

FOR LEASE Available Immediately



Loch Ridge Shopping Center

8507 Loch Raven Boulevard / Towson, MD 21286

Overview

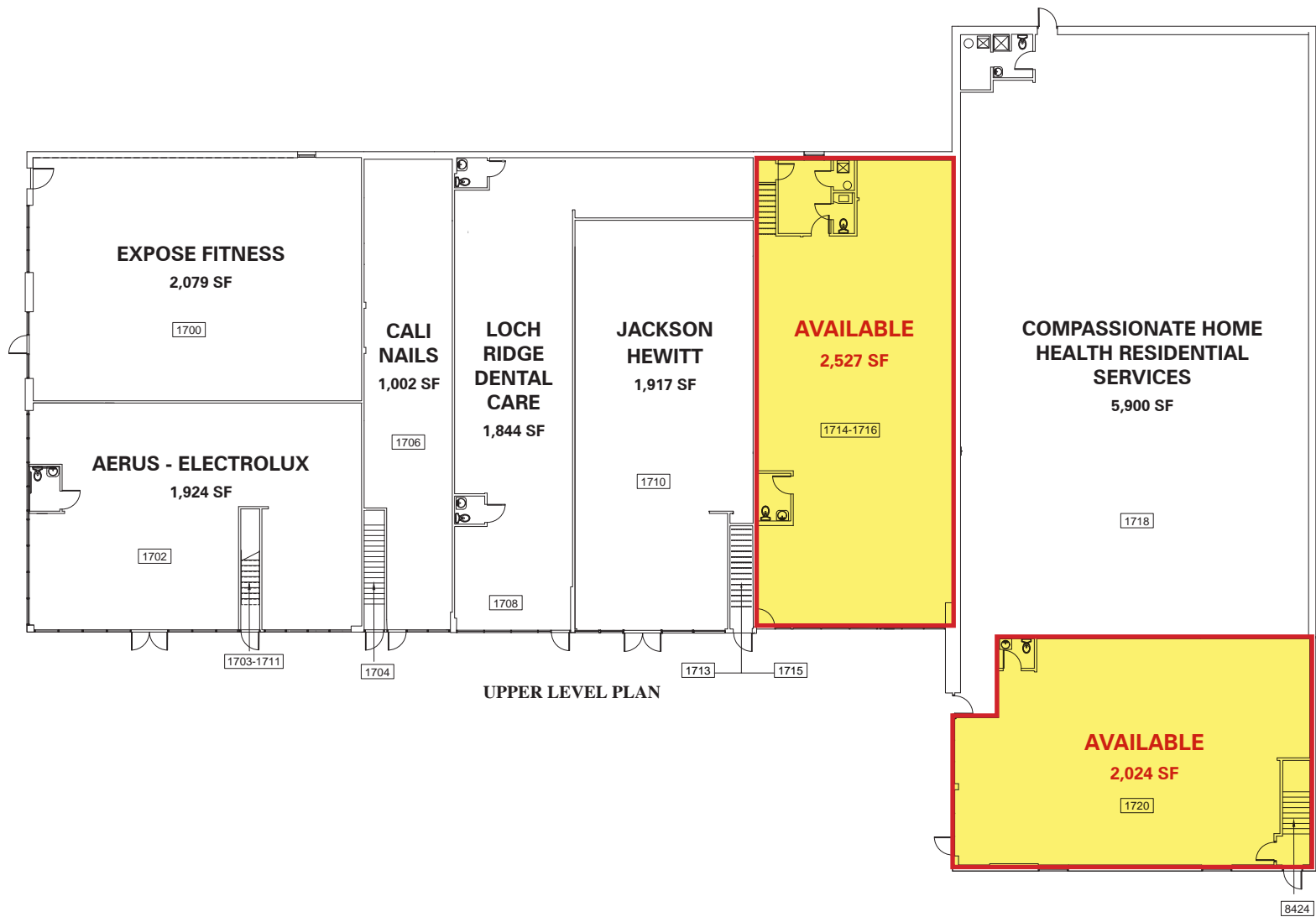
Loch Ridge Shopping Center is a well-established destination for community retail, medical, daycare and other service-oriented uses. Located just south of the intersection of Loch Raven Boulevard and Joppa Road, the property has convenient access to I-695 and draws from both the greater Towson and Parkville communities. New ownership (June 2023) will shortly commence remodeling work, with completion in Q1 2024 (see attached elevations).

Quick Facts

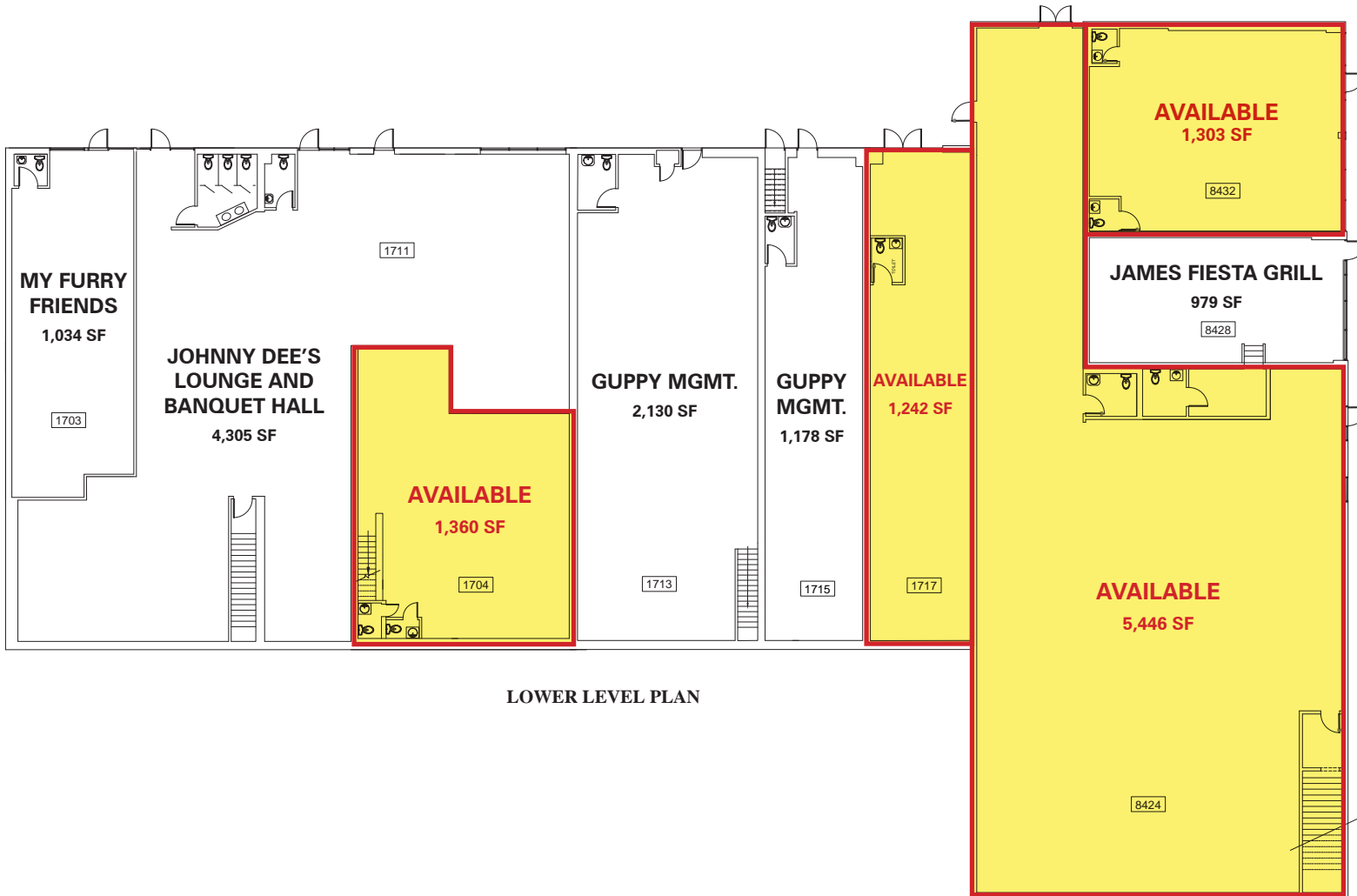
Availability	Immediate
Size	Various
Rental Rate	Negotiable
Net Charges	\$3.50 psf CAM & INS; \$1.45 psf TAX
Co-Tenants	



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	18,062	147,208	336,365
HOUSEHOLDS	7,258	59,204	132,755
AVG. HH INCOME	\$87,730	\$92,705	\$100,959
DAYTIME POPULATION	19,971	210,587	401,432
TRAFFIC COUNT	20,150 AADT (Loch Raven Boulevard)		



UPPER LEVEL PLAN



LOWER LEVEL PLAN

COMPLETION DATE: END OF Q1 2024



PROPOSED WEST ELEVATION

- 1** EXIST. BRICK W/ NEW PAINT FINISH - DARK GREY
- 2** EXIST. BRICK W/ NEW PAINT FINISH - LIGHT GREY
- 3** EXIST. STONE W/ NEW PAINT FINISH - LIGHT GREY
- 4** NEW METAL TRIM ON EXIST. CANOPY
- 5** NEW METAL COPING
- 6** NEW METAL FRAMED AWNING
- 7** EXIST. STOREFRONT SYSTEM TO REMAIN

Proposed Facade Renovations (West)

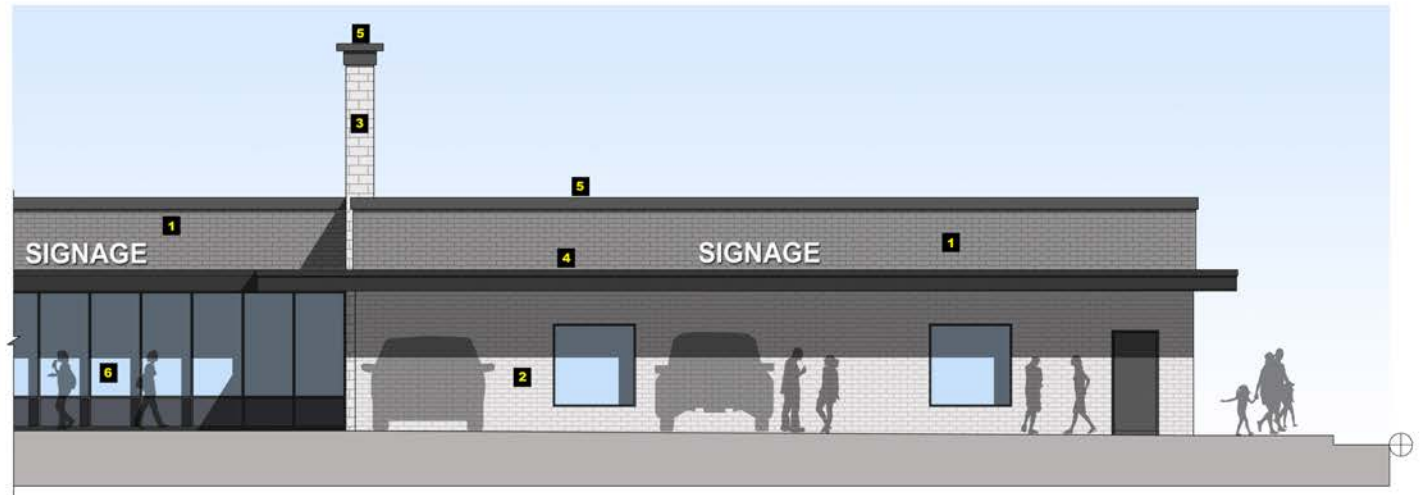
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COMPLETION DATE: END OF Q1 2024



PROPOSED SOUTH ELEVATION

- 1** EXIST. BRICK W/ NEW PAINT FINISH - DARK GREY
- 2** EXIST. BRICK W/ NEW PAINT FINISH - LIGHT GREY
- 3** EXIST. STONE W/ NEW PAINT FINISH - LIGHT GREY
- 4** NEW METAL TRIM ON EXIST. CANOPY
- 5** NEW METAL COPING
- 6** EXIST. STOREFRONT SYSTEM TO REMAIN



Proposed Facade Renovations (South)

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COMPLETION DATE: END OF Q1 2024



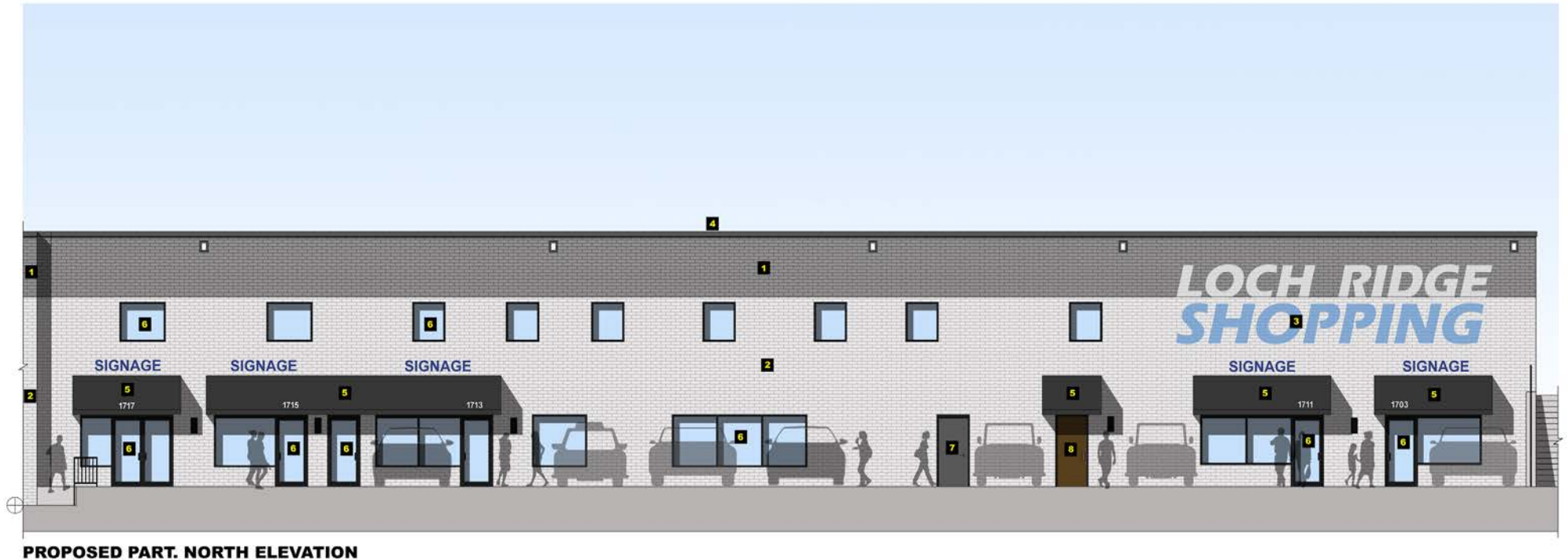
PROPOSED EAST ELEVATION

- 1 EXIST. BRICK W/ NEW PAINT FINISH - DARK GREY
- 2 EXIST. BRICK W/ NEW PAINT FINISH - LIGHT GREY
- 3 PROPOSED WALL MURAL - ALTERNATE
- 4 NEW METAL TRIM ON EXIST. CANOPY
- 5 NEW METAL COPING
- 6 NEW METAL FRAMED AWNING
- 7 EXIST. STOREFRONT SYSTEM TO REMAIN
- 8 NEW PAINT FINISH ON EXIST. ROOF OVER STAIRS

Proposed Facade Renovations (East)

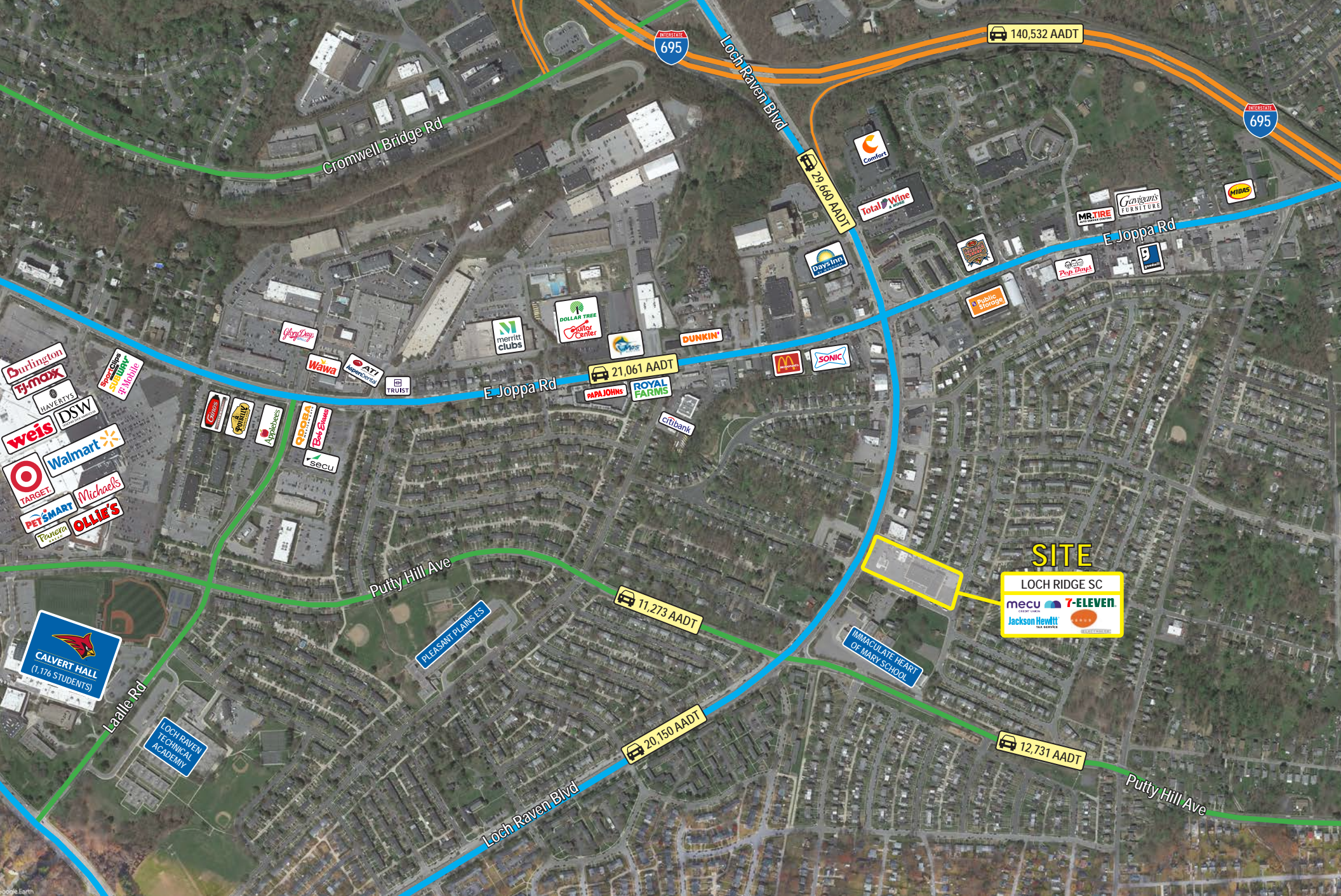
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COMPLETION DATE: END OF Q1 2024



- 1 EXIST. BRICK W/ NEW PAINT FINISH - DARK GREY
- 2 EXIST. BRICK W/ NEW PAINT FINISH - LIGHT GREY
- 3 PROPOSED WALL MURAL - ALTERNATE
- 4 NEW METAL COPING
- 5 NEW METAL FRAMED AWNING
- 6 EXIST. STOREFRONT SYSTEM TO REMAIN
- 7 NEW PAINT FINISH ON EXIST. METAL DOOR & FRAME
- 8 EXIST. WOOD DOOR & FRAME TO REMAIN





Interested? Contact:

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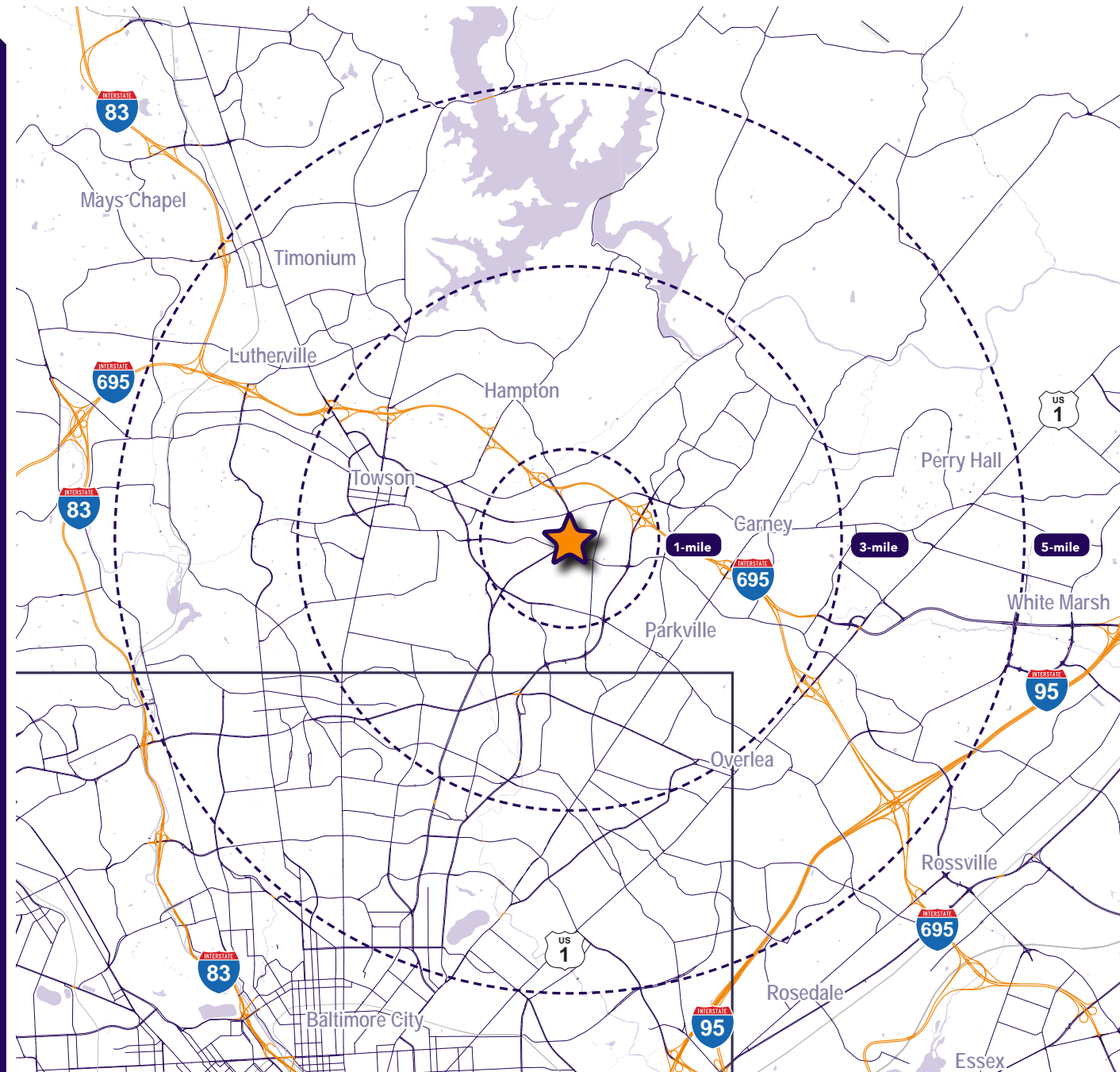
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