

IDEAL USER/INVESTOR OPPORTUNITY!

Pure Investor: Property Purchase **User Investor:** Property Purchase
OR Purchase of 1/3 Interest in Existing Partnership

CHARLESWOOD PROFESSIONAL BUILDING

OFFERING MEMORANDUM



8422 BELLONA LANE
TOWSON, MARYLAND 21204



**FOR
SALE**





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EXECUTIVE SUMMARY

- Owner/User investment opportunity with in-place income from multiple existing Tenants
- Superbly located at the I-695/Charles Street interchange
- Updated interior Tenant spaces with excellent contiguous window lines
- All Tenant spaces are directly accessible from the exterior of the building
- 7,277 SF of contiguous vacant space available to Owner/User
- Minutes from downtown Towson, downtown Baltimore and points north
- Conveniently located to the Johns Hopkins Medical Pavilions at Greenspring Station, University of Maryland St. Joseph's Hospital, Greater Baltimore Medical Center ("GBMC") Hospital, Shepherd Pratt and Towson University



	BUILDING SIZE:	23,185 SF ± (3 STORIES)		
	LOT SIZE:	1.77 ACRES ±		
	YEAR BUILT:	1980	OCCUPANCY:	60.0%
	PARKING:	68 SURFACE SPACES		
	ZONING:	OR-1 (OFFICE BUILDING-RESIDENTIAL)		



AERIAL / PROPERTY SPECS

Address:	8422 Bellona Lane Towson, MD 21204
Parcel ID:	08-1700003754
Map/Grid/Parcel:	0060/0023/0231
Site Size:	1.77 Acres ±
Building Size:	23,185 SF ±
Year Built:	1980
Construction:	Brick and Clapboard
Stories:	3
Parking:	68 surface spaces (including 3 handicap) 15 additional spaces (adjacent, on street)
Zoning: OR-1 (Office Building-Residential) Baltimore County, MD	
Purpose:	To provide locations for office buildings, professional services, and some residential uses (like townhouses or apartments) that are less intense and more integrated with residential areas than standard commercial zones.
Allowed Uses:	Primarily offices (law, accounting, medical), but can include supporting retail, personal services, and sometimes apartments, often in a planned, attractive setting.

JUDGES LN

BELLONA LN

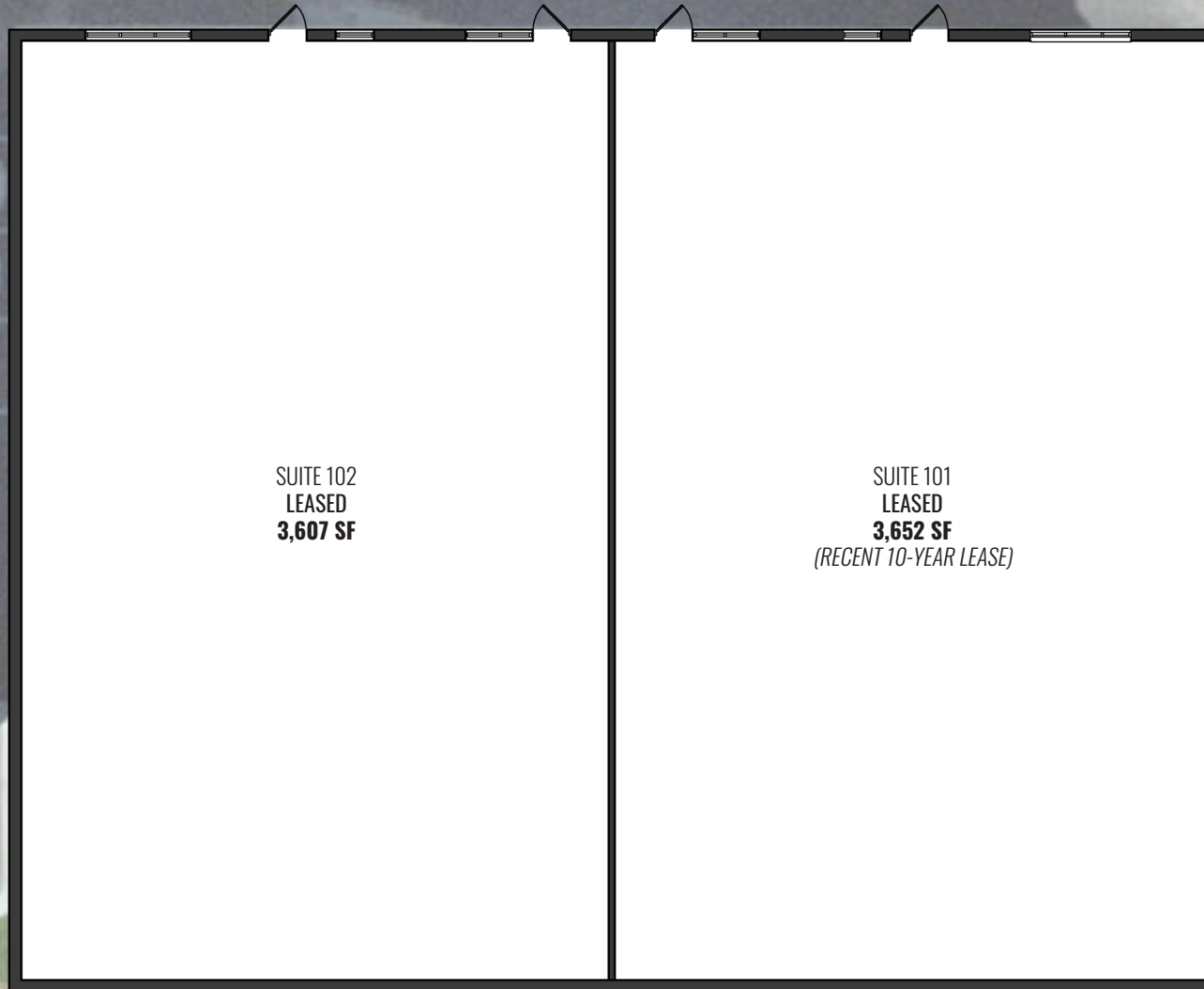


MONUMENT SIGN



FLOOR PLAN: 1ST FLOOR

■ = VACANT



SUITE 102
LEASED
3,607 SF

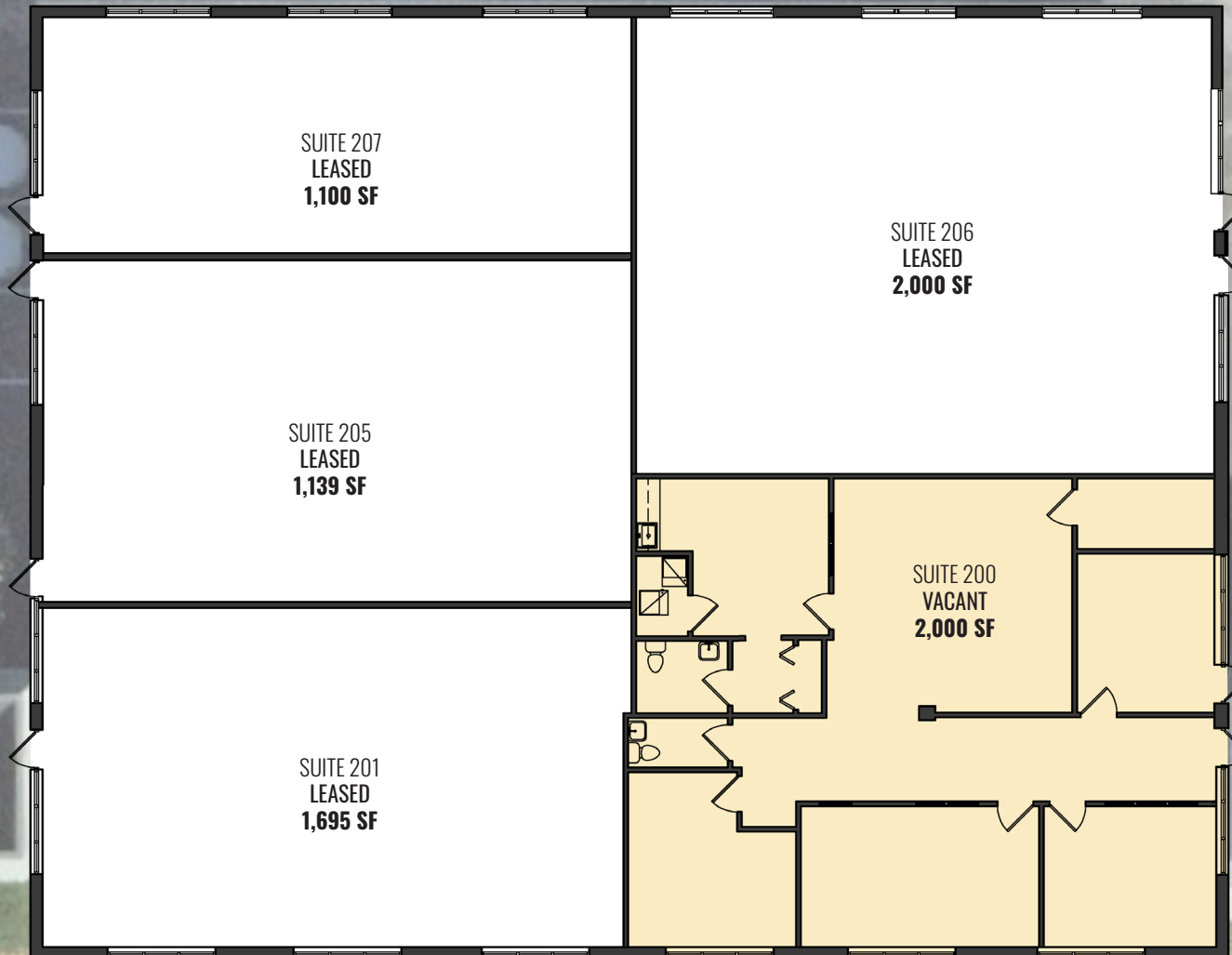
SUITE 101
LEASED
3,652 SF
(RECENT 10-YEAR LEASE)

JUDGES LN



FLOOR PLAN: 2ND FLOOR

■ = VACANT

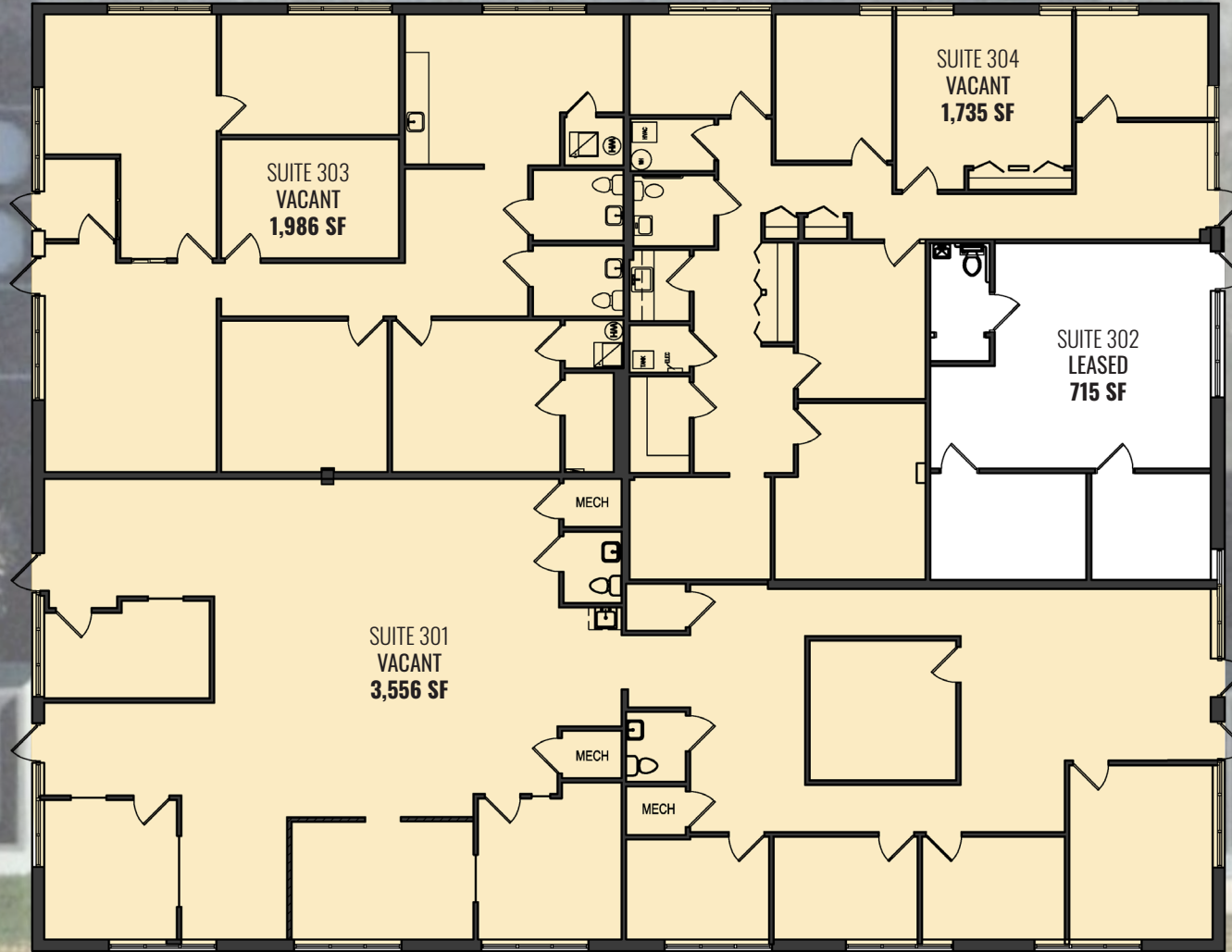


JUDGES LN



FLOOR PLAN: 3RD FLOOR

■ = VACANT



JUDGES LN



TOWSON

LOCAL BIRDSEYE

YORK RD
695

THE SHOPS AT
KENILWORTH
TRADER JOE'S

LoyolaBlakefield

ORCHARD HILLS PARK

CHARLES TOWSON BLDG.

THE EXCHANGE

RUXTON PROFESSIONAL CENTER

WINDSOR COURT

PDG BLDG.

CHARLES ST

SITE

CREIGHTON CENTER

W SEMINARY AVE

SEMINARY PARK

INTERSTATE
695

INTERSTATE
83



MARKET AERIAL



Green Spring Station

- PURE RAW JUICE
- STONE MILL
- BOY CHILI
- tark's GRILL & BAR
- Wine Merchant
- matava shoes
- sassanova

Fairgrounds Plaza

- ShopRite
- AEI
- PET SMART
- Hallmark
- Fulton Bank
- U Basilio

Yorkridge Shopping Center

- KOHL'S
- RH
- ME
- BIG
- LOT'S
- OLD NAVY
- Michael's
- carter's
- MOM'S Organic Market

Grand York Plaza

- ALDI
- Bank of America
- BEST BUY
- petco

The Shops at Kenilworth

- TRADER JOE'S
- THE MINE
- J.Jill
- J.CREW
- ABOUT FACES
- Absolute
- SHOES
- Shaw
- RADCLIFFE
- ATWATER'S

Dulaney Plaza

- THE FRESH MARKET
- Starbucks
- PAPA'S
- SMOOTHIE KING
- ATHLETA
- LOFT
- chico's
- Pasta Mist

Towson Town Center

- macys
- NORDSTROM
- Crate&Barrel
- Apple Store
- JOHNSTON & MURPHY
- FOREVER 21
- Finish Line
- Bath & Body Works
- LOLLI
- POPS
- AMERICAN EAGLE
- SEPHORA
- claire's
- The Cheesecake Factory
- STONEY RIVER
- FRIDAYS
- H&M

Towson Station

- MISSION BBQ
- MOD
- Habit
- tropicalCAFE

SAFeway

Towson Commons

- STUMPY'S
- LA FITNESS

Goucher Commons

- HomeGoods
- SPROUTS FARMERS MARKET
- ULTA
- DXL
- Kirklands
- FIVE BELOW
- Staples
- MATTRESS FIRM
- DSW

Towson Row

- WHOLE FOODS MARKET
- Hampton
- YORK
- 7 ELEVEN
- HOME 2
- the Greene Turtle
- Starbucks
- Cane's
- BURGER KING

Towson Square

- CINEMARK
- ON THE BORDER
- WOB
- Nando's

Wawa

- Glory Days GRILL
- Center
- merritt clubs
- DOLLAR TREE

Towson University

- GBMC
- TU TOWSON UNIVERSITY
- UNIVERSITY OF MARYLAND
- ST. JOSEPH MEDICAL CENTER

Circle East

- ETHAN ALLEN
- URBAN OUTFITTERS
- AVALON
- SHAKE SHACK
- ExtraSpace Storage

Ravenwood SC

- Starbucks
- Giant
- Express Care
- Bank of America

Towson Place

- Walmart
- TARGET
- weis
- PET SMART
- JARED
- BED BATH & BEYOND
- TJ-max
- Marshalls
- OLLIE'S BARGAIN OUTLET
- HAVERTYS
- CVS
- SUBWAY
- Sport Clips
- Red Robin

Loch Raven Plaza

- ALDI
- RITE AID
- McDonald's
- ihop
- DOLLAR TREE

Hillendale SC

- planet fitness
- BURGER KING
- TACO BELL
- M&T Bank

4 MILES



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



9,398

79,980

230,604

DAYTIME POPULATION



14,937

110,453

253,340

AVERAGE HOUSEHOLD INCOME



\$143,871

\$152,578

\$136,116

NUMBER OF HOUSEHOLDS



3,976

30,901

92,705

MEDIAN AGE

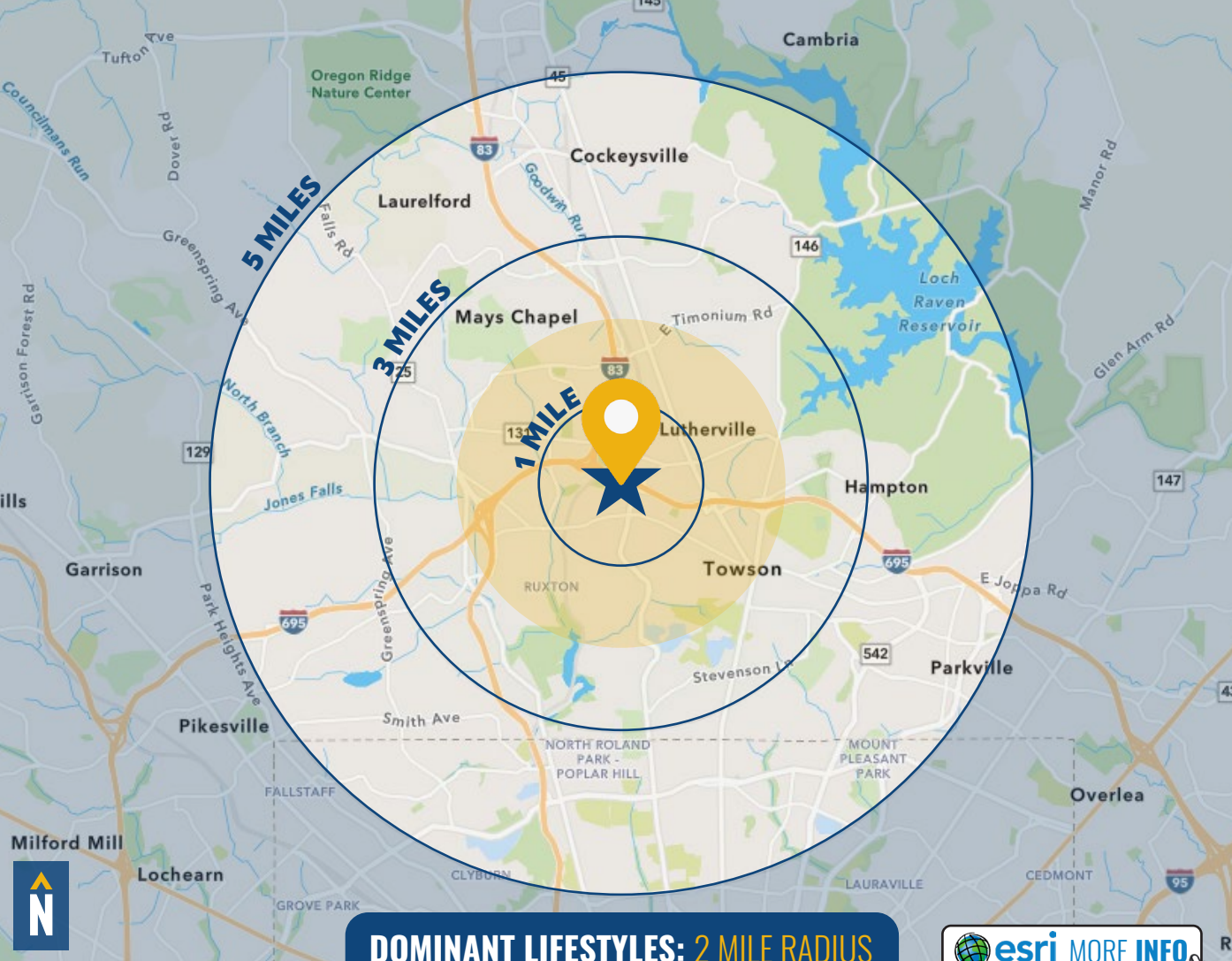


42.6

39.0

39.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

27%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

19%

SAVVY SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

14%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.



TOWSON, MD

Towson, Maryland is a vibrant and densely populated community that serves as the administrative and economic heart of Baltimore County. Its demographic profile is defined by a unique “urban-suburban” blend, characterized by a highly educated population where nearly 70% of residents hold a bachelor’s degree or higher. While the presence of Towson University and Goucher College drives a significant youth population and a median age of approximately 33, the area also maintains a stable base of affluent professionals and retirees. Nearly half of all households consist of non-family units, reflecting the high concentration of students and young professionals.

Economically, Towson is anchored by the “Eds and Meds” sectors, making it remarkably resilient to market fluctuations. It boasts a high median household income of over \$100,000, supported by major regional employers such as the Greater Baltimore Medical Center (GBMC), University of Maryland St. Joseph Medical Center, and Towson University itself. As the county seat, it is also a hub for government employment and corporate headquarters, including Stanley Black & Decker. This strong employment base is complemented by a robust retail sector centered around Towson Town Center and a real estate market that has recently shifted toward luxury mid-rise residential developments, solidifying its status as a premier live-work-play destination in the Baltimore metropolitan area.





SOCIAL SECURITY ADMINISTRATION

BALTIMORE COUNTY, MD

Baltimore County has a robust and varied economy encompassing sectors like healthcare and life sciences, transportation and logistics, information technology and cybersecurity, advanced manufacturing, and financial and professional services. This diversification provides stability and reduces reliance on a single industry.

The county is home to major employers, including the Social Security Administration, Amazon, Baltimore County Public Schools, and several large healthcare systems and universities. A strong employment base supports local businesses and the demand for commercial space. Meanwhile, the private sector in Baltimore County generates a significant economic output, contributing billions to the regional economy. Major employers include:

- Baltimore County Public Schools
- U.S. Social Security Administration
- Amazon
- Baltimore County Government
- University System of Maryland
- MedStar Franklin Square Hospital
- Center for Medicare & Medicaid Services
- Greater Baltimore Medical Center
- Towson University
- BD Life Science, Diagnostic Systems



Baltimore County has a substantial population with a median household income that compares favorably to both the state and national averages. This indicates a strong consumer base with disposable income. The presence of numerous colleges and universities within and near the county contributes to a well-educated and skilled workforce, attractive to businesses. Many areas within Baltimore County have established communities with a significant percentage of long-term residents, providing a stable environment for businesses.

Baltimore County offers a high quality of life with good schools, numerous parks and recreational areas, and a variety of cultural and entertainment options. This attracts and retains a skilled workforce. The county blends suburban tranquility with easy access to urban amenities, making it appealing to a wide range of residents and businesses.

Ongoing development projects and investments in infrastructure and local economies can lead to appreciation in commercial real estate values. Recent reports indicate significant commercial real estate sales activity in the Baltimore region, including Baltimore County, particularly in the multifamily and retail sectors.



MedStar Franklin Square Medical Center



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In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

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Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

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FOR FURTHER INFORMATION PLEASE CONTACT:



MATT MUELLER
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.6658
MMUELLER@mackenziecommercial.com



HENSON FORD
VICE PRESIDENT
410.494.6657
HFORD@mackenziecommercial.com



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

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