

FOR LEASE Available Immediately

DUNKIN'
+
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JUST SIGNED



NEW FACADE CURRENTLY UNDER RENOVATION!
COMPLETION BY END OF APRIL 2025



Loch Ridge Shopping Center






8507 Loch Raven Boulevard / Towson, MD 21286

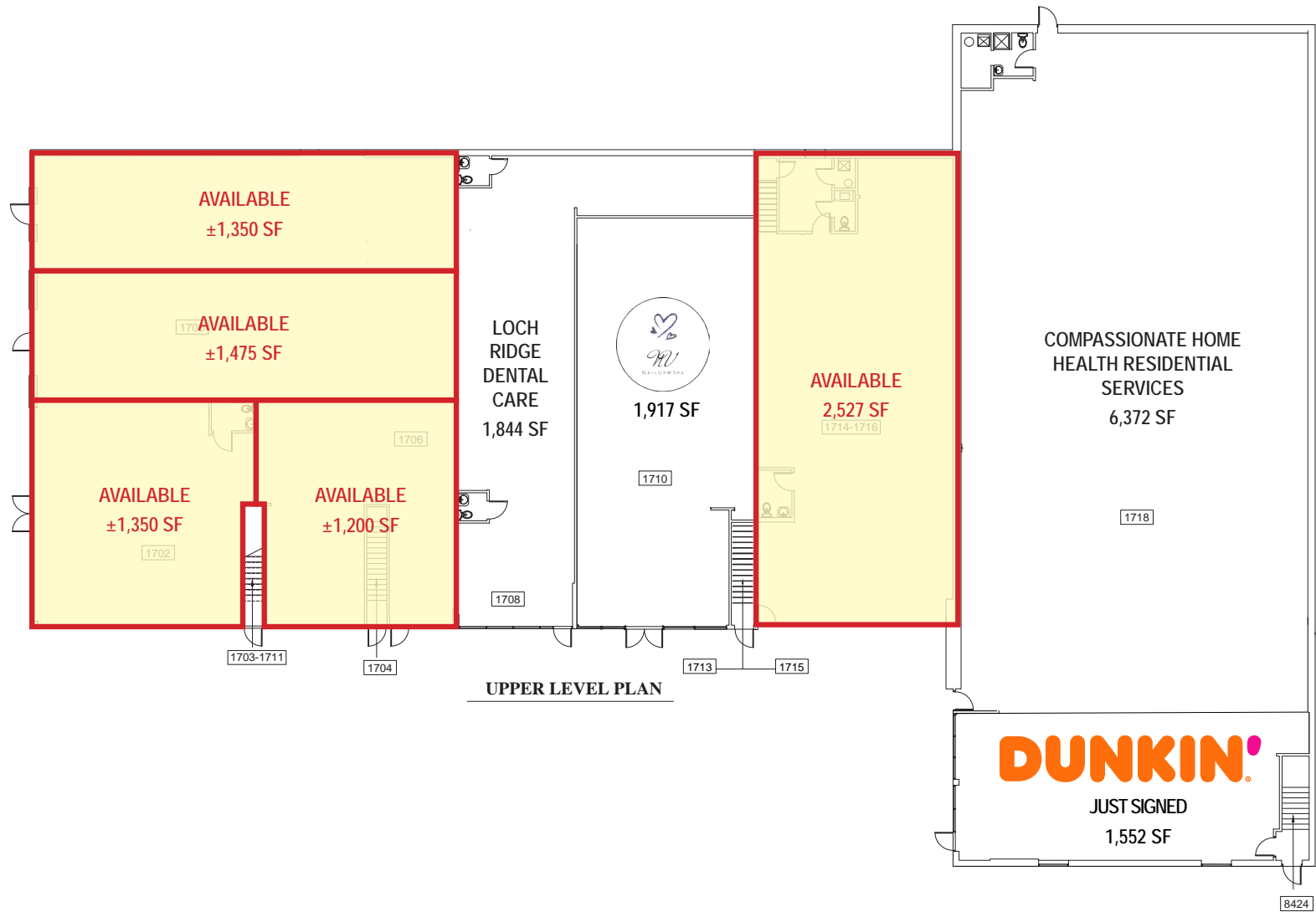
Overview

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 is currently conducting remodeling work, with completion in Q1 2025 (see attached elevations).

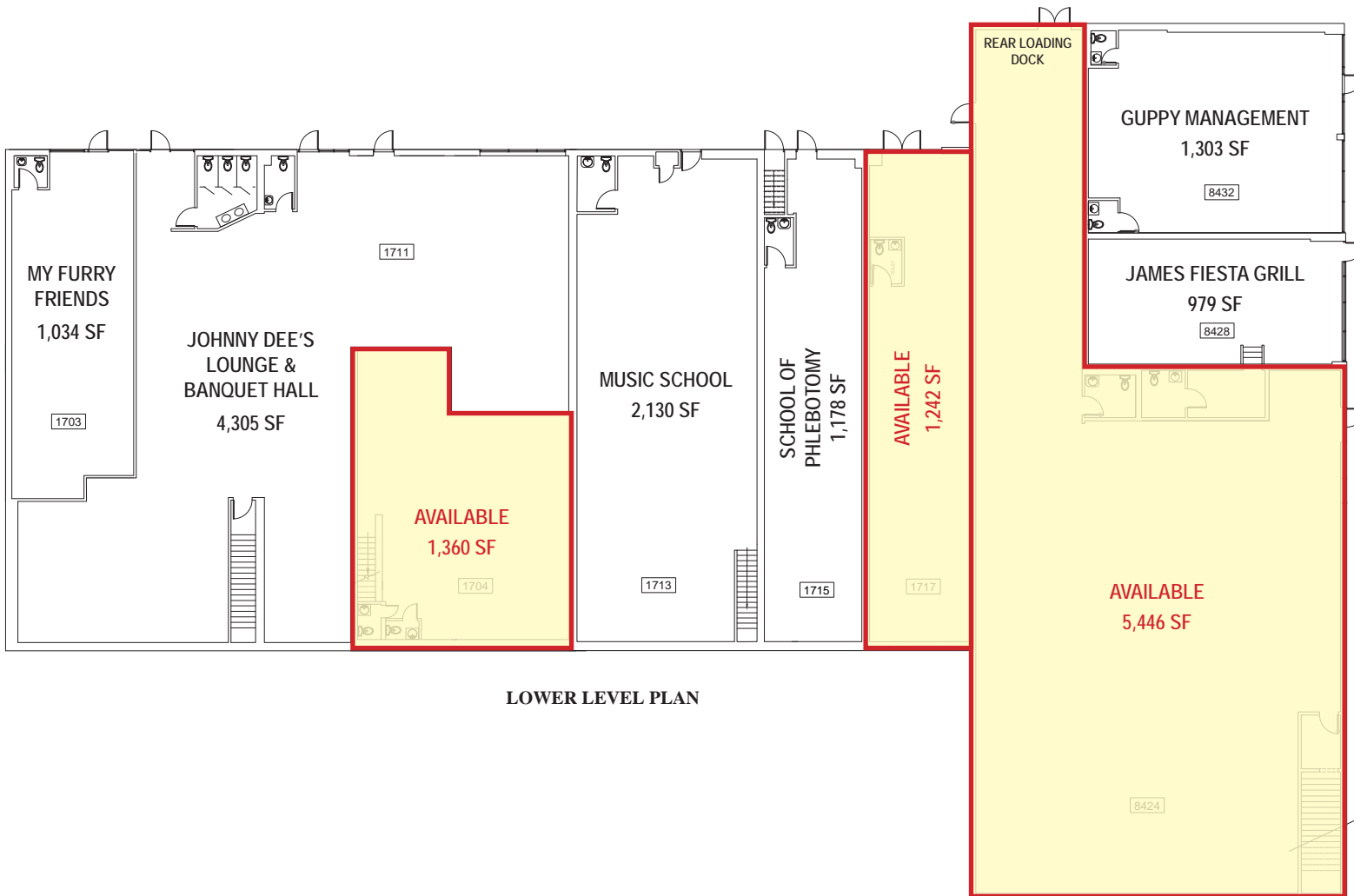
Quick Facts

Availability	Immediate
Size	Various
Rental Rate	Negotiable
Net Charges	\$3.50 psf CAM & INS; \$1.45 psf TAX
Co-Tenants	DUNKIN' 7-ELEVEN® mecu CREDIT UNION

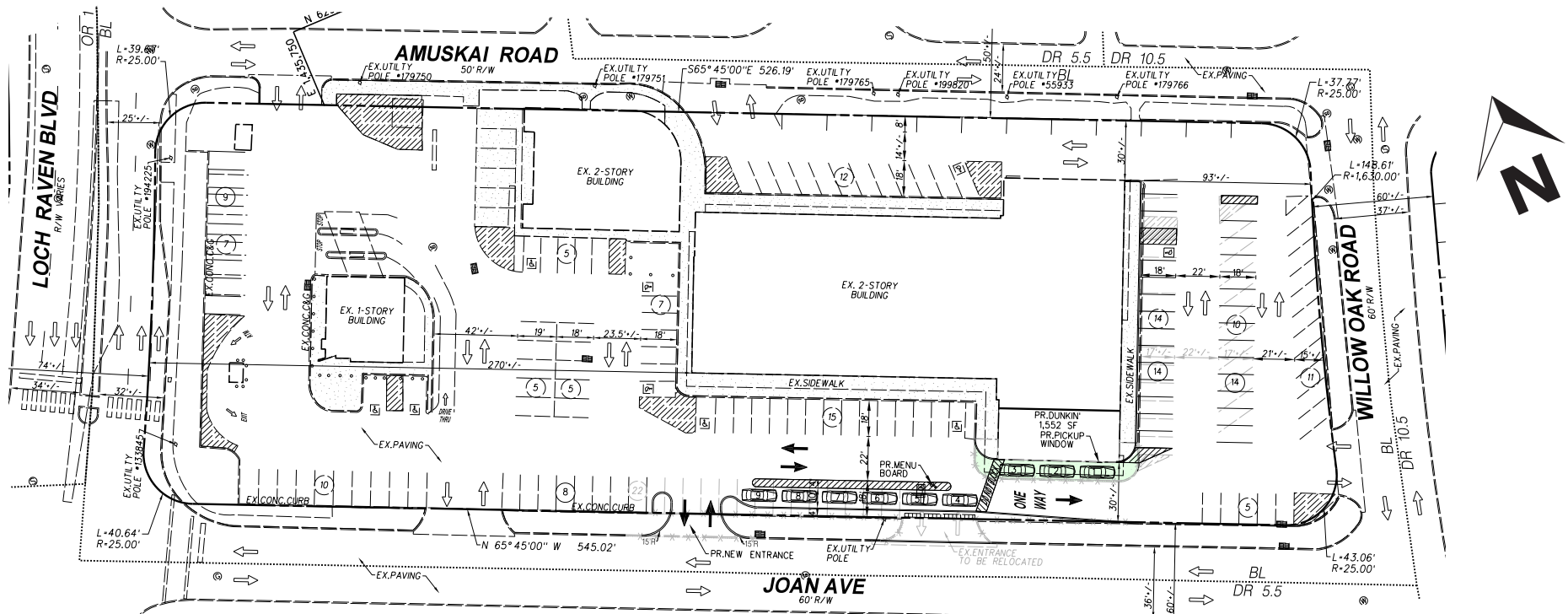
2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	17,415	146,426	333,780
 HOUSEHOLDS	7,003	58,948	131,803
 AVG. HH INCOME	\$95,088	\$107,804	\$116,058
 DAYTIME POPULATION	17,305	184,318	361,852
 TRAFFIC COUNT	20,582 AADT (Loch Raven Boulevard)		



UPPER LEVEL PLAN



LOWER LEVEL PLAN



EXISTING PROPERTY

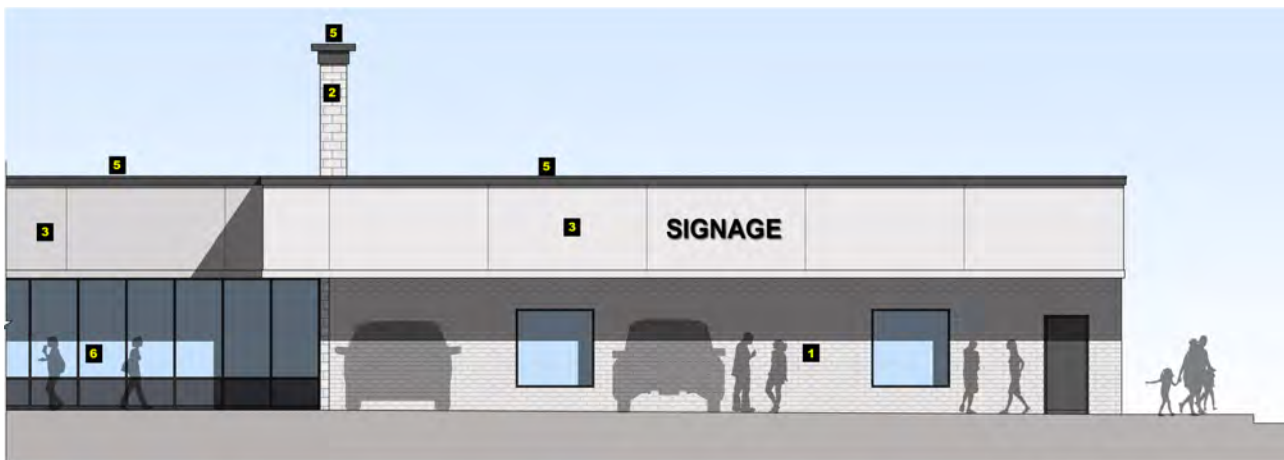
COMPLETION DATE: END OF APRIL 2025

PROPOSED WEST ELEVATION

- 1 EXIST. BRICK W/ NEW PAINT FINISH
— SW DOVETAIL GRAY (7018)
- 2 EXIST. BRICK W/ NEW PAINT FINISH
— SW AGREEABLE GRAY (7029)
- 3 EXIST. STONE W/ NEW PAINT FINISH
— SW AGREEABLE GRAY (7029)
- 4 NEW METAL TRIM ON EXIST. CANOPY
- 5 NEW METAL COPING
- 6 NEW METAL FRAMED AWNING
- 7 EXIST. STOREFRONT SYSTEM TO REMAIN



EXIST. BRICK TO REMAIN



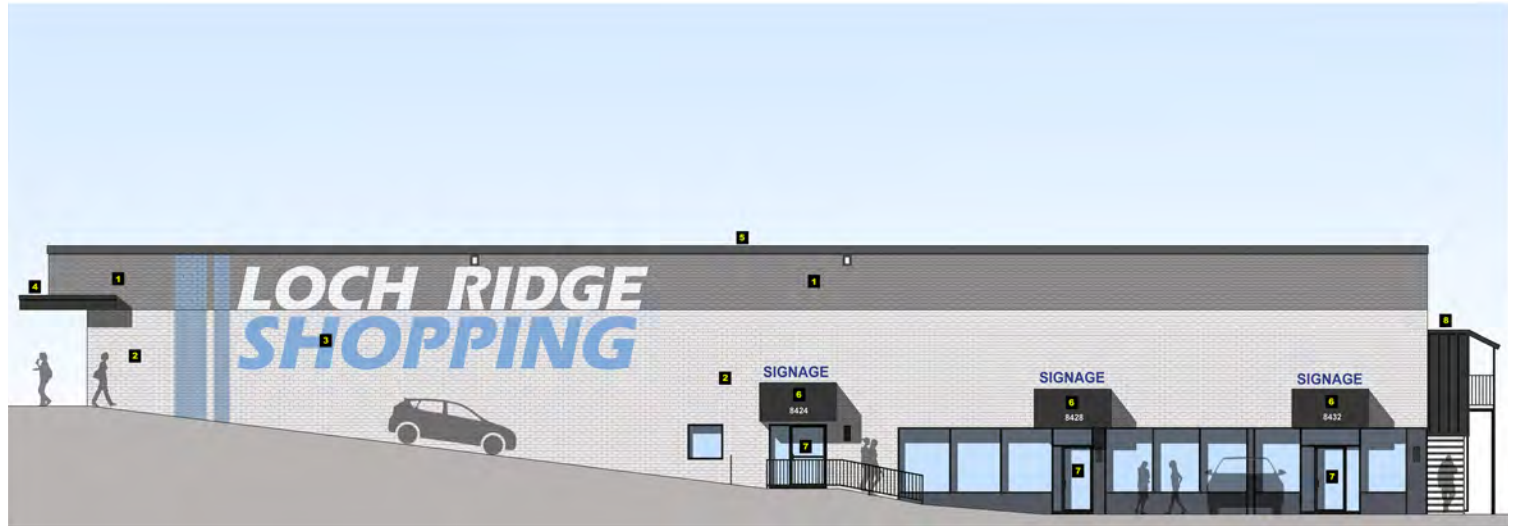
PROPOSED SOUTH ELEVATION

- 1 EXIST. BRICK W/ NEW PAINT FINISH
— SW AGREEABLE GRAY (7029)
- 2 EXIST. STONE W/ NEW PAINT FINISH
— SW AGREEABLE GRAY (7029)
- 3 EIFS (EXTERIOR INSULATION FINISHING SYSTEM)
W/ REVEAL
— SW AGREEABLE GRAY (7029)
- 4 NOT USED
- 5 NEW METAL COPING
— SW SLATE GRAY (4026)
- 6 EXIST. STOREFRONT SYSTEM TO REMAIN

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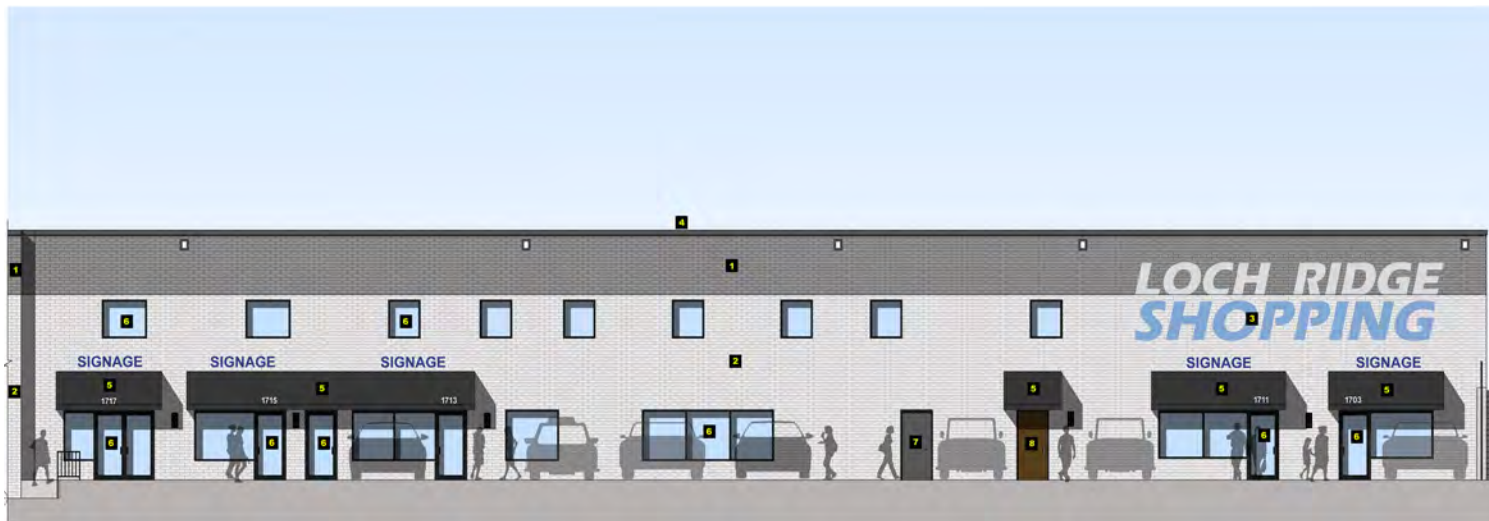
PROPOSED EAST ELEVATION

- 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 PART. NORTH 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 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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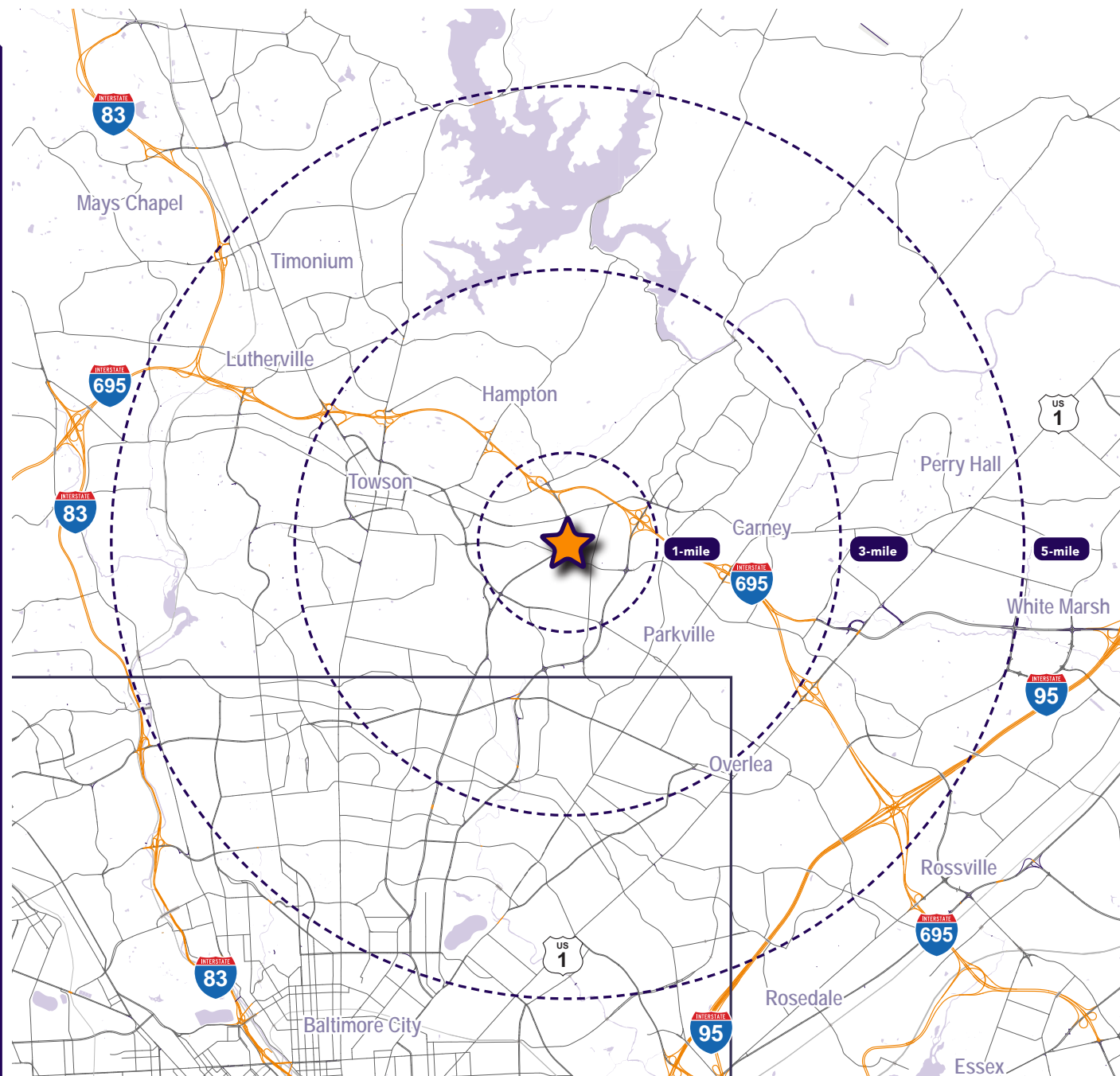
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