

40 YORK ROAD

TOWSON, MD 21204

TWO
CONDOMINIUM
UNITS LEASED
TO LONG-TERM
MEDICAL
TENANTS

FOR SALE

Baltimore County, MD

(2) CONDOMINIUM UNITS

40 YORK ROAD | TOWSON, MARYLAND 21204

AVAILABLE

- ▶ Suite 201: 2,242 sf ±
- ▶ Suite 220: 2,916 sf ±

5,158 SF ±
COMBINED
TOTAL

BUILDING SIZE

43,943 sf

PARKING

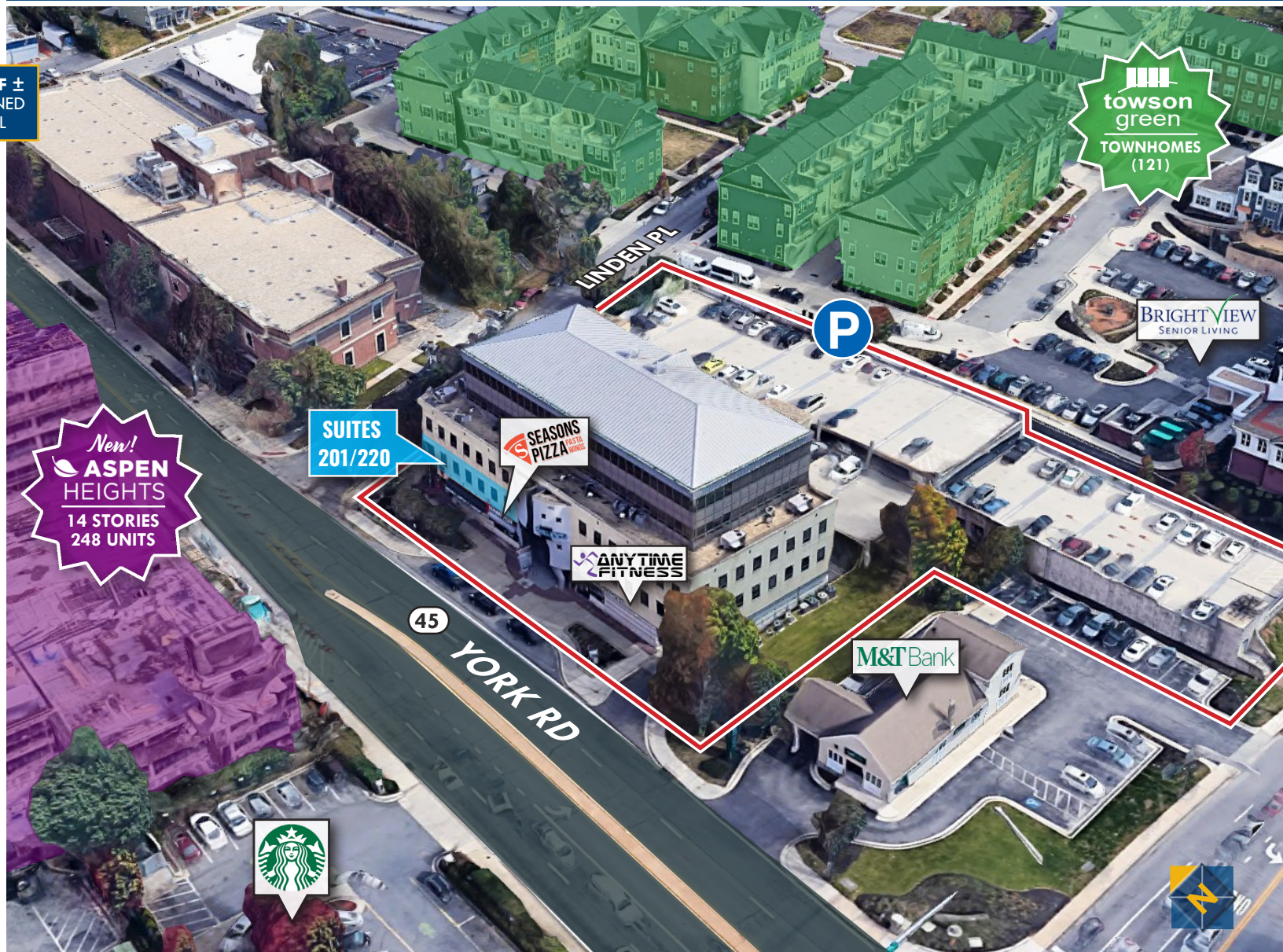
FREE on-site parking

SALE PRICE

\$1,000,000

HIGHLIGHTS

- ▶ Two condominium units leased to long-term medical tenants (both suites feature internal, private bathrooms and kitchen)
- ▶ Located at the intersection of York Rd (Rt. 45) and Bosley/Burke Ave just blocks from Downtown Towson
- ▶ On-site amenities include Anytime Fitness, Seasons Pizza
- ▶ Adjacent to M&T Bank & across the street from Starbucks
- ▶ Easy access to the Towson Core, Baltimore County Courthouse, Towson University, shopping, hospitals & schools

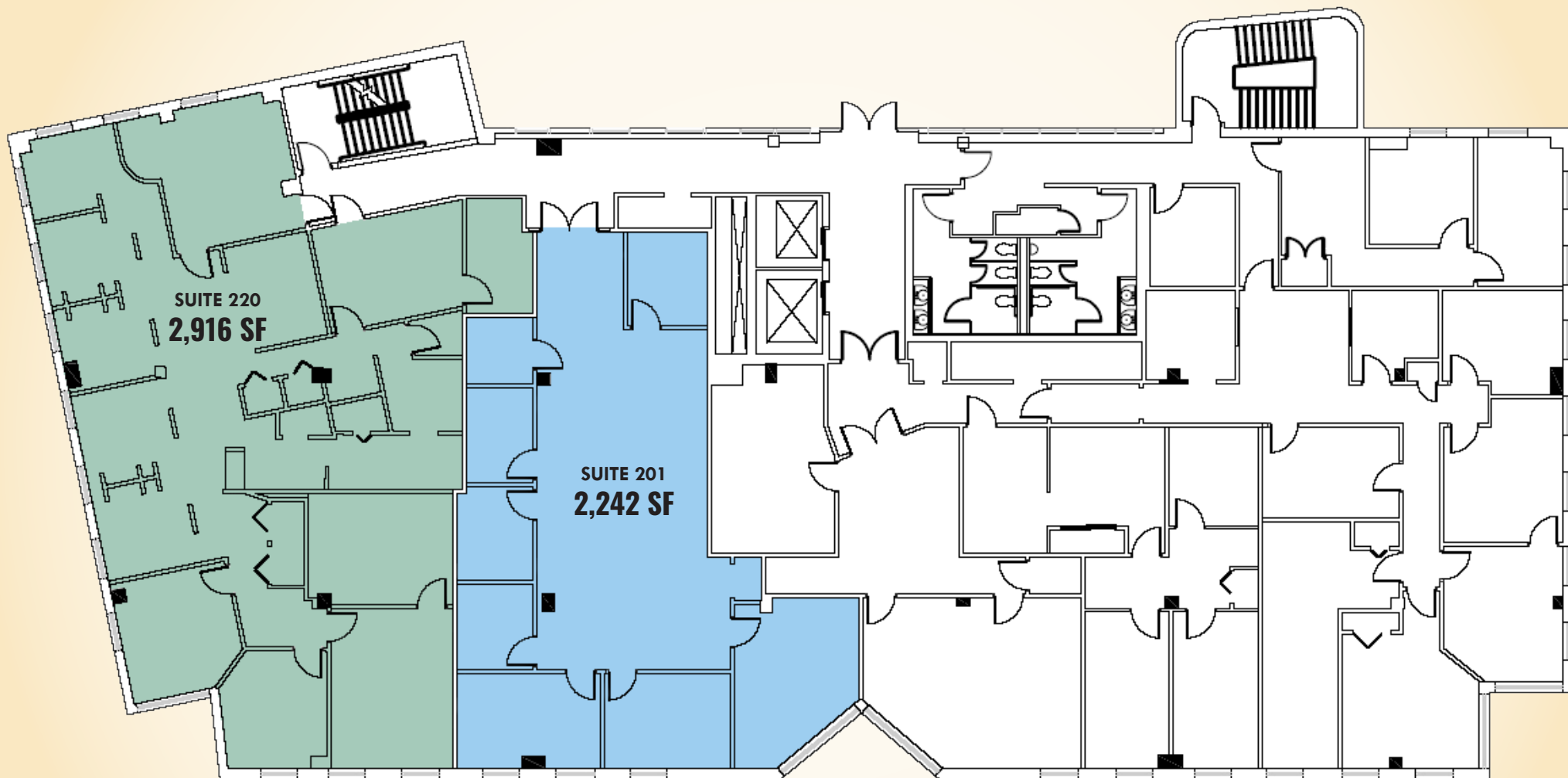


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2ND FLOOR PLAN

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* Floor plan for reference only. Interior partitions may vary.

TENANT:

	SIZE (RENTABLE SF)	CURRENT RENT	ANNUAL ESC.	START DATE	END DATE	OPTIONS	NOTES
Suite 201: MATclinics Albemarle Physician Practice Management, LLC	2,242	\$36,993	3.0%	4/15/2019	4/30/2024	One (5) Yr. Option	<ul style="list-style-type: none"> Tenant pays utilities and janitorial Suite features private, internal bathrooms and kitchen
Suite 220: Drs. Shires and Schmidt, D.D.S.	2,916	\$71,357	2.0%	1987	12/31/2023	Three Consecutive (3) Yr. Options	<ul style="list-style-type: none"> Tenant pays utilities and janitorial Tenant has been in the building since the building opened in 1987 Suite fully updated in 2007 Suite features private, internal bathrooms and kitchen



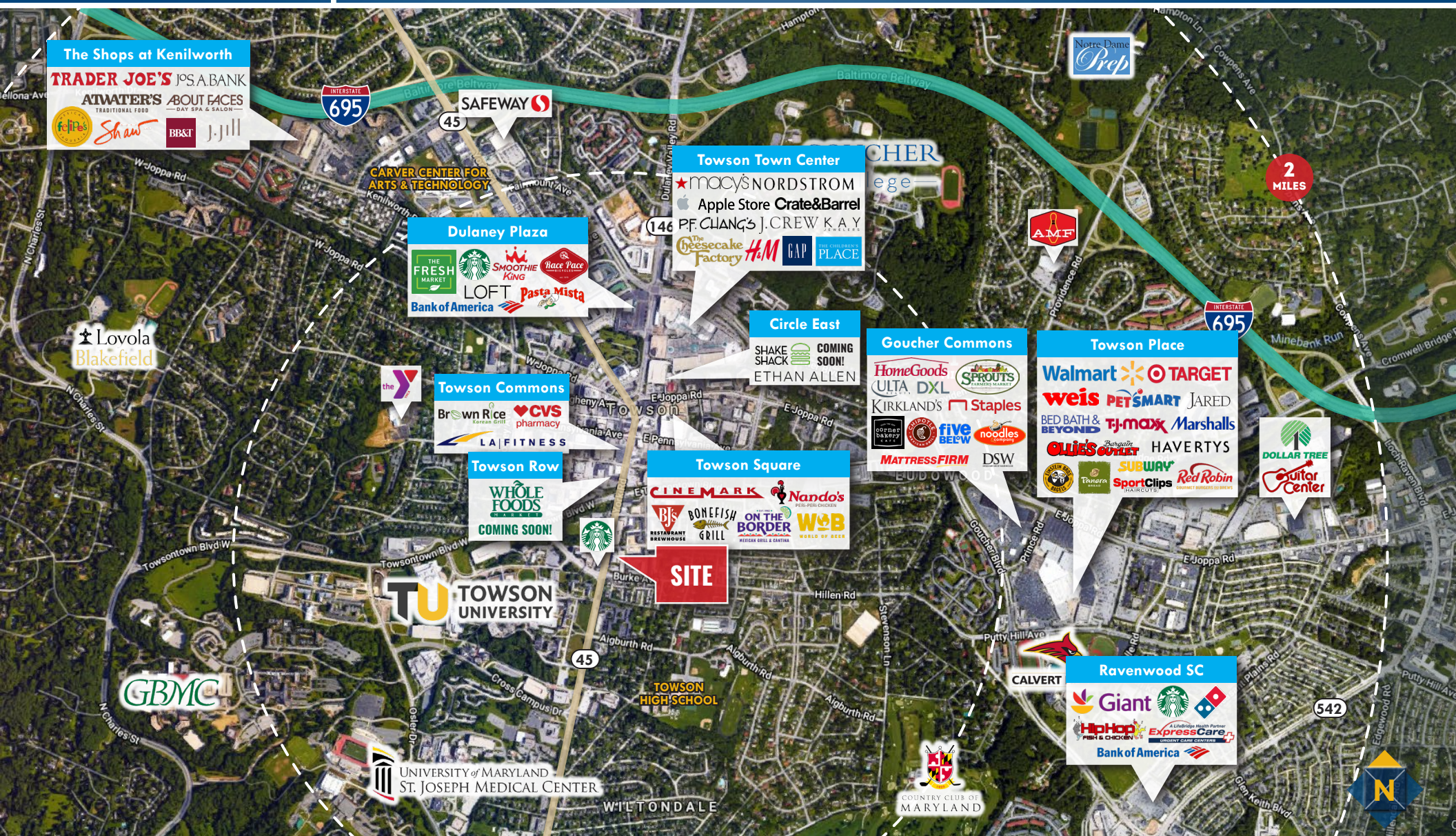
RENTAL INCOME	\$108,350
OPERATING EXPENSES	
BANK FEES	\$25
CONDO FEES	\$14,940
FILING FEES	\$600
MANAGEMENT FEES	\$4,329
PROFESSIONAL FEES	\$1,600
PROPERTY TAX	\$11,252
REPAIRS AND MAINTENANCE	\$3,000
TOTAL EXPENSES	\$35,746
NET OPERATING INCOME	\$72,604

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TRADE AREA

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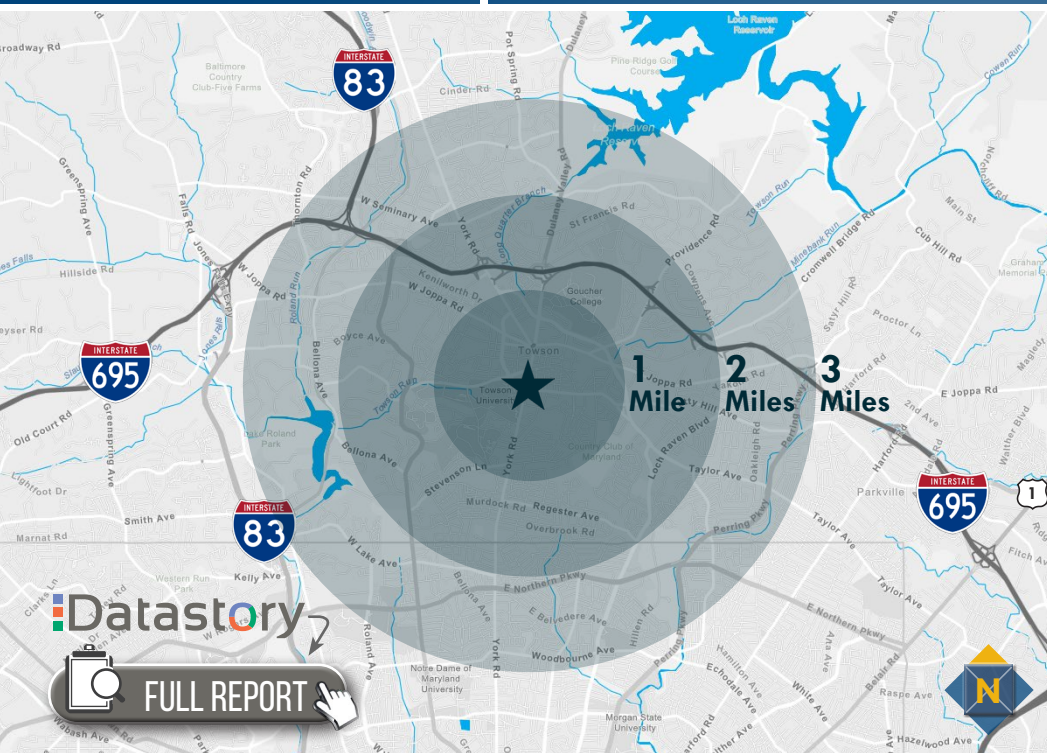


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LOCATION / DEMOGRAPHICS (2018)

40 YORK ROAD | TOWSON, MARYLAND 21204



RESIDENTIAL POPULATION

21,895

1 MILE

65,606

2 MILES

124,761

3 MILES

NUMBER OF HOUSEHOLDS

8,193

1 MILE

25,146

2 MILES

49,429

3 MILES

AVERAGE HH SIZE

2.03

1 MILE

2.27

2 MILES

2.33

3 MILES

MEDIAN AGE

27.0

1 MILE

34.9

2 MILES

37.6

3 MILES

AVERAGE HH INCOME

\$90,382

1 MILE

\$100,867

2 MILES

\$96,595

3 MILES

EDUCATION (COLLEGE+)

82.5%

1 MILE

78.0%

2 MILES

72.0%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%

1 MILE

96.1%

2 MILES

94.9%

3 MILES

DAYTIME POPULATION

47,347

1 MILE

89,912

2 MILES

139,191

3 MILES

10%

URBAN CHIC

3 MILES

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

2.39

AVERAGE HH SIZE

43.3

MEDIAN AGE

\$109,400

MEDIAN HH INCOME

LEARN MORE

9%

TOP TIER

3 MILES

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.

2.84

AVERAGE HH SIZE

47.3

MEDIAN AGE

\$173,200

MEDIAN HH INCOME

LEARN MORE

8%

PARKS AND REC

3 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

8%

COLLEGE TOWNS

3 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