

**FOR LEASE** Available Immediately



**NEW FACADE CURRENTLY UNDER RENOVATION & COMING SOON!**



# Loch Ridge Shopping Center

8507 Loch Raven Boulevard / Towson, MD 21286

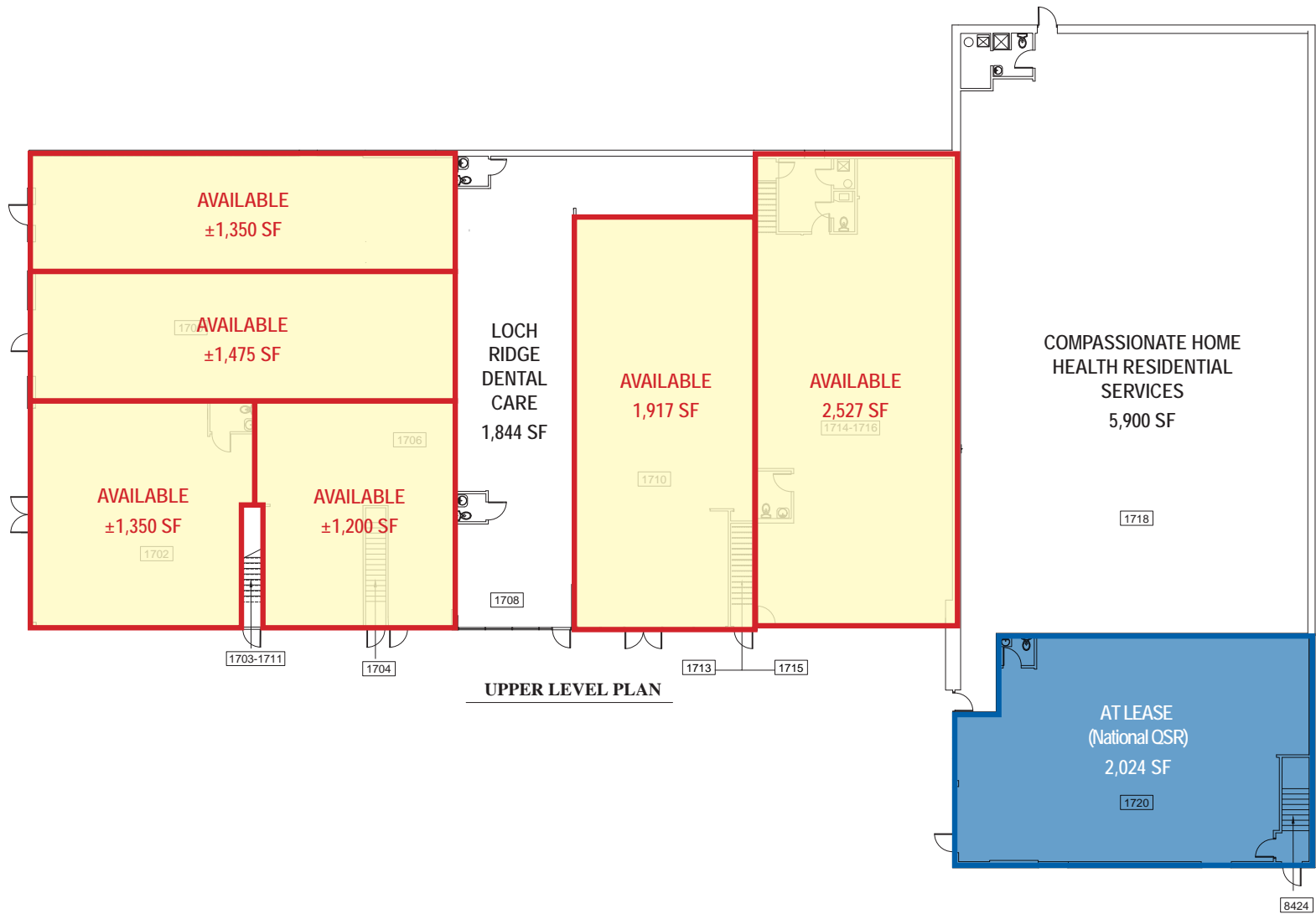
## Overview

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).

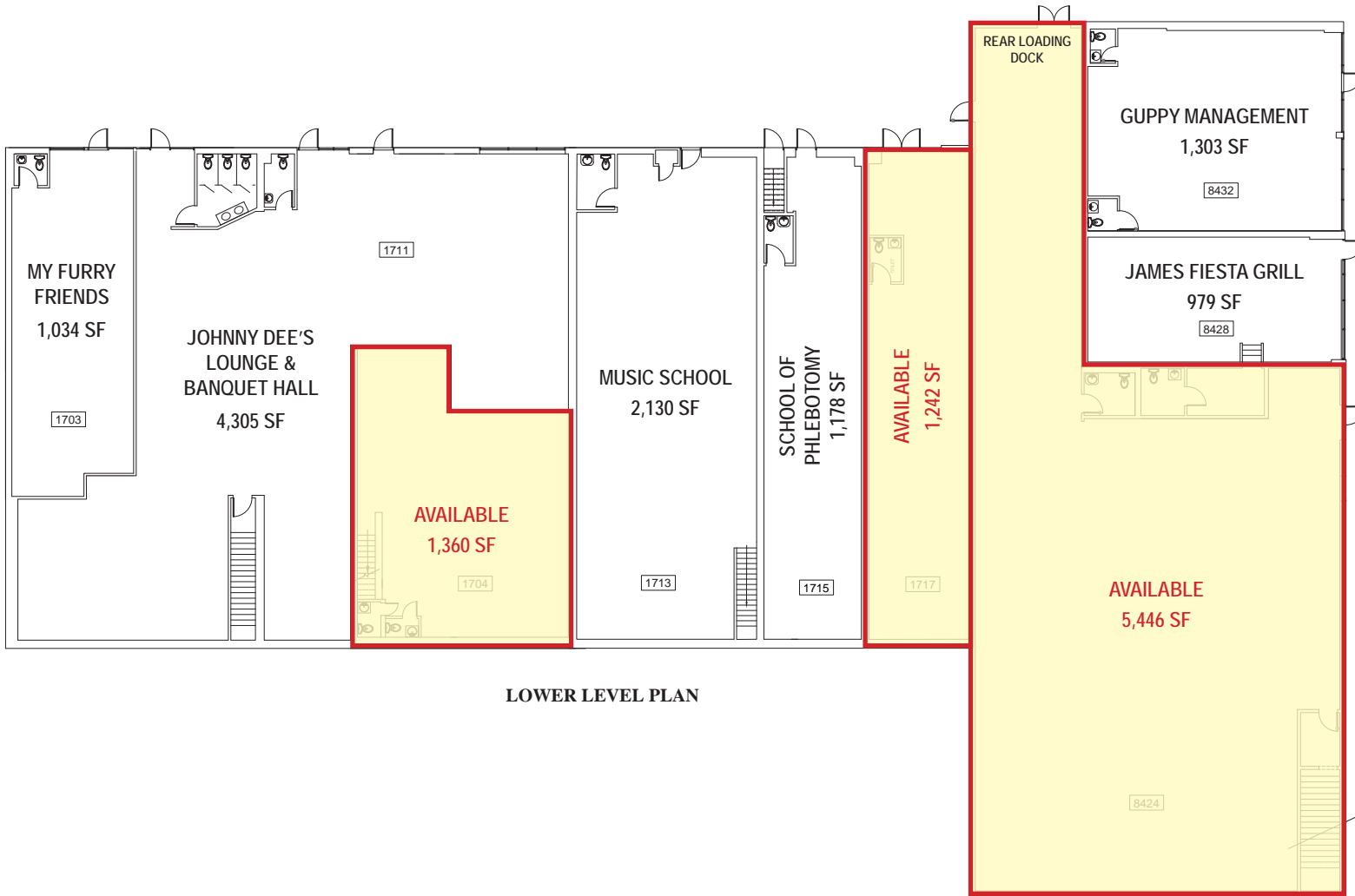
## Quick Facts

Availability	Immediate
Size	Various
Rental Rate	Negotiable
Net Charges	\$3.50 psf CAM & INS; \$1.45 psf TAX
Co-Tenants	<b>mecu</b> CREDIT UNION <b>7-ELEVEN</b>

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>18,157</b>	<b>147,705</b>	<b>334,892</b>
HOUSEHOLDS	<b>7,301</b>	<b>59,458</b>	<b>132,220</b>
AVG. HH INCOME	<b>\$96,713</b>	<b>\$103,916</b>	<b>\$112,575</b>
DAYTIME POPULATION	<b>17,305</b>	<b>184,318</b>	<b>361,852</b>
TRAFFIC COUNT	<b>20,150 AADT</b> (Loch Raven Boulevard)		



UPPER LEVEL PLAN



LOWER LEVEL PLAN

COMPLETION DATE: Q1 2025



**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)

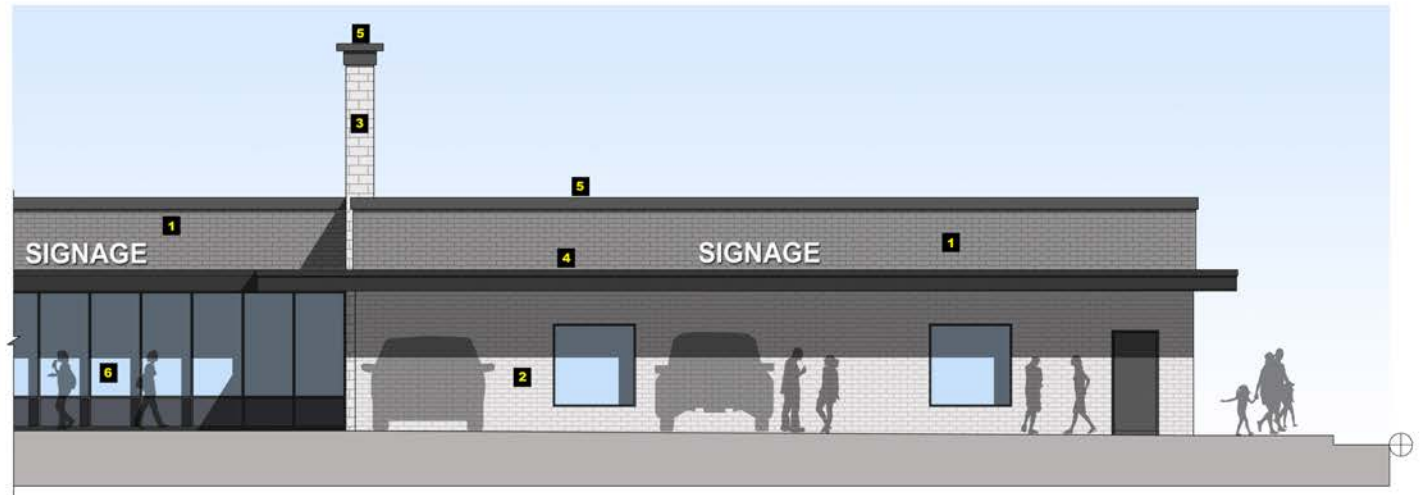
Loch Ridge Shopping Center / 8507 Loch Raven Boulevard / Towson, MD 21286

COMPLETION DATE: Q1 2025



**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)

Loch Ridge Shopping Center / 8507 Loch Raven Boulevard / Towson, MD 21286



COMPLETION DATE: Q1 2025



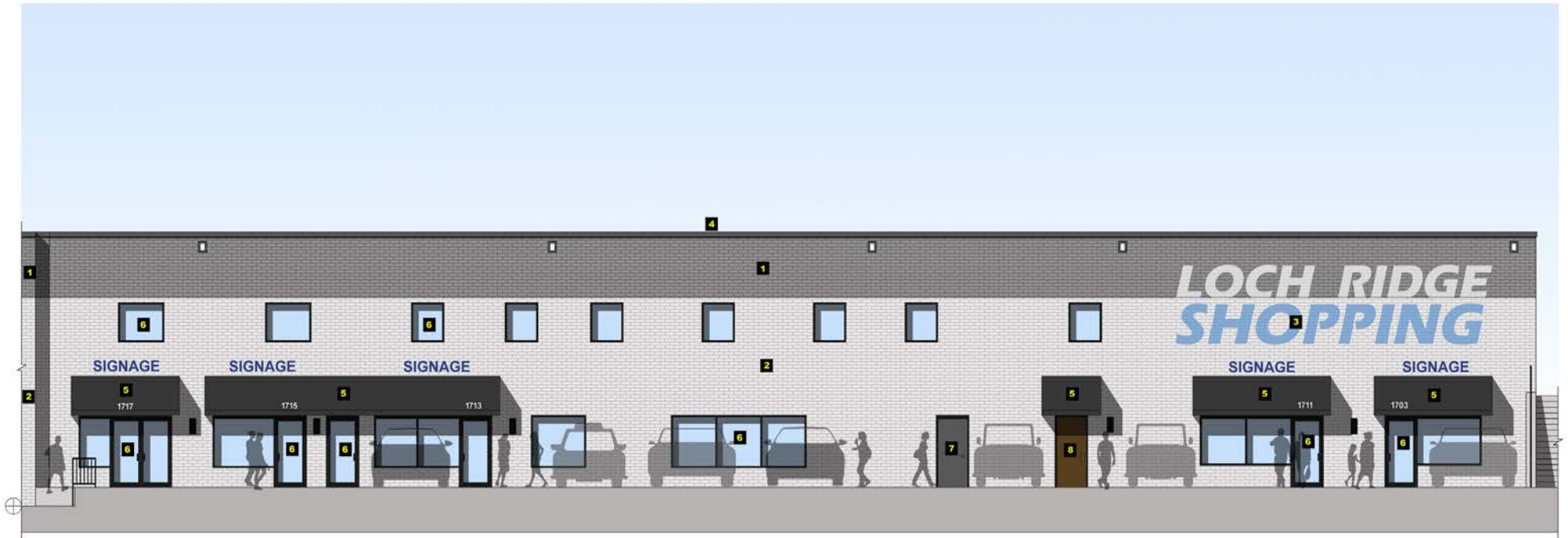
PROPOSED EAST ELEVATION

- 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)

Loch Ridge Shopping Center / 8507 Loch Raven Boulevard / Towson, MD 21286

COMPLETION DATE: Q1 2025



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

## Proposed Facade Renovations (North)

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# Interested? Contact:

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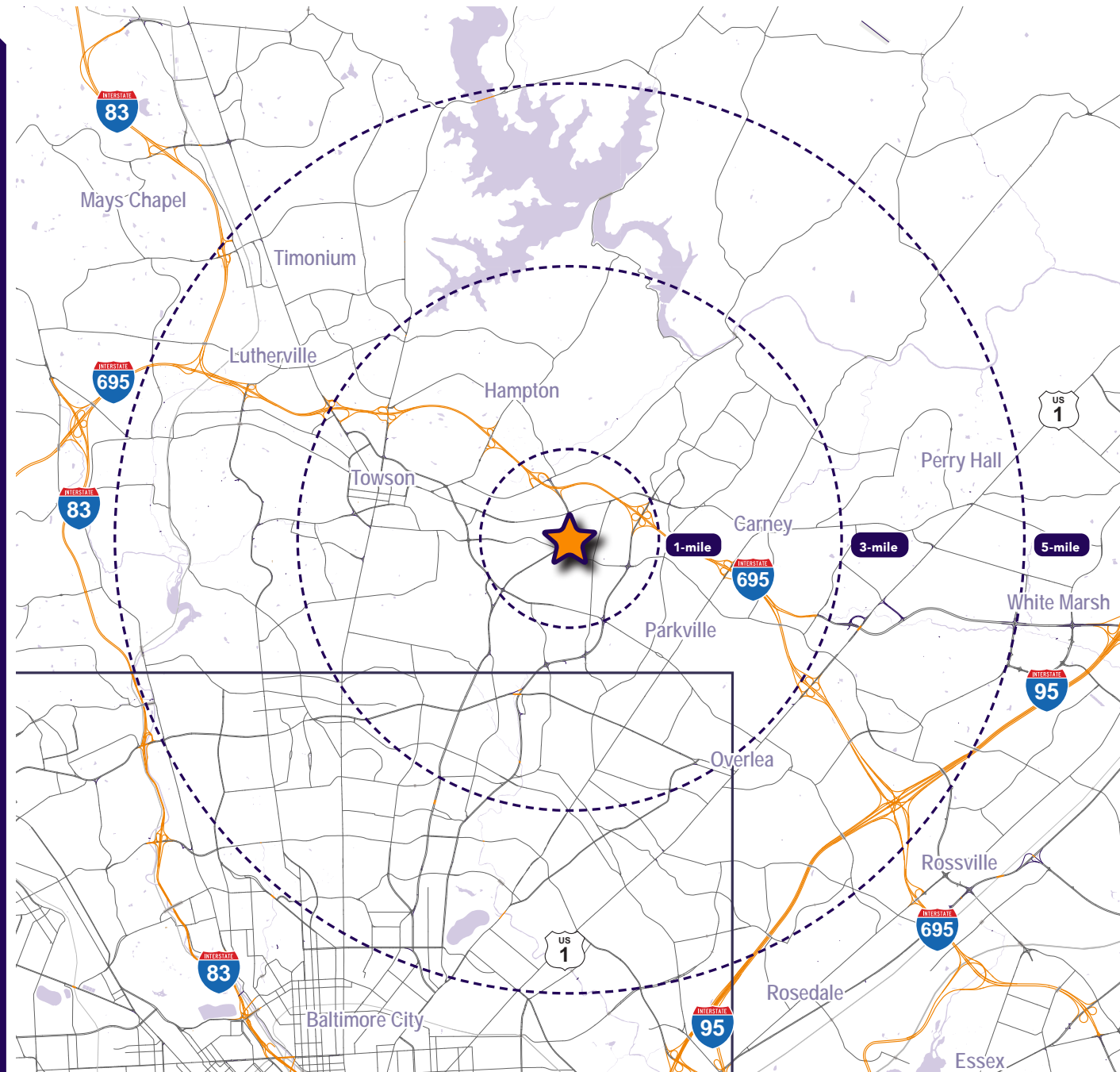
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