

FOR LEASE Available Summer 2018

LOCH RAVEN COMMONS

NOW OPEN!

Wawa

JUST SIGNED!

AspenDental **ATI**
PHYSICAL THERAPY

Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com

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COMMERCIAL REAL ESTATE



Free-standing retail building within a mixed use development. Loch Raven Commons is a 9.35 acre site, consisting of 208 luxury apartment units with a village green, two multi-tenant retail buildings and a convenience store. Seeking day-care, medical service and retail uses to join Wawa, Aspen Dental and ATI Physical Therapy in serving this densely populated east Towson trade area.






Quick Facts






Availability	Summer 2018
Size	Up to 8,280 square feet
Rental Rate	\$40.00 per square foot
Zoning	ML-IM (Retail uses allowed pursuant to a Planned Unit Development approval)
Access	Two signalized access points at main project entrance and Mylander Lane

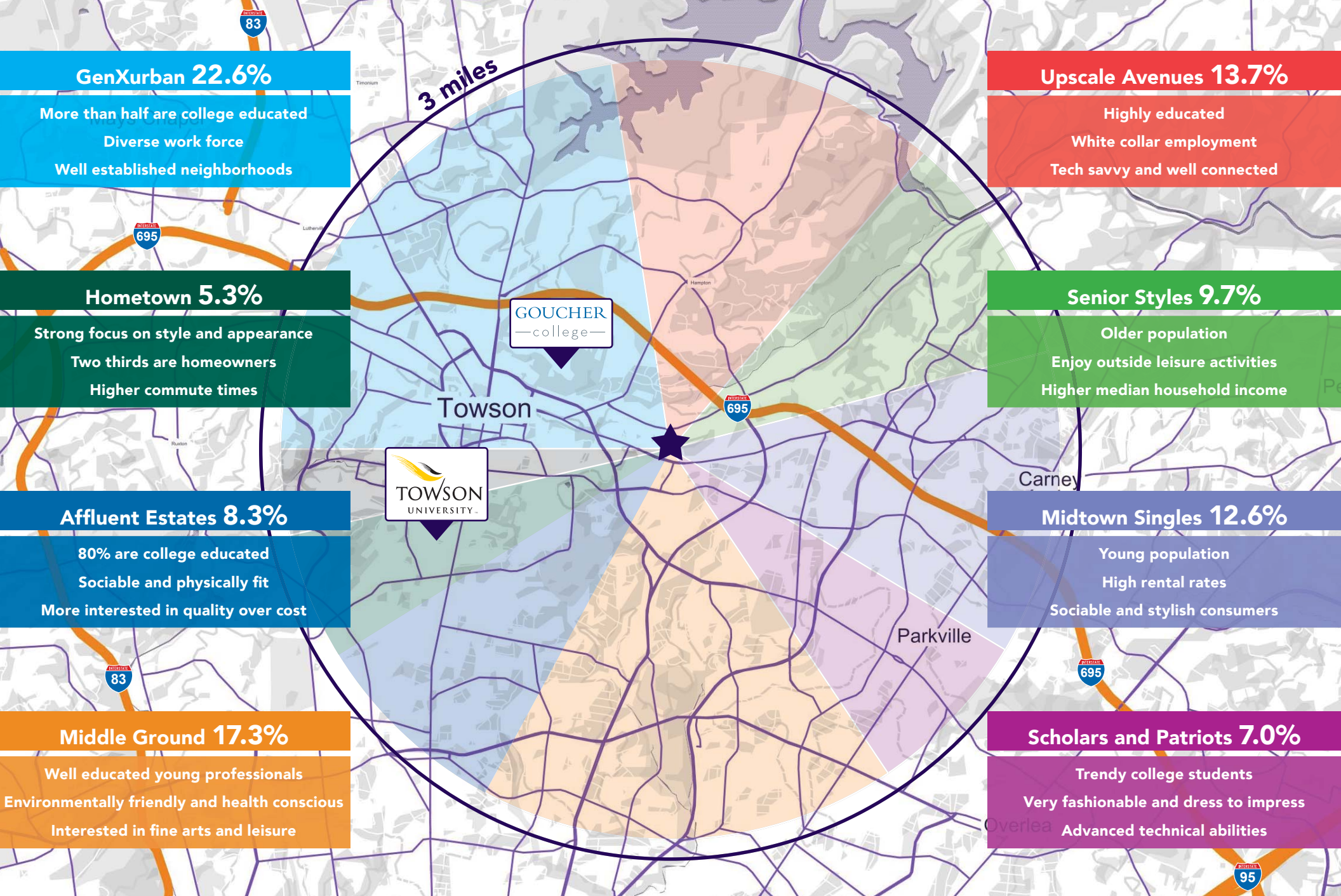
Nearby Retailers

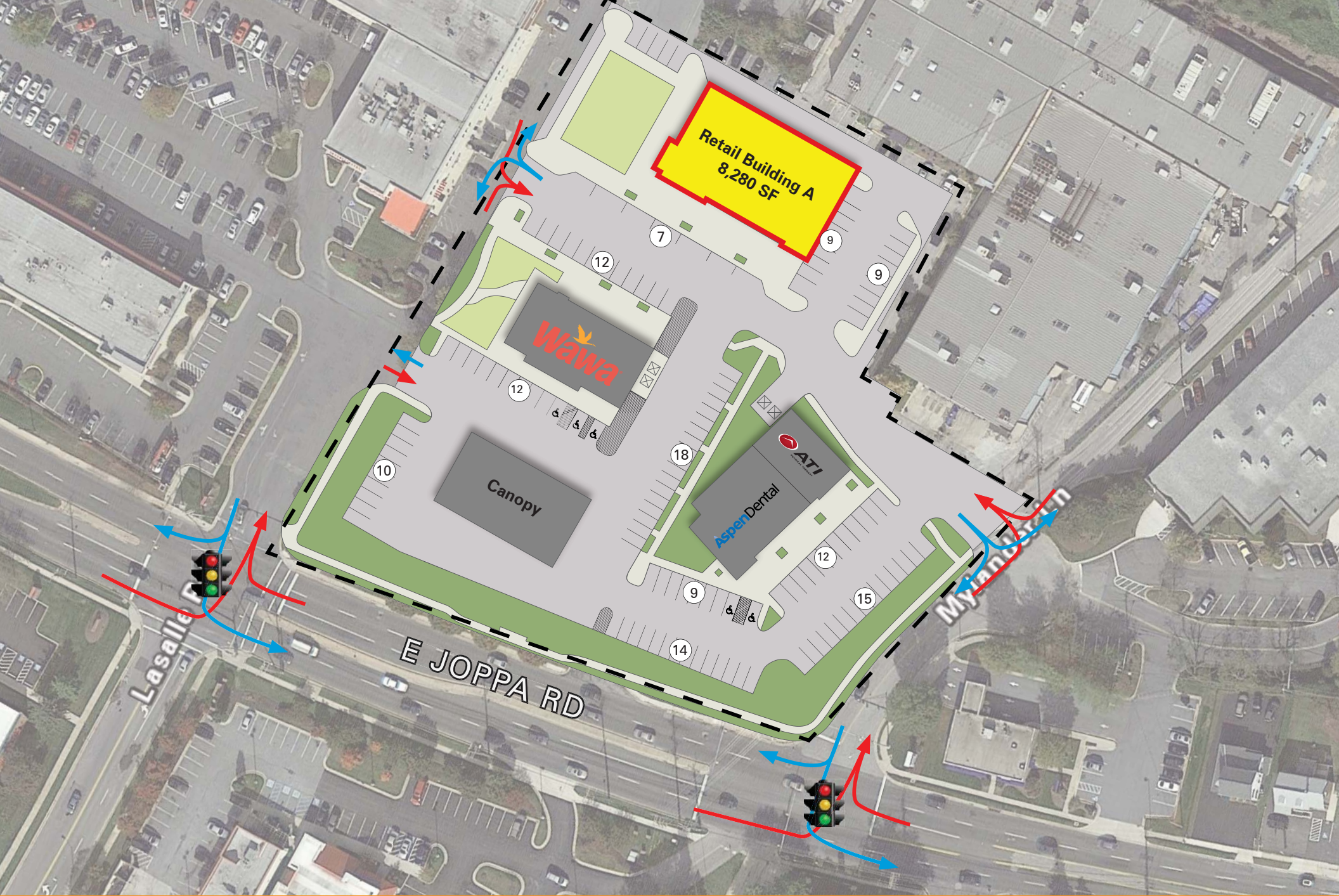




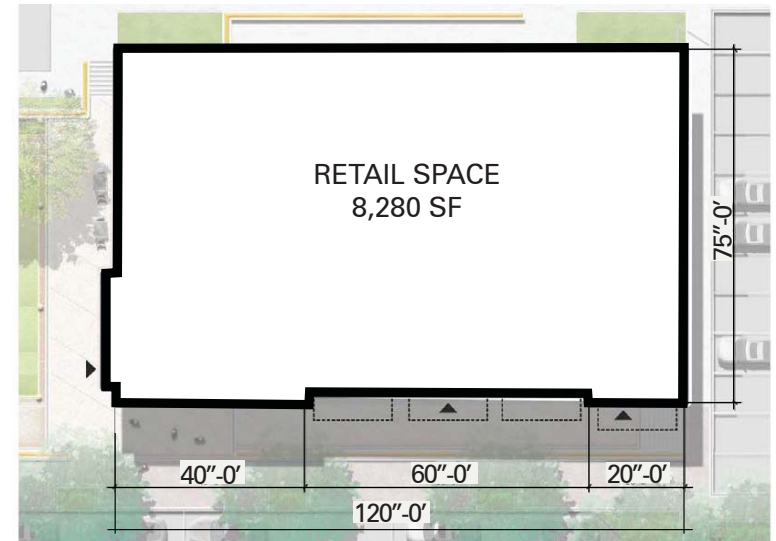
2018 Demographics	1 mile	3 miles	5 miles
 POPULATION	15,943	144,326	332,984
 HOUSEHOLDS	6,840	57,771	131,298
 AVG. HH INCOME	\$79,758	\$84,204	\$89,855
 DAYTIME POPULATION	18,477	145,364	294,840
 TRAFFIC COUNTS	24,142 AADT (E Joppa Rd)	7,984 AADT (La Salle Rd)	

Retail Expenditures	1 mile	3 miles	5 miles
 APPAREL & SERVICES	\$14M	\$127M	\$305M
 EDUCATION	\$10M	\$90M	\$215M
 ENTERTAINMENT	\$21M	\$184M	\$446M
 HEALTHCARE	\$35M	\$320M	\$783M
 FOOD & DRINK	\$56M	\$493M	\$491M

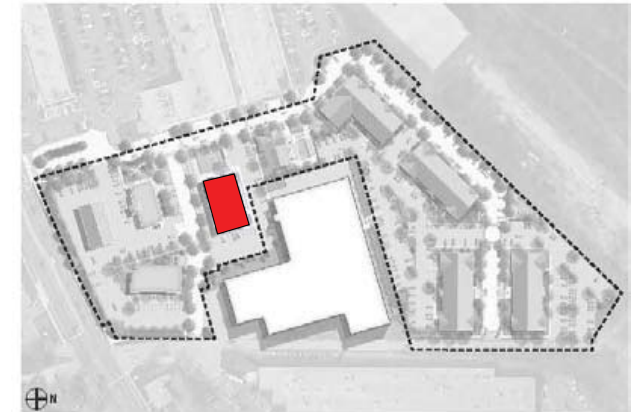




Front Elevation



Side Elevation







Interested? Contact:

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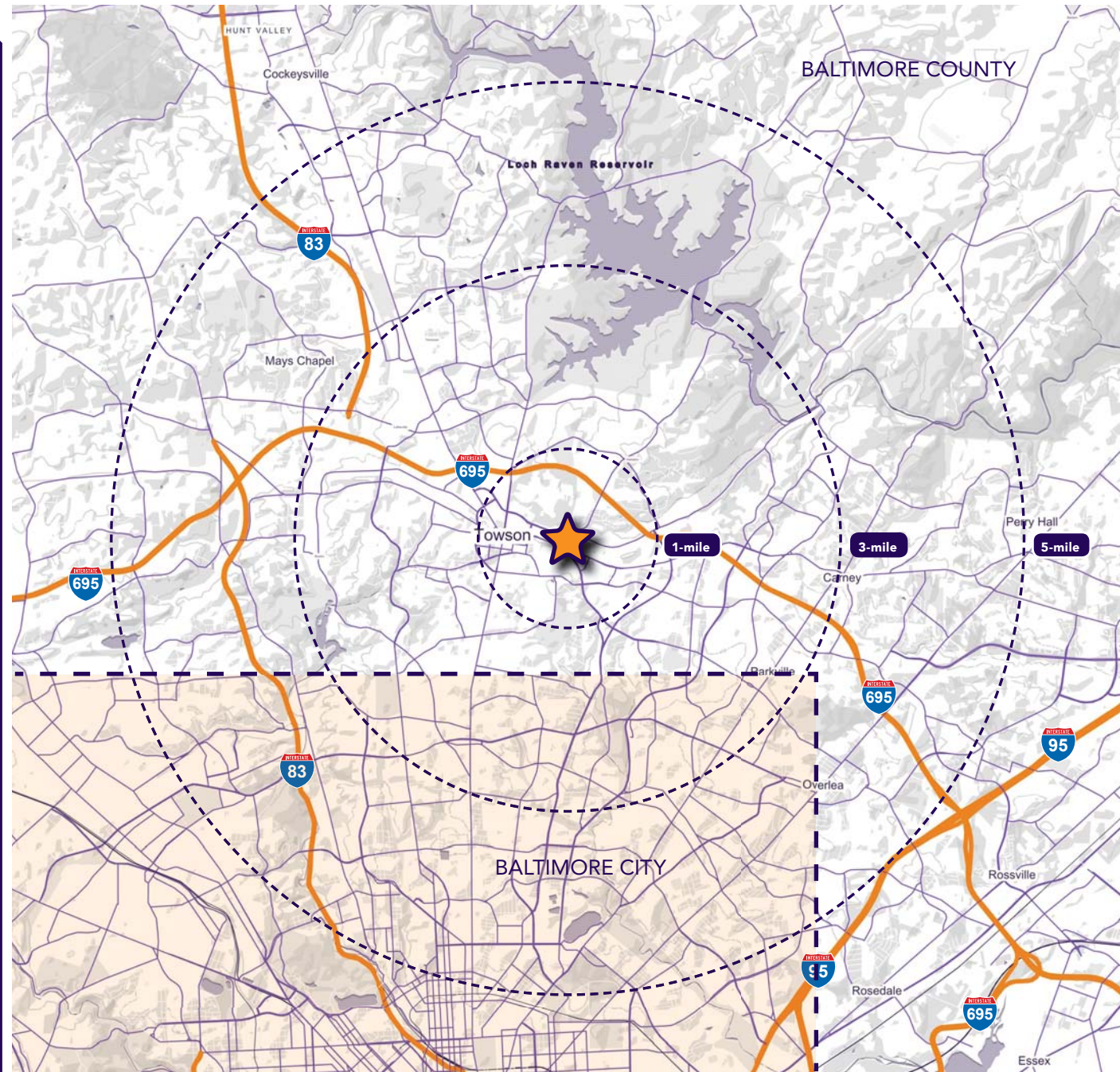
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