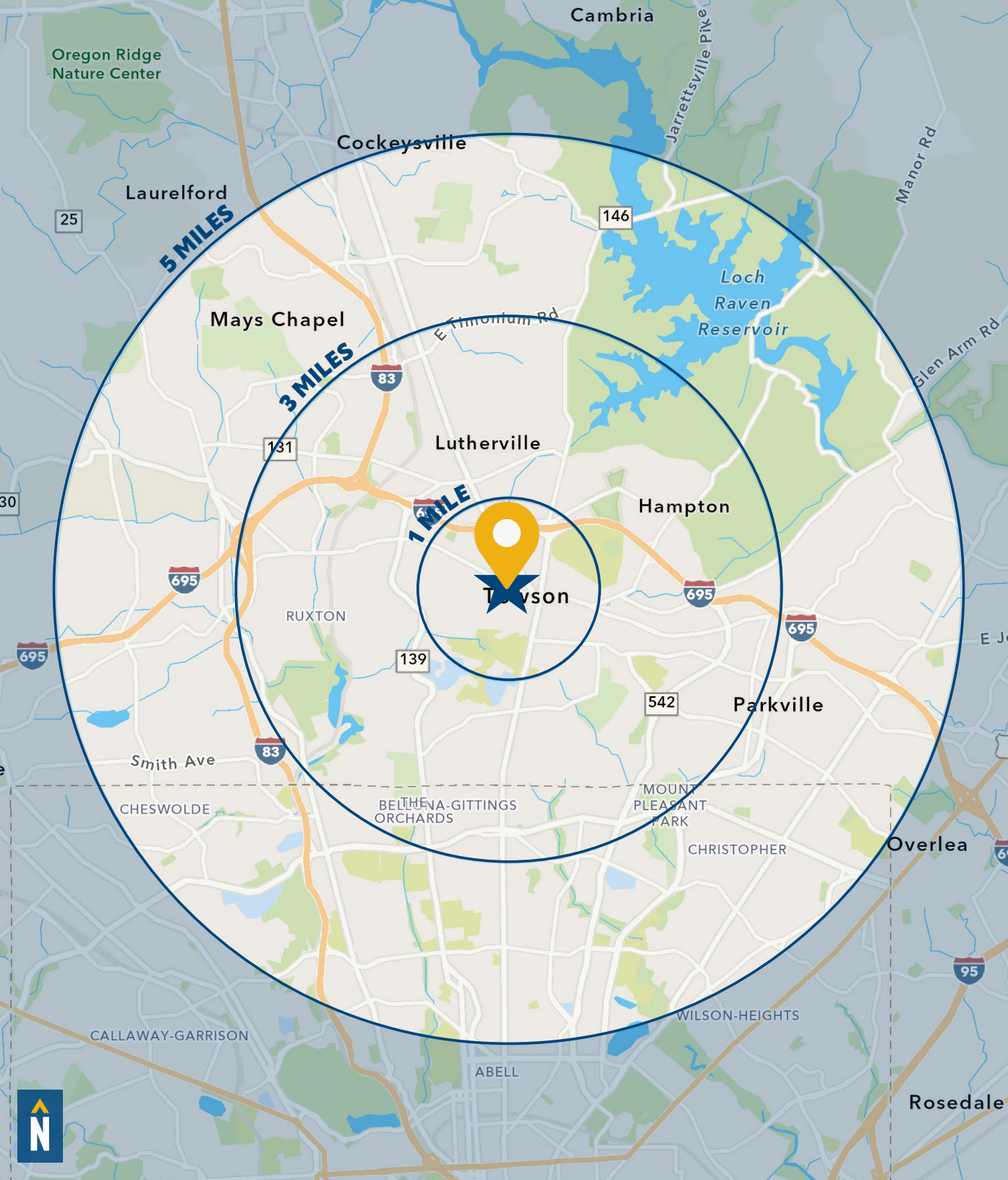
HAVERTYS

SUBWAY

SportClips

Red Robin





DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



26,493

112,129

305,927

DAYTIME POPULATION



43,091

124,016

296,983

AVERAGE HOUSEHOLD INCOME



\$111,435

\$146,860

\$135,801

NUMBER OF HOUSEHOLDS



9,508

44,222

125,908

MEDIAN AGE



28.0

38.1

39.3

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



DYLAN BOZEL

SENIOR REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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.