

# FOR SALE

Baltimore County, MD



**FREESTANDING  
RETAIL W/ DRIVE-THRU**  
8701 LOCH RAVEN BOULEVARD  
TOWSON, MARYLAND 21286



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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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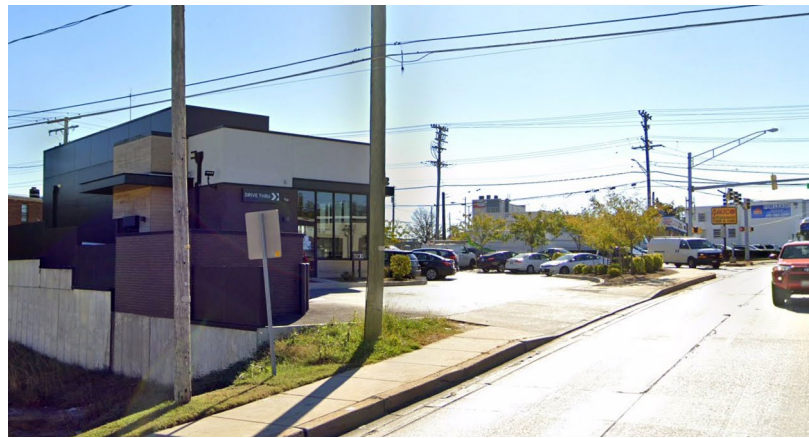
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# FREESTANDING RETAIL W/ DRIVE-THRU

8701 LOCH RAVEN BOULEVARD | TOWSON, MARYLAND 21286

RECENT 2018  
CONSTRUCTION



## BUILDING SIZE

1,800 sf ±

## LOT SIZE

.316 Acres ±

## ZONING

BM (Business Major)

## TRAFFIC COUNT

32,871 AADT (Loch Raven Blvd)

25,692 AADT (Joppa Rd)

## REAL ESTATE TAXES (2022-2023)

\$15,018.49

## SALE PRICE

\$2,450,000

## HIGHLIGHTS

- ▶ Freestanding building w/ drive-thru prominently located at the intersection of Loch Raven Boulevard and E Joppa Road
- ▶ High visibility location (55,000+ cars/day pass thru the signalized intersection)
- ▶ 1/4 mi. S. of Baltimore Beltway I-695 Exit 29B at the gateway into Towson and Baltimore City
- ▶ Ideal for café/restaurant/QSR



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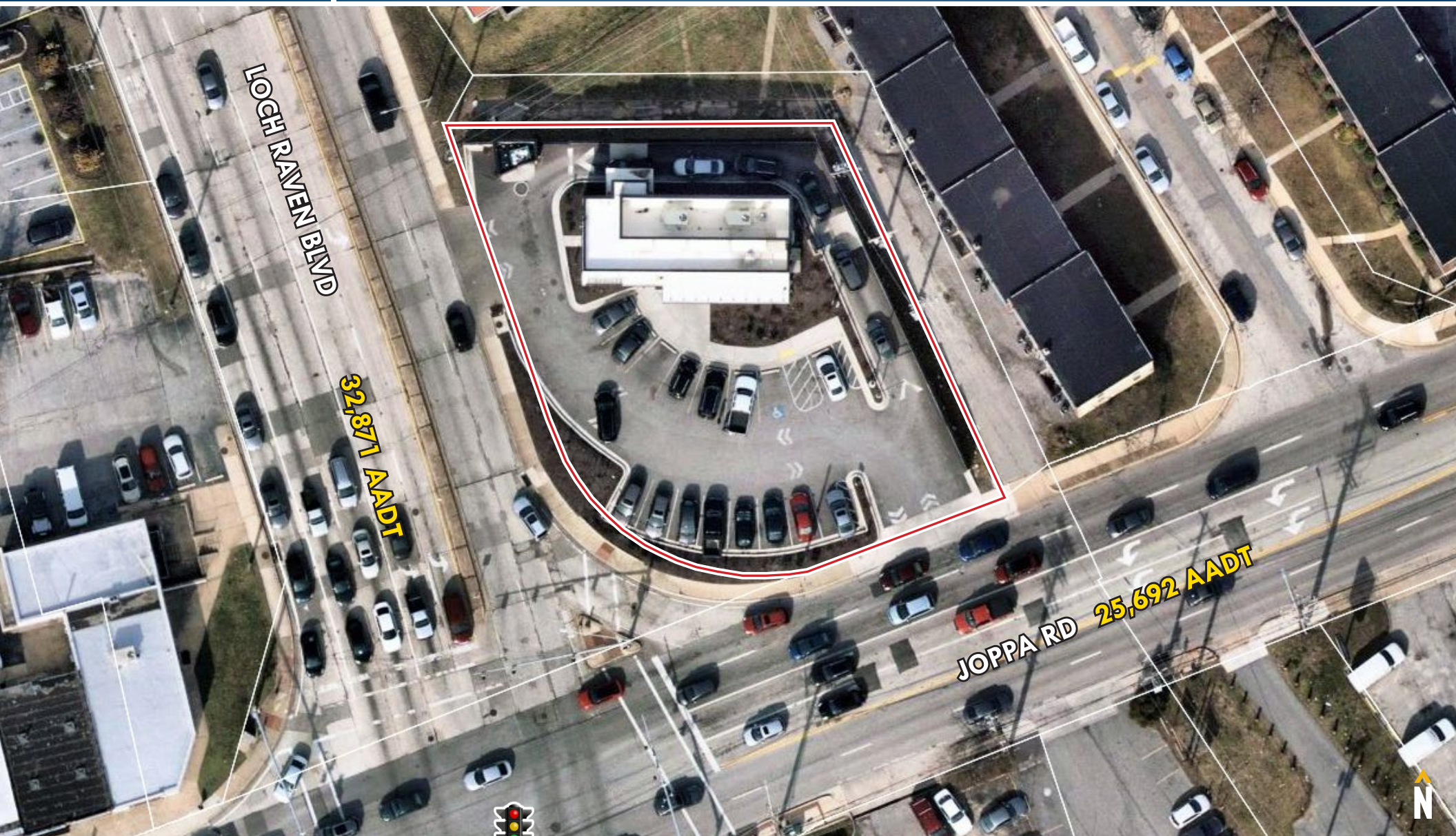
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# AERIAL

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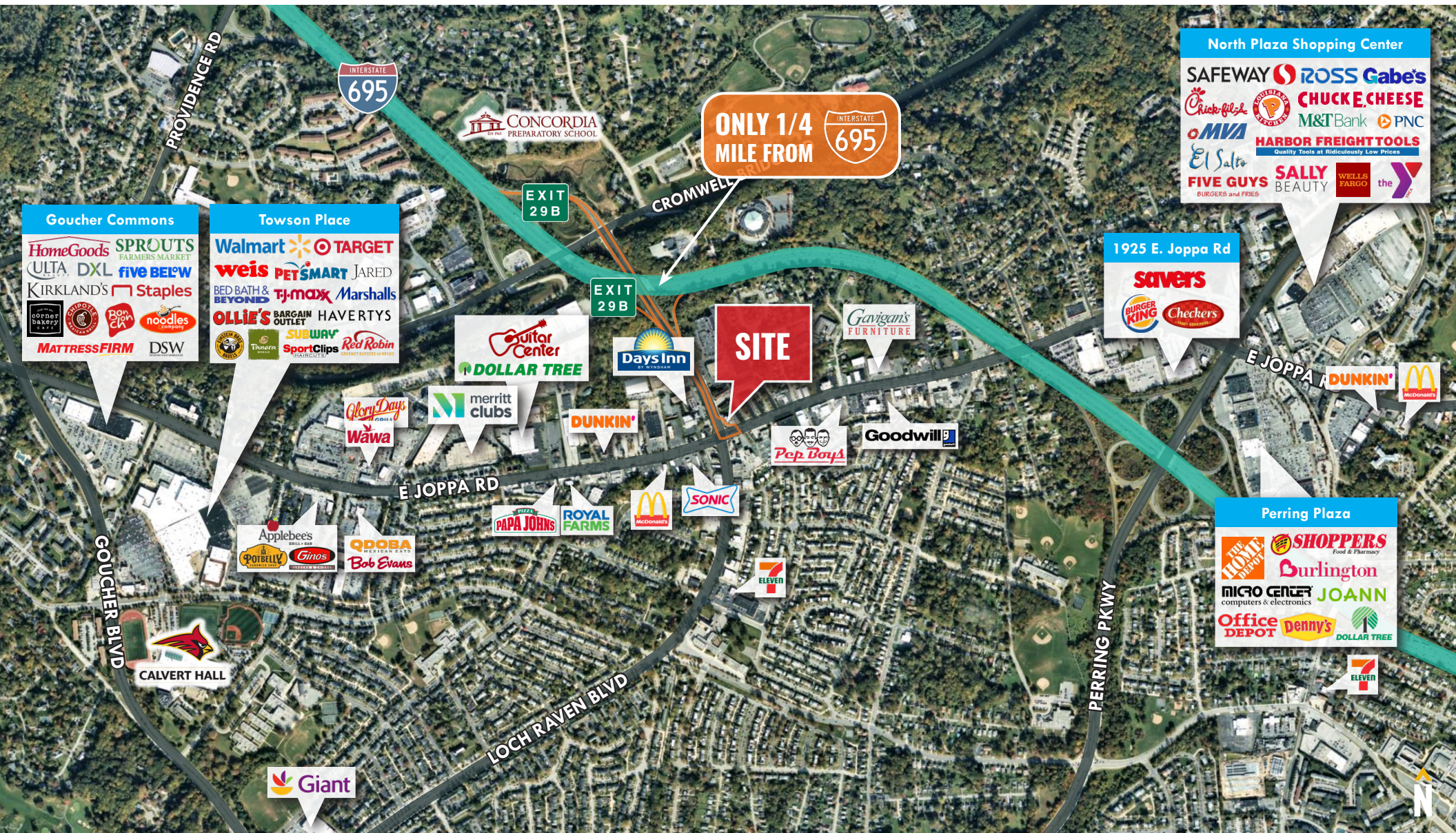
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# IMMEDIATE TRADE AREA

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**Goucher Commons**

- HomeGoods
- SPROUTS FARMERS MARKET
- ULTA
- DXL
- FIVE BELOW
- KIRKLAND'S
- Staples
- MATTRESS FIRM
- DSW

**Towson Place**

- Walmart
- TARGET
- weis
- PETSMART
- JARED
- BED BATH & BEYOND
- tj-maxx
- Marshalls
- OLLIE'S BARGAIN OUTLET
- HAVERTYS
- SUBWAY
- Sport Clips
- Red Robin

**North Plaza Shopping Center**

- SAFEWAY
- ROSS
- Gabe's
- Chick-fil-A
- CHUCK E. CHEESE
- MVA
- M&T Bank
- PNC
- El Salto
- HARBOR FREIGHT TOOLS
- FIVE GUYS
- SALLY BEAUTY
- WELLS FARGO
- the Y

**1925 E. Joppa Rd**

- savers
- BURGER KING
- Checkers

**Perring Plaza**

- THE HOME DEPOT
- SHOPPERS Food & Pharmacy
- Burlington
- MICRO CENTER computers & electronics
- JOANN
- Office DEPOT
- Denny's
- DOLLAR TREE
- 7 ELEVEN

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# TOWSON/PARKVILLE TRADE AREA

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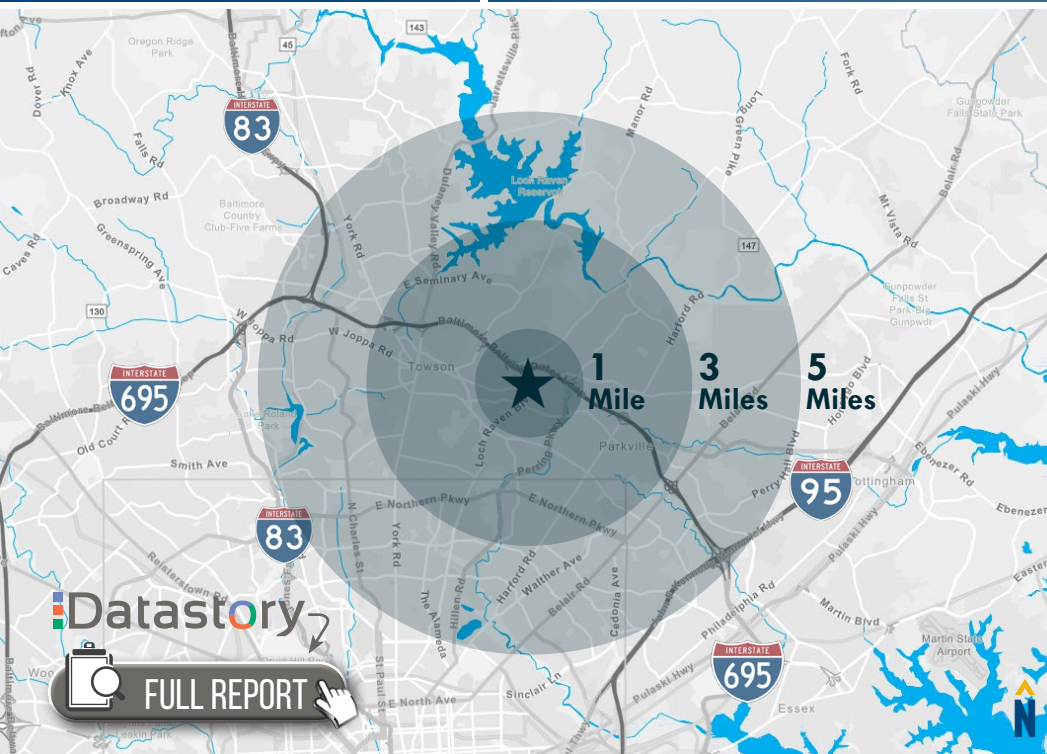


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# LOCATION / DEMOGRAPHICS (2021)

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**Datastory**  
FULL REPORT

<b>RESIDENTIAL POPULATION</b> 13,881 (1 MILE) 131,100 (3 MILES) 309,198 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 5,951 (1 MILE) 54,521 (3 MILES) 121,651 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.29 (1 MILE) 2.27 (3 MILES) 2.40 (5 MILES)	<b>MEDIAN AGE</b> 40.1 (1 MILE) 39.3 (3 MILES) 39.6 (5 MILES)
<b>AVERAGE HH INCOME</b> \$93,682 (1 MILE) \$92,100 (3 MILES) \$100,034 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 68.0% (1 MILE) 68.3% (3 MILES) 67.8% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 94.8% (1 MILE) 93.9% (3 MILES) 93.8% (5 MILES)	<b>DAYTIME POPULATION</b> 13,728 (1 MILE) 123,437 (3 MILES) 288,830 (5 MILES)

**19% 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**

[LEARN MORE](#)

**14% 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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**5% SOCIAL SECURITY SET**  
2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

**1.73 AVERAGE HH SIZE**  
**45.6 MEDIAN AGE**  
**\$17,900 MEDIAN HH INCOME**

[LEARN MORE](#)



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