

208
LUXURY
APARTMENT
UNITS

8,700 SF ±
AVAILABLE



LOCH RAVEN COMMONS

1300 E. JOPPA ROAD
TOWSON, MD 21286

E JOPPA RD



Mike Ruocco | Vice President

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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

FOR LEASE

Baltimore County, MD

LOCH RAVEN COMMONS

1300 E. JOPPA ROAD | TOWSON, MARYLAND 21286

AVAILABLE

1,500-8,700 sf ±

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

RENTAL RATE

\$30.00 psf, NNN

HIGHLIGHTS

- ▶ 9.35 acre site consisting of 208 luxury apartment units, two multi-tenant retail buildings, and a Wawa fuel/convenience store
- ▶ Ideal uses include restaurant/brewery, fitness, daycare, medical, and service retail to join Wawa, Aspen Dental and ATI Physical Therapy
- ▶ Potential outdoor seating area available



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AERIAL/FLOOR PLAN

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



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TRADE AREA

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

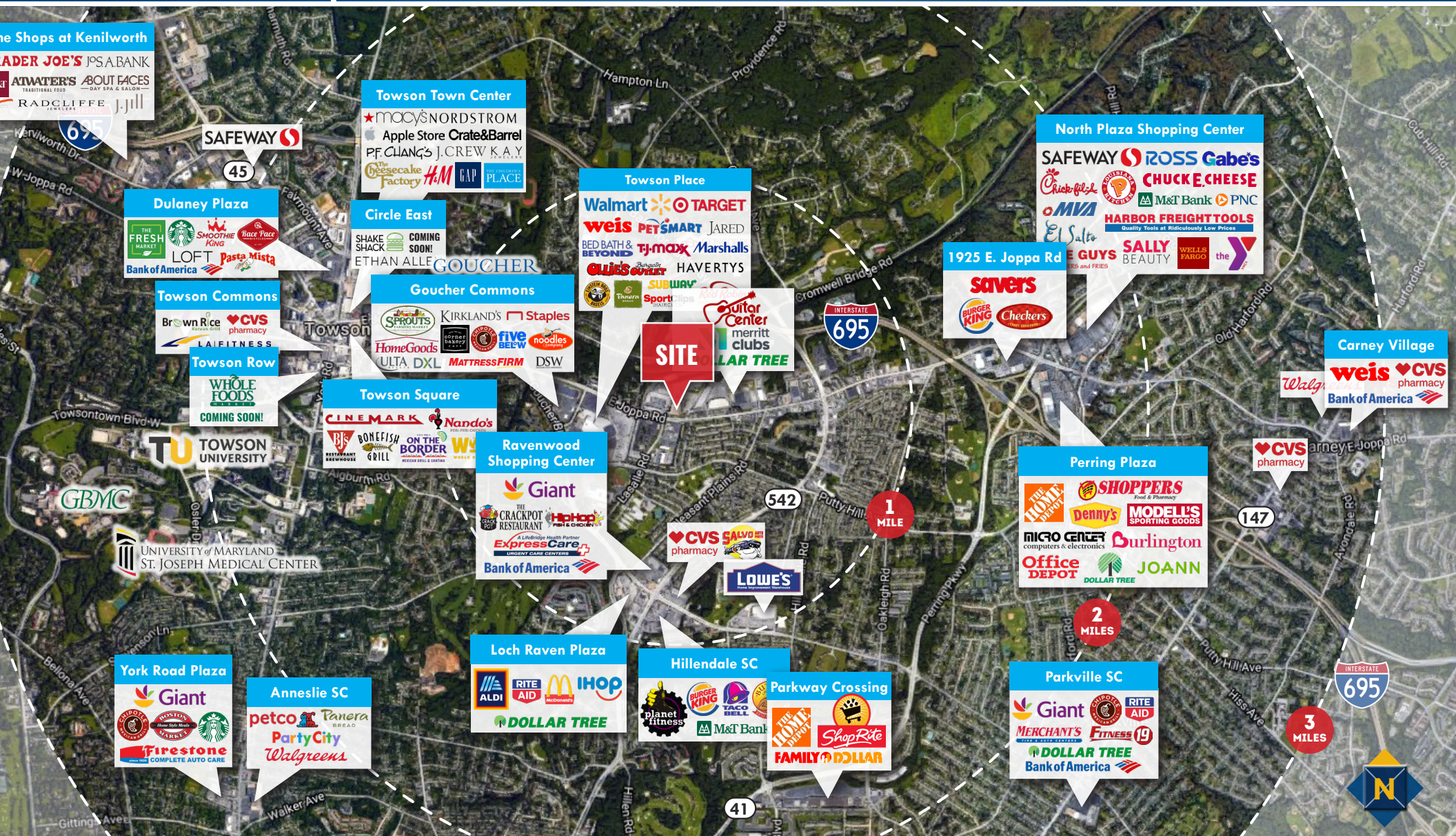


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TRADE AREA

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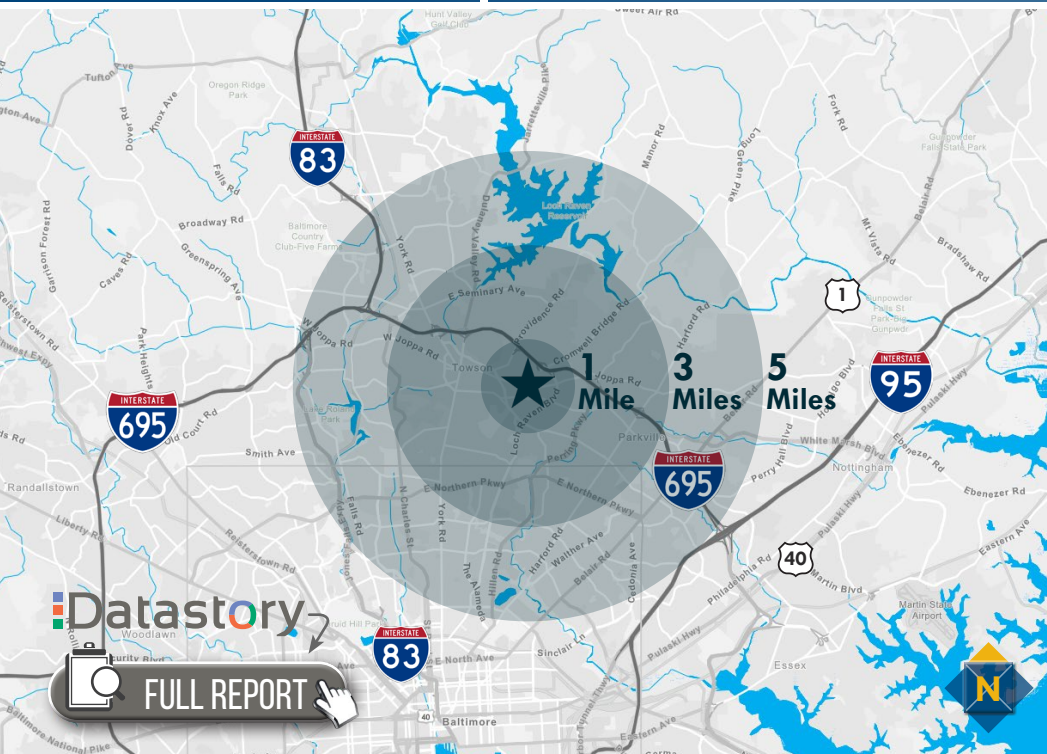


FOR LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

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



Datastory

FULL REPORT

RESIDENTIAL POPULATION

15,586
1 MILE
141,009
3 MILES
324,753
5 MILES

NUMBER OF HOUSEHOLDS

6,755
1 MILE
56,754
3 MILES
128,878
5 MILES

AVERAGE HH SIZE

2.24
1 MILE
2.32
3 MILES
2.38
5 MILES

MEDIAN AGE

36.9
1 MILE
37.7
3 MILES
39.3
5 MILES

AVERAGE HH INCOME

\$82,372
1 MILE
\$89,677
3 MILES
\$97,296
5 MILES

EDUCATION (COLLEGE+)

72.5%
1 MILE
68.9%
3 MILES
68.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.8%
1 MILE
95.6%
3 MILES
95.5%
5 MILES

DAYTIME POPULATION

17,264
1 MILE
142,650
3 MILES
289,956
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

10%

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