

**MODERN OWNER OCCUPANCY
& INVESTMENT OFFICE/MEDICAL/RETAIL**

CONDOMINIUMS FOR SALE

8890

McDonogh Road

Owings Mills, MD 21117

Presented by

TriAlliance



PROPERTY SPECIFICATIONS



PROPERTY & ADDRESS:

McDonogh Crossing
8890 McDonogh Road
Owings Mills, Maryland 21117

PRICE:

\$160 GSF - \$200 GSF
Which includes a \$50 GSF
construction credit to the purchaser
at settlement

TOTAL CONDOMINIUM SIZE:

1,096- 48,045 SF
4 Floors

PROPERTY TAXES: \$2.50 GSF

LEGAL DESCRIPTION:

County Tax Map 51; Grid 23; Parcel
378; Lots 1-6 & 7-12

CONDOMINIUM FEES:

\$2.21 GSF / 2021

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▲ 8613 Stevenson Road Stevenson, Maryland 21153 ▲ Tel: 410-472-3510 ▲ www.trialliance.com ▲

Nearby shopping centers with restaurants, shops and business services.

Prime location at McDonogh and Painters Mill Roads

Individual units can be resold or leased by the new ownership

Multi stall common area restrooms serve floors 2 - 4 with private restroom connections in place for the first floor retail units

Easy access to I-83 and I-695 for fast transportation between the county and city.

4 levels spanning 93,000 SF of space and 350 parking spaces on the premises

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LOCAL INFORMATION ZONING

ZONING:

OT (Office and Technology permits employment intensive office development in combination with certain high technology & residential development)

TAX MAP: 0067

PARCEL: 0564

SCHOOL DISTRICTS:

Woodholme Elementary School
Northwest Academy Middle School
New Town High School

POLICE PRECINCT: Pikesville

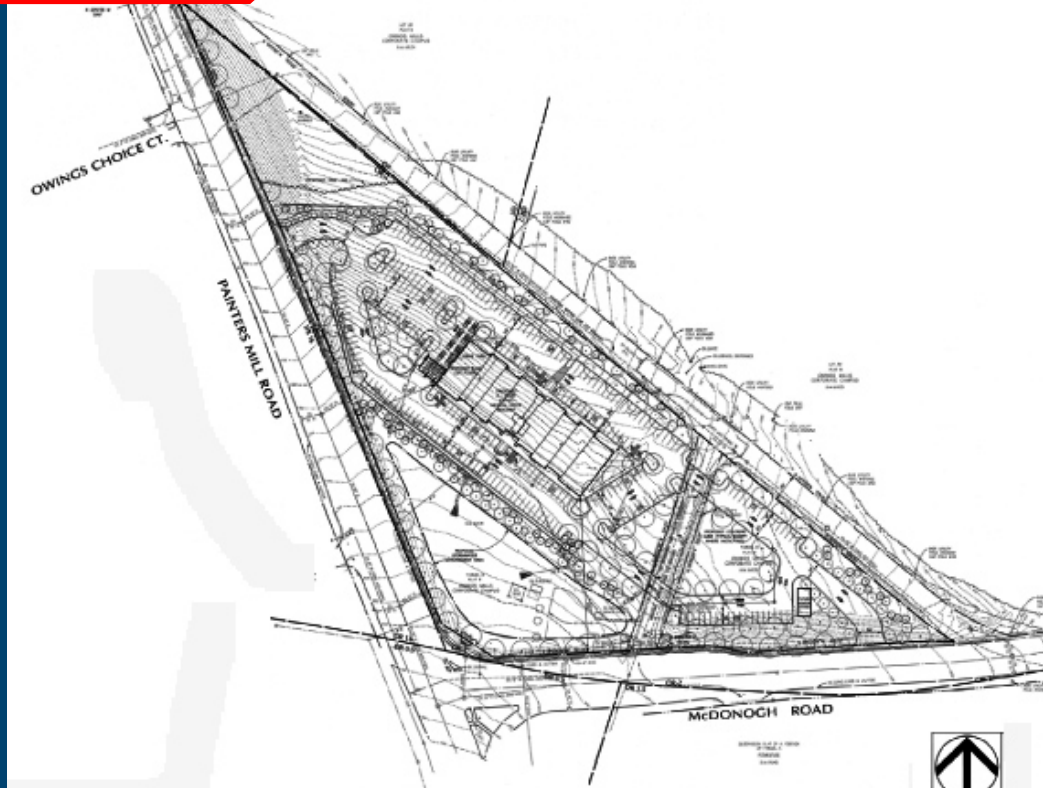
LEGISLATIVE DISTRICT: 11

COUNCILMANIC DISTRICT: 4

CONGRESSIONAL DISTRICT: 2

ELECTION DISTRICT: 2

VOTING PRECINCT: 02-015



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GET A CLOSER LOOK



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FIRST FLOOR



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SECOND FLOOR



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FOURTH FLOOR



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DEMOGRAPHIC SUMMARY

2021 POPULATION ESTIMATE: 1 mile: 12,139 5 mile: 180,452

2021-2026 GROWTH: 1 mile: 0.10% 5 mile: 0.03%

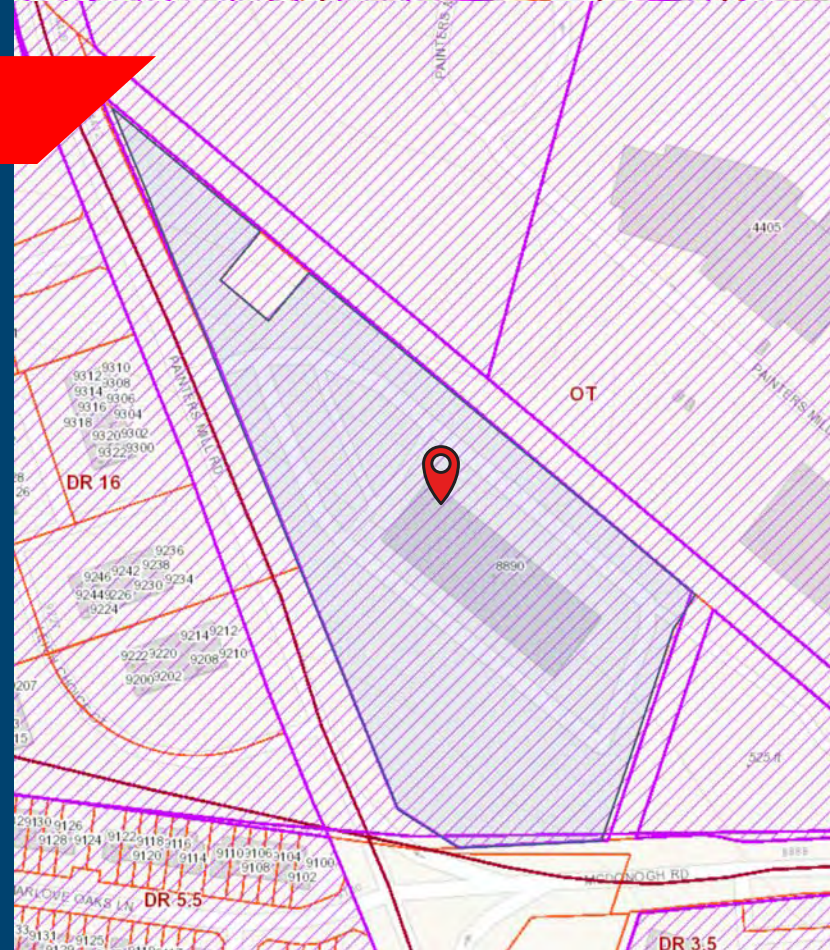
Within 1 Mile:

2021 AVG HOUSEHOLD INCOME: \$112,232

2020 MED HOUSEHOLD INCOME: \$96,780

2021 # OF HOUSEHOLDS ESTIMATE: 5,060

2025 # OF HOUSEHOLDS ESTIMATE: 5,092



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LOCAL LANDMARKS



McDonough Crossing

Giant M&T Bank
Starbucks McDonald's

MACYS THEATERS
Foot Locker the Greene Turtle RED ROBIN
ASHLEY STEWART Bath & Body Works GNC
Don Pablo's GYMBOREE Rainbow LENS CRAFTERS
Red Lobster KAY ZALES VICTORIA'S SECRET

Toys R Us
BABIES R US
BED BATH & BEYOND

St. Thomas
Giant petvalu
Starbucks LYONS BROS. COFFEE
Baskin Robbins Hallmark
RadioShack M&T Bank

Valley Centre
TJ-maxx ROSS
STAPLES HomeGoods
SHOE CITY PETS MART SLEEPYS
FRIDAYS DOLLAR TREE

Garrison



For more information on the property and surrounding area, please contact...



Christopher C. Smith, SIOR

President

TriAlliance Commercial Real Estate Services
www.trialliance.com

csmith@trialliance.com
410-339-7160



Andrew Brink

Sales & Leasing Associate

TriAlliance Commercial Real Estate Services
www.trialliance.com

Andrew.brink2@gmail.com
410-472-3510