



ANNESLIE SHOPPING CENTER

6307-6325 YORK ROAD | BALTIMORE, MARYLAND 21212

FOR
SALE



CLICK FOR **NON-DISCLOSURE AGREEMENT**

OFFERING MEMORANDUM



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 61,807 SF retail shopping center anchored by Petco and Party City, also featuring Robby's Deli, Little Caesars Pizza, Medstar Health Urgent Care, Nail Trix and Spa, M&T Bank, and a freestanding Panera Bread and Wells Fargo bank branch
- Fully leased investment opportunity
- Highly visible asset with over 400 ft. of frontage facing heavily trafficked York Road/Rt. 45 (22,570 cars per day)
- Multiple access points, with signalized access along York Road/Rt. 45
- Ample on-site parking (318 ± surface spaces, with cross easement parking to adjoining County-owned property ("Drumcastle Center")
- Approved expansion plan for new 7,150 SF ± building along Walker Ave (see. pg. 4)



CENTER SIZE:

61,807 SF ± (EXISTING GLA)

YEAR BUILT:

1954

TRAFFIC COUNT:

22,570 AADT (YORK RD/RT. 45)

ZONING:

BL CCC (BUSINESS LOCAL)[COMMERCIAL,
COMMUNITY CORE DIST.] - BALTIMORE CO.
C-3 (GENERAL COMMERCIAL DIST.)
- BALTIMORE CITY

AERIAL / ACCESS



45

YORK RD

22,570 AADT

WALKER AVE

APPROVED EXPANSION AREA. SEE NEXT PG.

PYLON SIGN



APPROVED **EXPANSION**



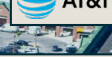
CENTER PHOTOS



LOCAL BIRDSEYE



ACCESS FROM BOTH YORK ROAD/RT. 45
AND WALKER AVENUE



22,570 AADT

YORK RD

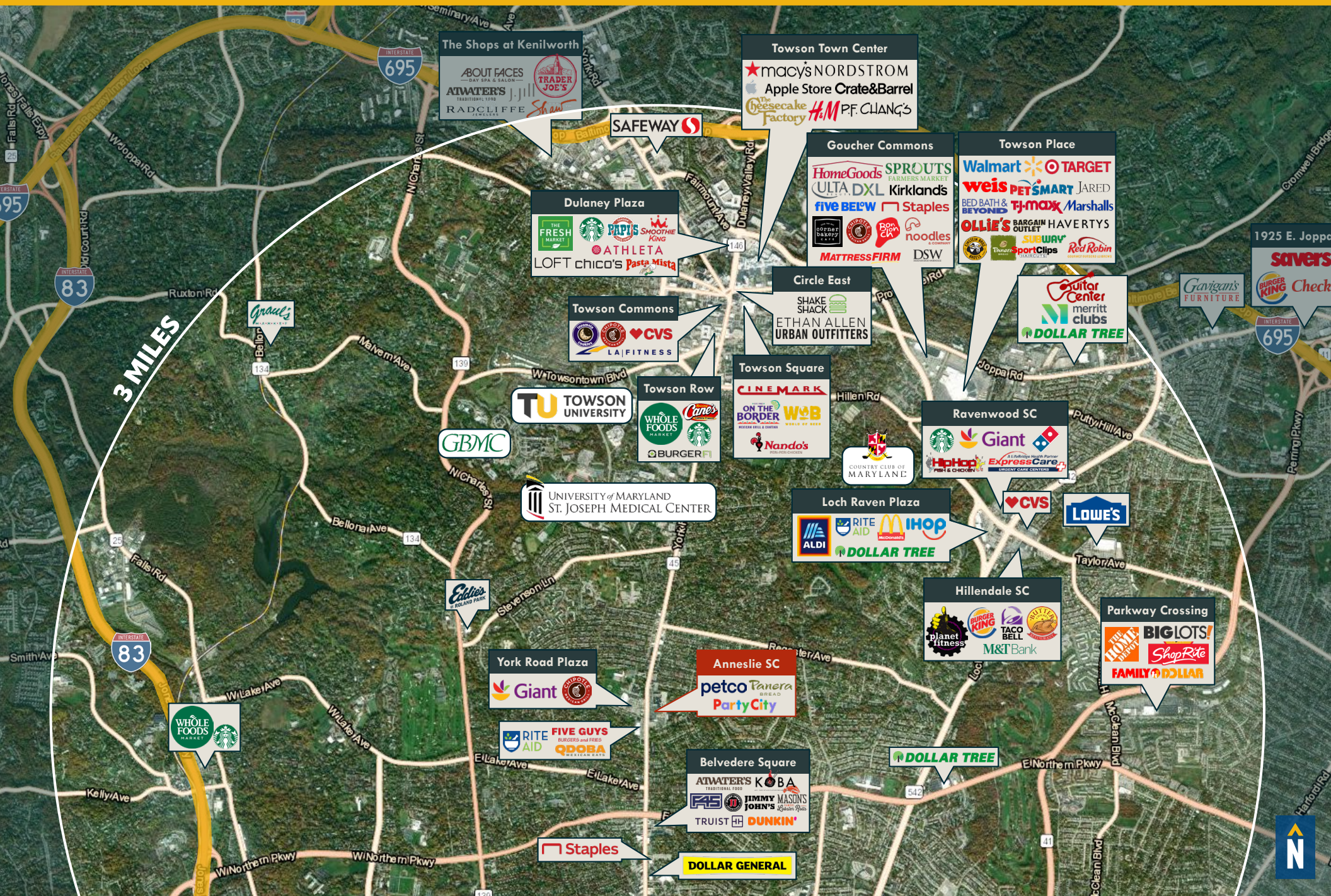
45

45

EXPANSION
AREA

WALKER AVE

MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



24,597

172,059

447,818

DAYTIME POPULATION



17,818

175,048

429,403

AVERAGE HOUSEHOLD INCOME



\$163,738

\$123,137

\$106,849

NUMBER OF HOUSEHOLDS



9,977

70,685

186,974

MEDIAN AGE

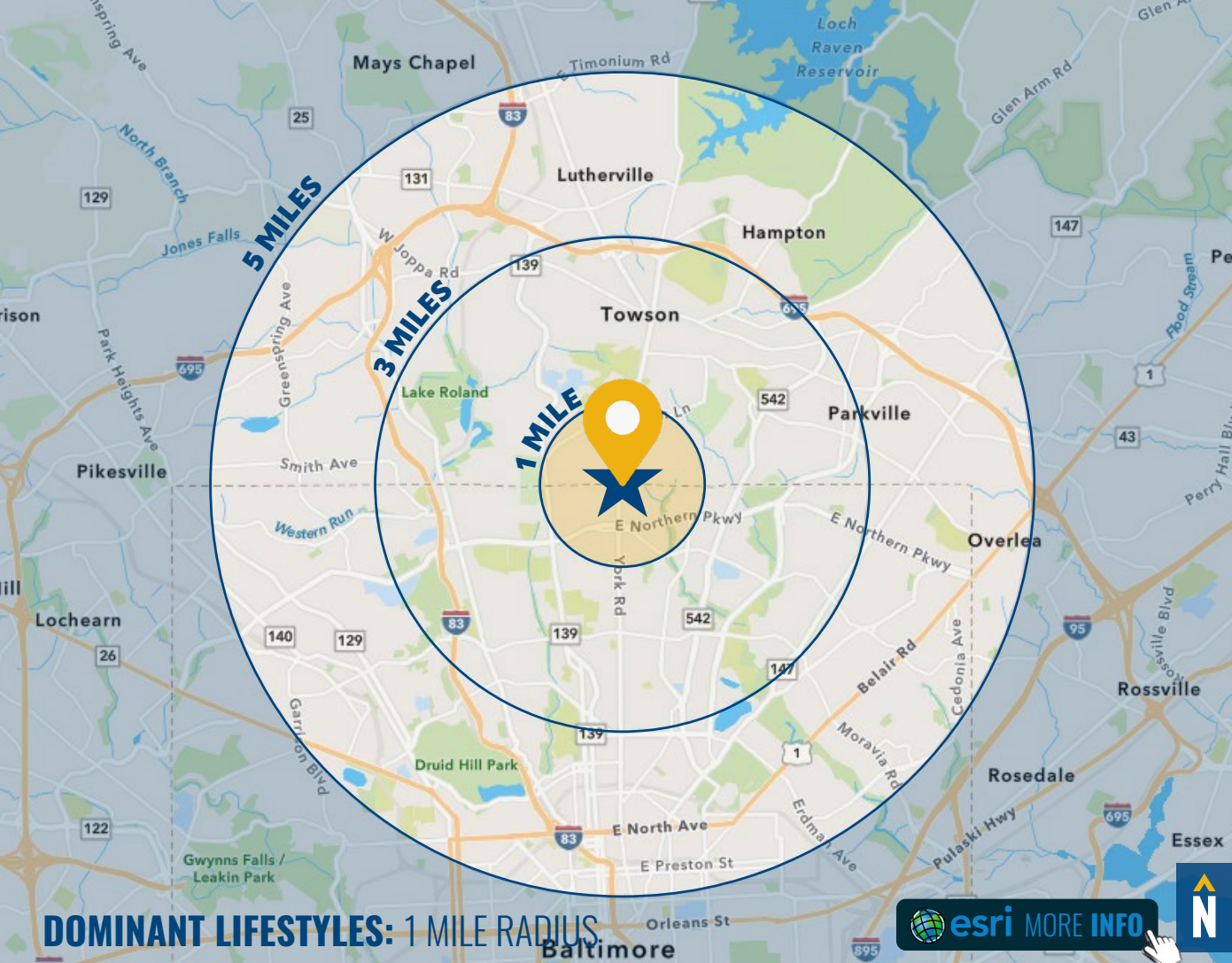


39.7

36.4

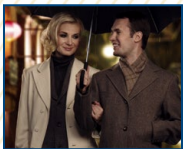
38.0

FULL DEMOS REPORT



esri MORE INFO

18%
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**

Median Household Income: **\$109,400**

13%
EMERALD CITY



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.

Median Age: **37.4**

Median Household Income: **\$59,200**

12%
TOP TIER



The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: **47.3**

Median Household Income: **\$173,200**

FOR MORE INFO **CONTACT:**



TOM FIDLER

EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.494.4860

TFIDLER@mackenziecommercial.com



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217

TMOTTLEY@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.