

TOWSON COMMONS

mfirealty

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PROUD PARTNER
XTEAM
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TC TOWSON COMMONS

1 West Pennsylvania Ave, Towson, Maryland 21204

02



Mixed-use development
in the retail corridor
of Towson





115,000 SF of retail space

anchored by a
54,000 SF LA Fitness

3 liquor licenses available

**restaurant & retail store
fronts** for lease

connected to **231,000 SF**
of Class A office space

887 parking spaces
in the adjacent parking garage

easily accessible to major
thoroughfares, public transportation
and the college shuttles

adjacent to announced
54,000 SF Whole Foods
Towson Row project





NAMED "ONE OF THE TOP 10 HOTTEST MARKETS" BY NATION'S RESTAURANT NEWS

Towson, Maryland is located just 8 miles north of downtown Baltimore and is the county seat of Baltimore County. Towson is surrounded by two colleges: Towson University and Goucher College. The area is a great mix of college students, young professionals and families.

Street Level

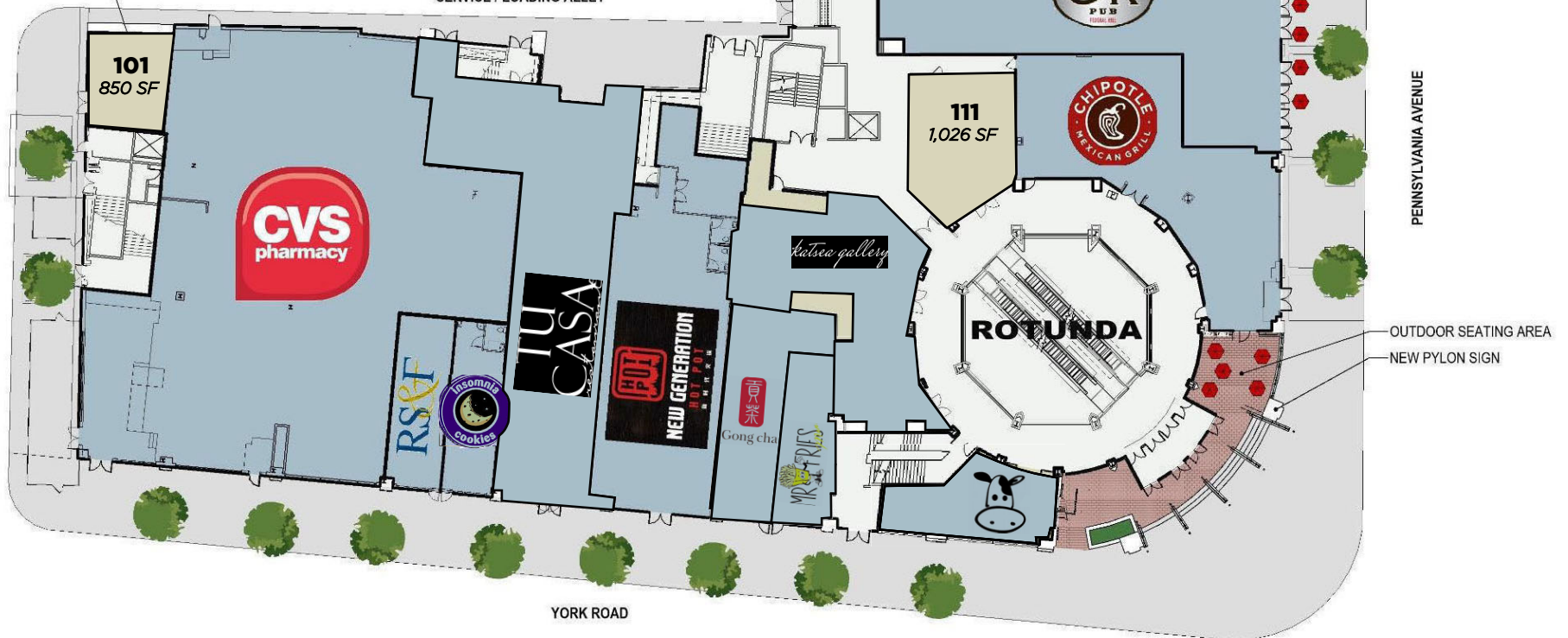
06

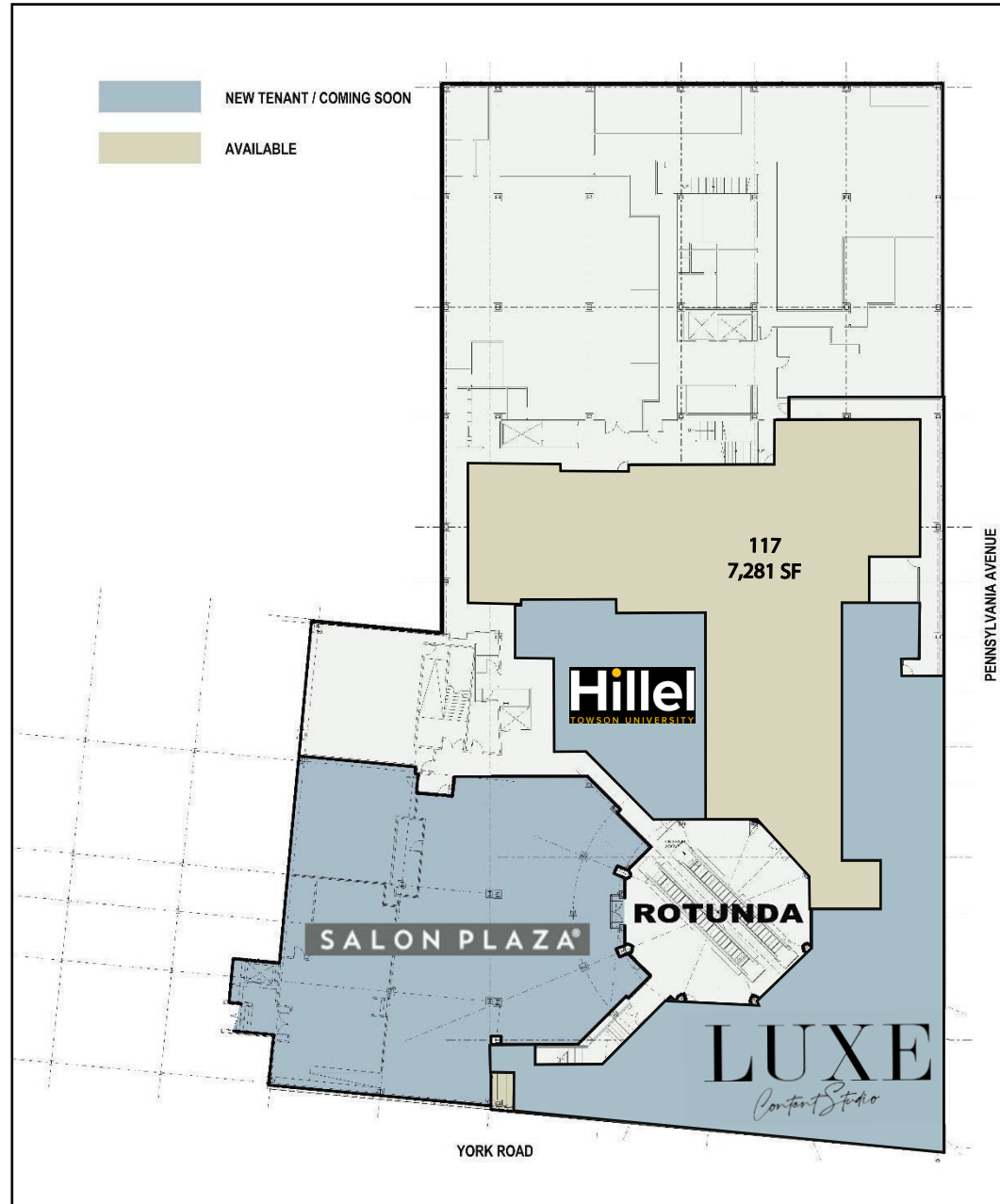
FLOOR PLANS

- NEW TENANT / COMING SOON
- AVAILABLE

ENTR ENTRY TO RETAIL ABOVE

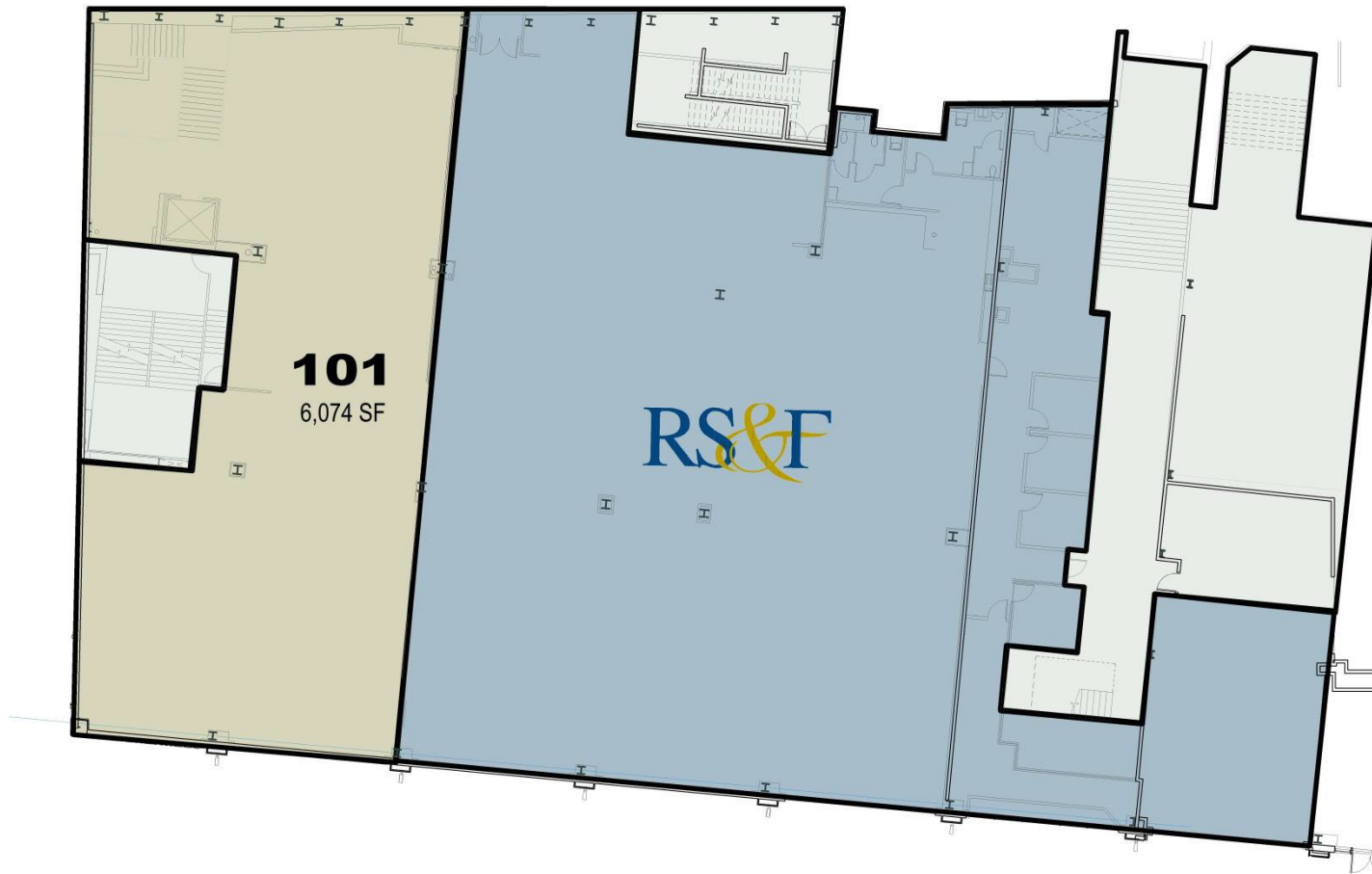
SERVICE / LOADING ALLEY





Mezzanine

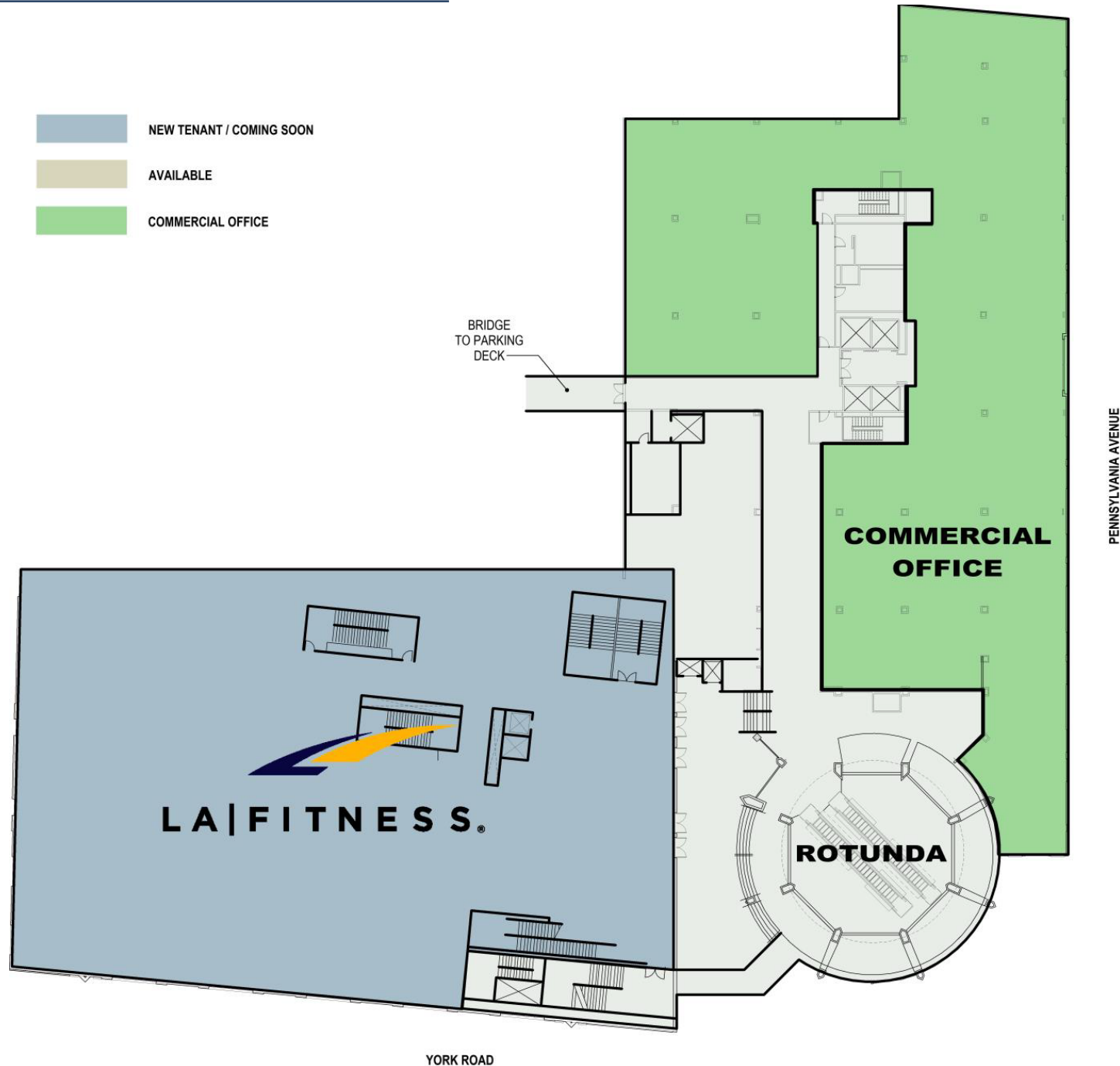
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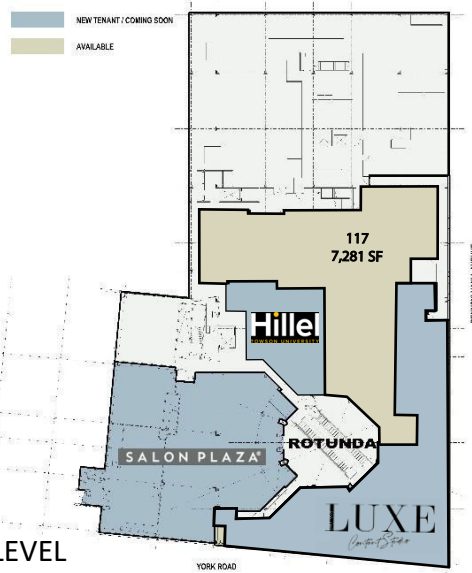


LA Fitness/Bridge to Parking

09

FLOOR PLANS

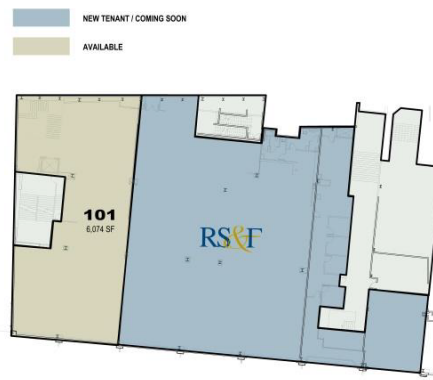




L0 LOWER LEVEL

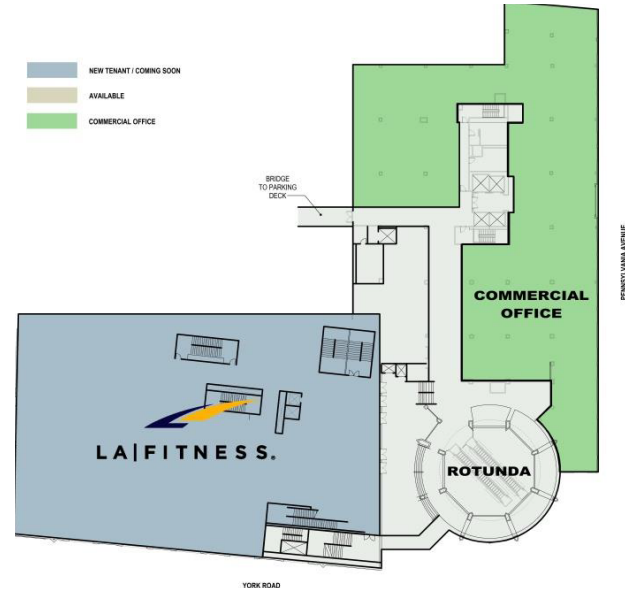


L1 STREET LEVEL



L2 MEZZANINE LEVEL

X



L3 UPPER LEVEL

1 MILE

Population: **20,228**
Avg Household Income: **\$74,760**
Daytime Population: **29,529**
Bachelors Degree & >: **2,946**
Median Age: **28.1**
Households: **7,321**
\$ Spent on Apparel & Services (2014): **\$12,104,025**

3 MILES

Population: **118,572**
Avg Household Income: **\$87,753**
Daytime Population: **71,787**
Bachelors Degree & >: **37,204**
Median Age: **37.4**
Households: **47,240**
\$ Spent on Apparel & Services (2014): **\$89,650,808**

5 MILES

Population: **316,802**
Avg Household Income: **\$82,517**
Daytime Population: **140,592**
Bachelors Degree & >: **91,808**
Median Age: **38.3**
Households: **128,700**
\$ Spent on Apparel & Services (2014): **\$228,396,695**

The logo for mfirealty, featuring the word "mfirealty" in a lowercase, sans-serif font. The "m" is white and set against a dark square background, while the rest of the word is dark.