

FOR LEASE Available Immediately



6-14 W Pennsylvania Avenue

6-14 W Pennsylvania Avenue, Towson, MD 21204

Overview

Rarely available prime commercial space, ideal for a second-generation fast-casual operator, along with retail space in the heart of Downtown Towson.

The Towson core's shopping, dining and entertainment offerings are no longer limited to Towsontown Center, and have expanded to two new, pedestrian-friendly projects. Towson Row (Whole Foods Market, Raising Cane's) and Circle East (Urban Outfitters, Ethan Allen, Madison Reed, Sweetgreen & Shake Shack) are both coming on line, nearly fully leased, by mid-2022. LA Fitness (Towson Commons, CVS, Blaze Pizza) and Cinemark (Theater, BJ's Restaurant, Bonefish Grill, On the Border) round out the mix.

The site is located across from Towson Commons on busy Pennsylvania Avenue and an easy walk to County offices and courts, library and offices.

Quick Facts

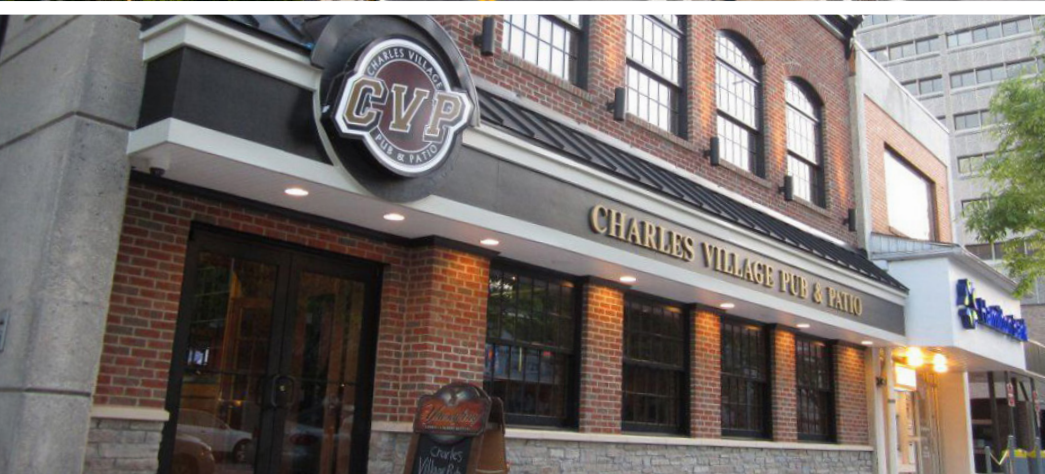
Availability	Immediate
Size	2 nd Gen. Fast Casual - 1,421 SF
Rental Rate	Negotiable
Net Charges	CAM: \$2.00 PSF; RET: \$2.61 PSF; INS: \$0.93 PSF

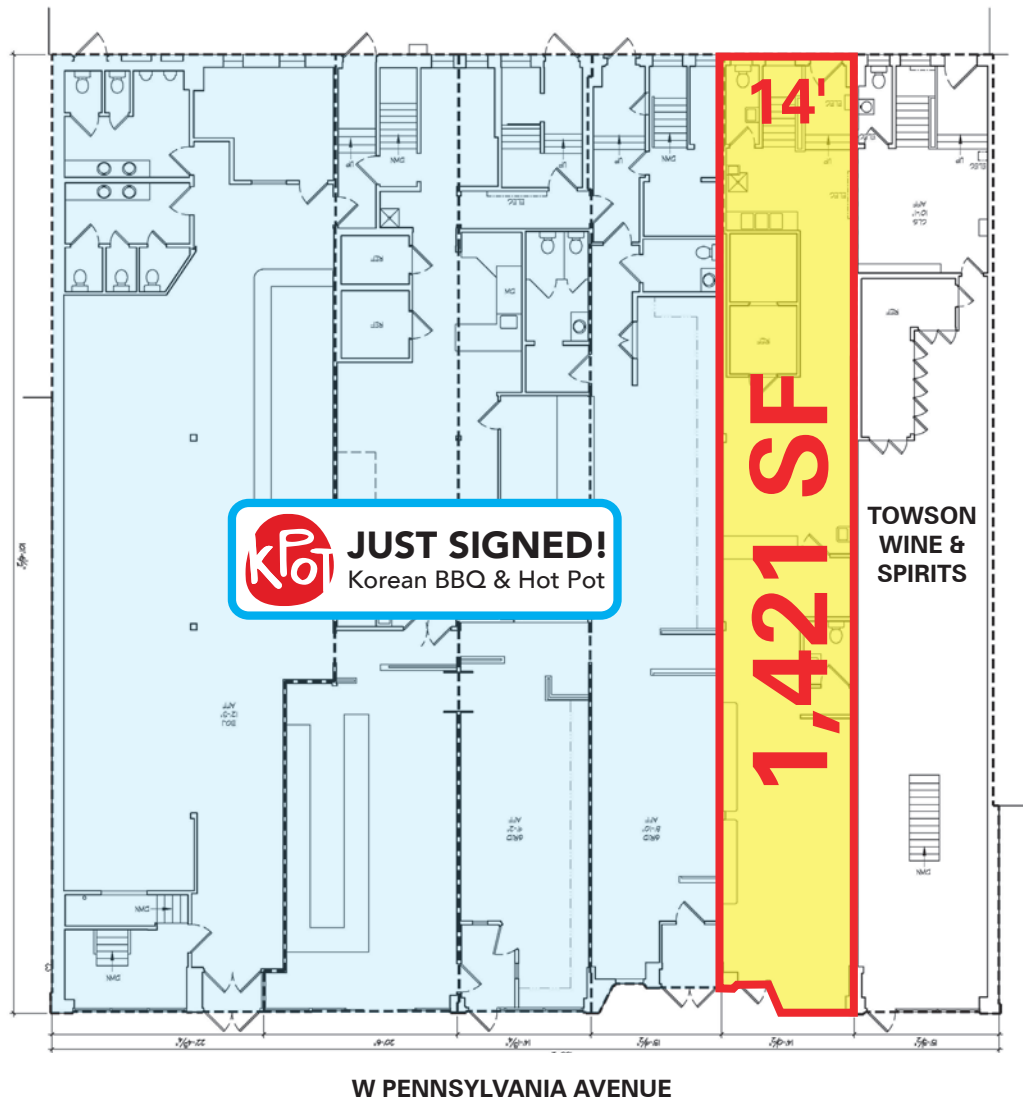


2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	23,260	120,744	320,531
 HOUSEHOLDS	8,962	48,814	131,059
 AVG. HH INCOME	\$98,582	\$114,103	\$107,902
 DAYTIME POPULATION	52,878	98,901	179,227
 TRAFFIC COUNT	14,173 AADT (York Road)		

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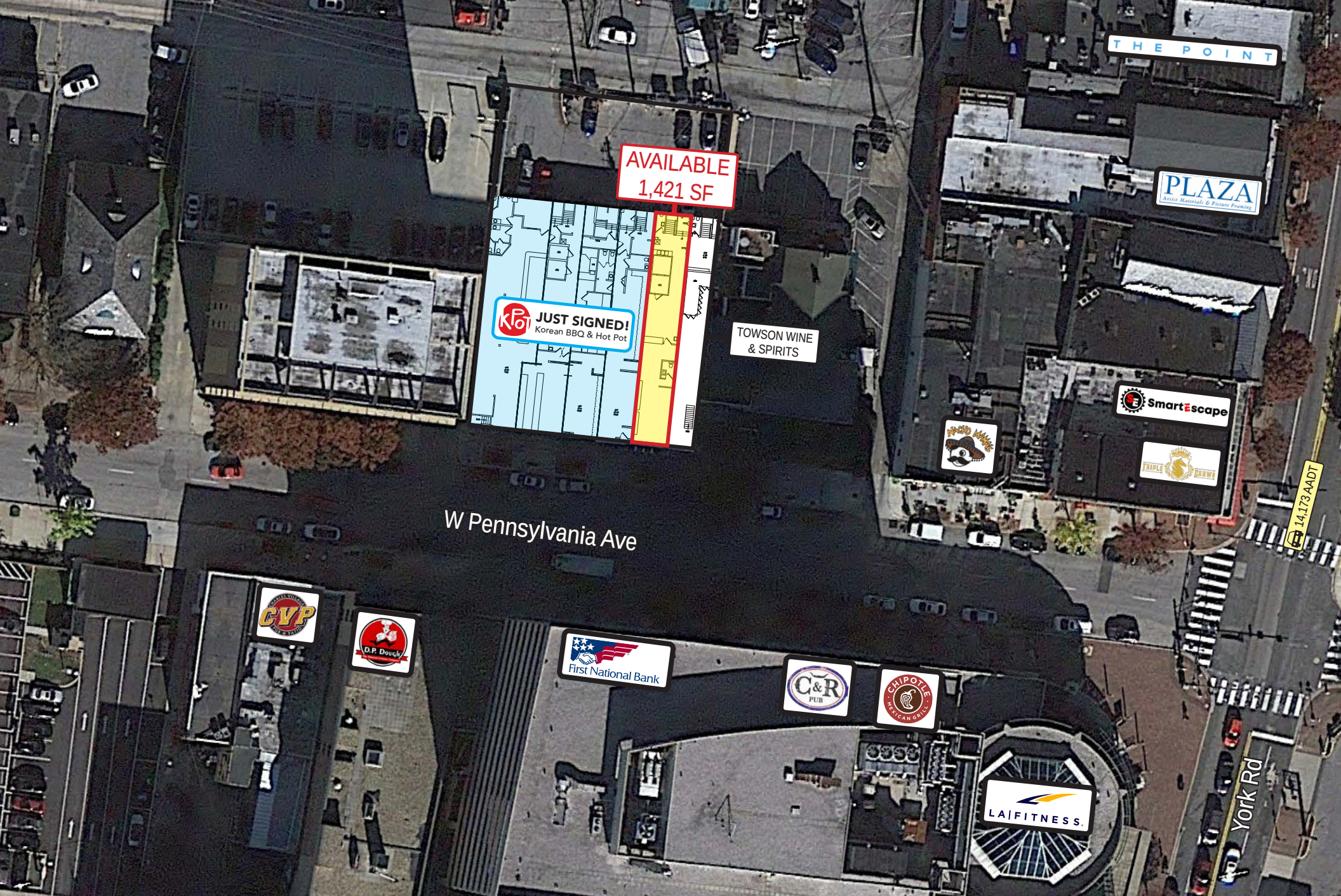
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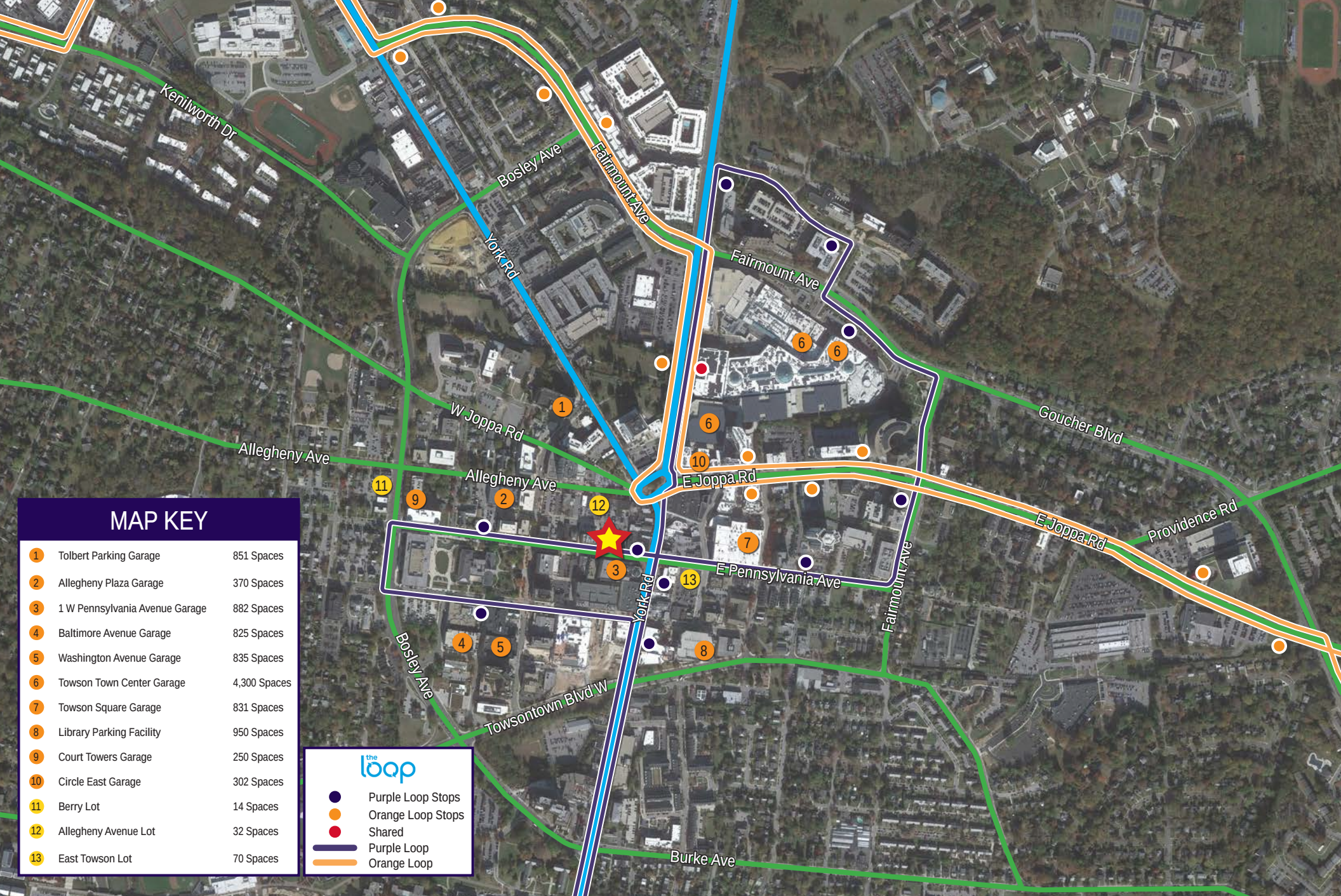




- Currently operating Slice Pizza (DO NOT DISTURB)
- 1,421 square feet







MAP KEY

1	Tolbert Parking Garage	851 Spaces
2	Allegheny Plaza Garage	370 Spaces
3	1 W Pennsylvania Avenue Garage	882 Spaces
4	Baltimore Avenue Garage	825 Spaces
5	Washington Avenue Garage	835 Spaces
6	Towson Town Center Garage	4,300 Spaces
7	Towson Square Garage	831 Spaces
8	Library Parking Facility	950 Spaces
9	Court Towers Garage	250 Spaces
10	Circle East Garage	302 Spaces
11	Berry Lot	14 Spaces
12	Allegheny Avenue Lot	32 Spaces
13	East Towson Lot	70 Spaces

the
loop

- Purple Loop Stops
- Orange Loop Stops
- Shared
- Purple Loop
- Orange Loop

Parking Map

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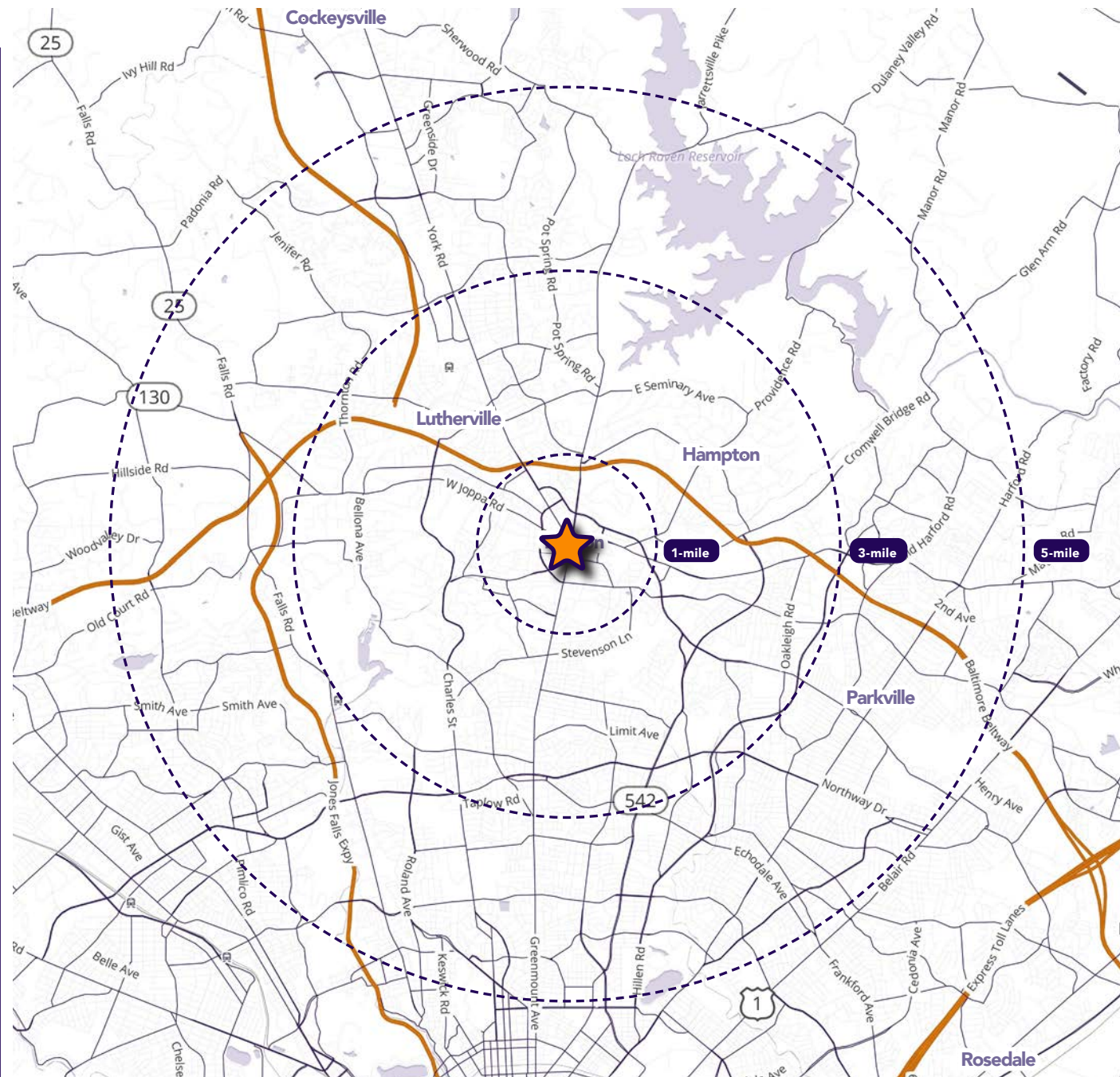
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