

FOR LEASE

Baltimore County, MD

208
LUXURY
APARTMENT
UNITS

FULLY LEASED!

GloryDays
GRILL

dogtopia
SCHOOL ROCK

Wawa

JOANE BEES
PARTY, EVENTS, CATERING & MORE

ATI
PHYSICAL THERAPY

AspenDental

BB&T

LOCH RAVEN COMMONS

1300 E. JOPPA ROAD | TOWSON, MD 21286

E JOPPA RD

QDOBA
MEXICAN EATS
Bob Evans



Mike Ruocco | Senior Vice President & Principal

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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STATUS

Fully Leased

BUILDING SIZE

8,700 sf ±

ZONING

ML IM (Manufacturing, Light)

TRAFFIC COUNT

25,691 AADT (E. Joppa Rd)

PARKING

80 regular spaces, 5 ADA spaces

HIGHLIGHTS

- ▶ 9.35 acre site consisting of 208 luxury apartment units, two multi-tenant retail buildings, and a Wawa fuel/convenience store
- ▶ Tenancy includes School of Rock, Dogtopia, Aspen Dental, Wawa and ATI Physical Therapy

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AERIAL/FLOOR PLAN

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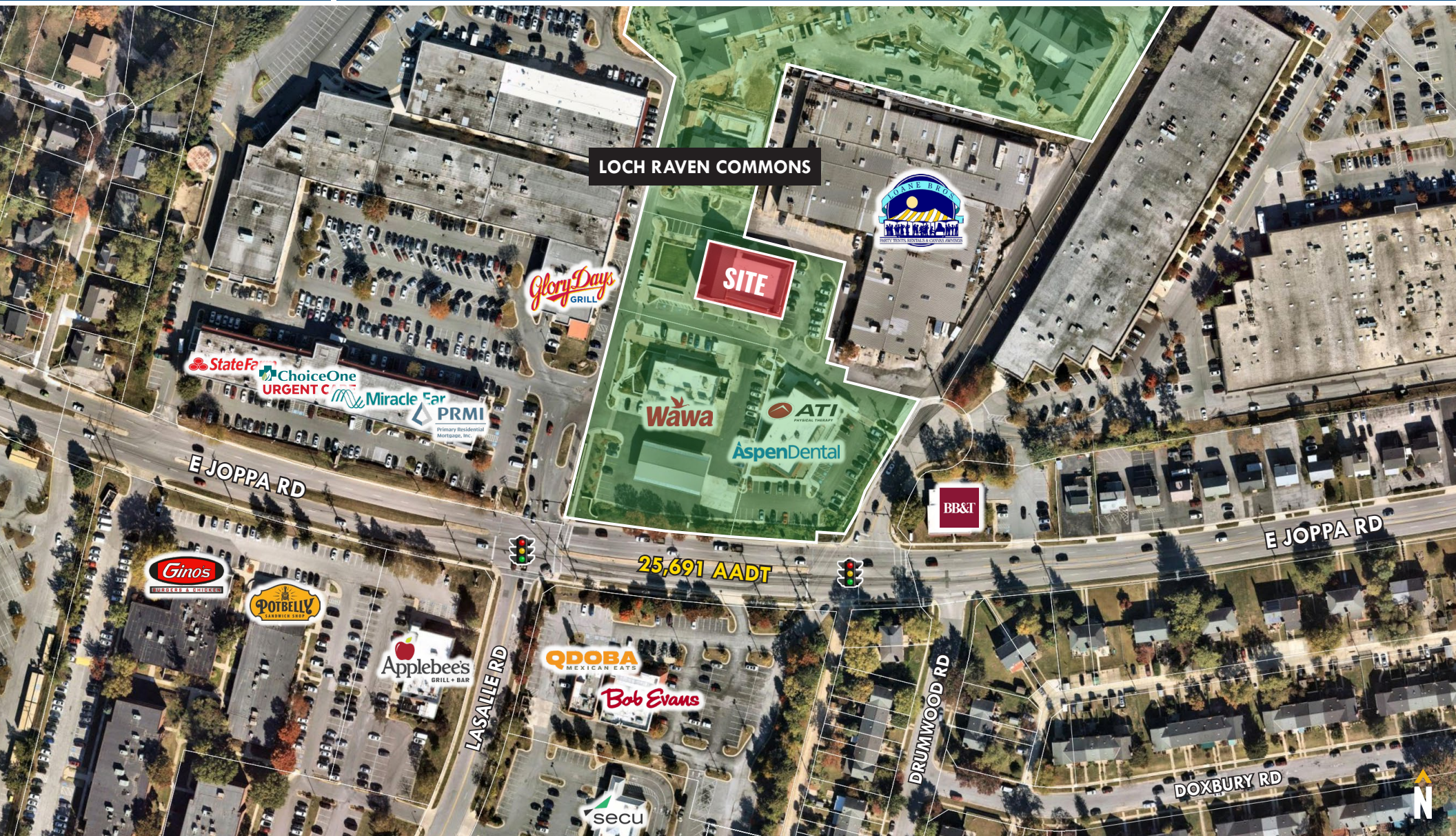
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IMMEDIATE VICINITY

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TRADE AREA

LOCH RAVEN COMMONS | 1300 E. JOPPA ROAD | TOWSON, MARYLAND 21286



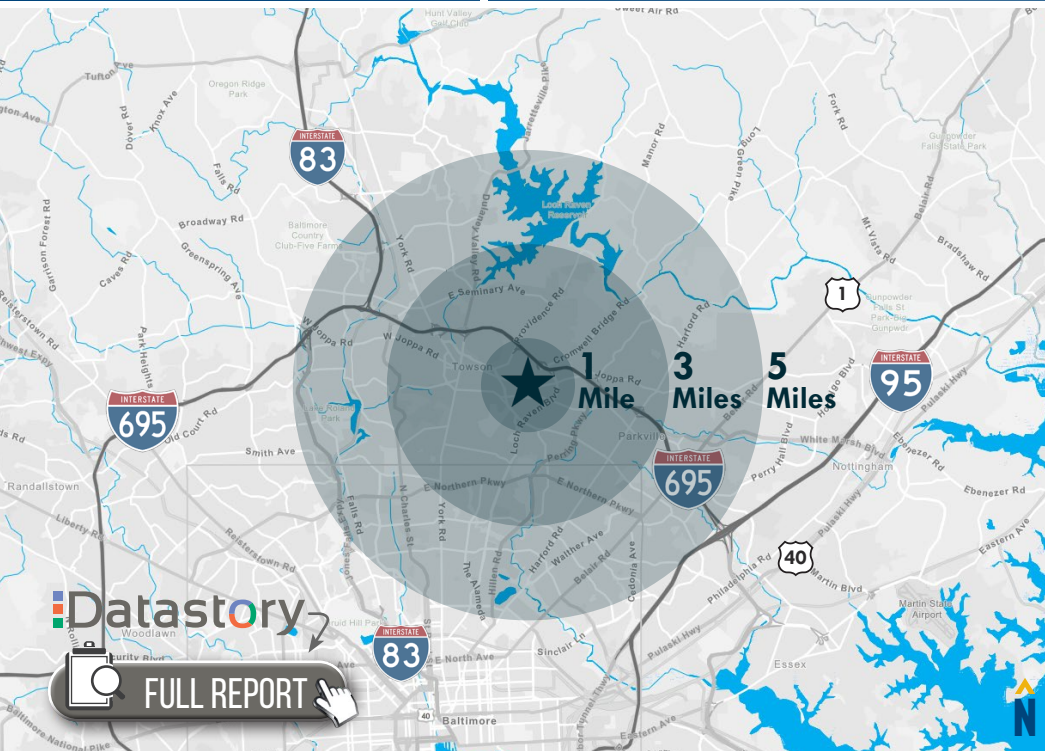
FOR LEASE



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LOCATION / DEMOGRAPHICS (2021)

LOCH RAVEN COMMONS | 1300 E. JOPPA ROAD | TOWSON, MARYLAND 21286



RESIDENTIAL POPULATION

15,229

1 MILE

138,587

3 MILES

320,652

5 MILES

NUMBER OF HOUSEHOLDS

6,648

1 MILE

55,928

3 MILES

127,267

5 MILES

AVERAGE HH SIZE

2.23

1 MILE

2.31

3 MILES

2.38

5 MILES

MEDIAN AGE

37.3

1 MILE

38.1

3 MILES

39.7

5 MILES

AVERAGE HH INCOME

\$89,022

1 MILE

\$95,269

3 MILES

\$102,591

5 MILES

EDUCATION (COLLEGE+)

72.3%

1 MILE

69.7%

3 MILES

68.9%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.8%

1 MILE

93.8%

3 MILES

93.8%

5 MILES

DAYTIME POPULATION

15,546

1 MILE

136,859

3 MILES

303,993

5 MILES

13%

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

9%

COLLEGE
TOWNS

2 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14

AVERAGE HH SIZE

24.5

MEDIAN AGE

\$32,200

MEDIAN HH INCOME

LEARN MORE

7%

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

LEARN MORE

7%

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