



REAL ESTATE GROUP LLC
DALGARNO, BUBALUM, MEISSNER & ASSOCIATES

TOWSON / PARKVILLE PAD SITE

8635 Loch Raven Boulevard / 1703 East Joppa Rd.
Baltimore, Maryland 21286



HOOTERS

Days Inn

WELCOME INN

STARBUCKS COFFEE
FORMER STARBUCKS LOCATION

SUBWAY

Children's Urgent Care
Pediatric Specialists

SONIC
America's Drive-In

1.73 Acre
BL Zoned
Pad Site

DBM REAL ESTATE GROUP LLC.
40 York Rd. Suite 300
Towson, Maryland 21204
o. 410-580-2811
f. 866-554-8143

Adam Meissner
Principal
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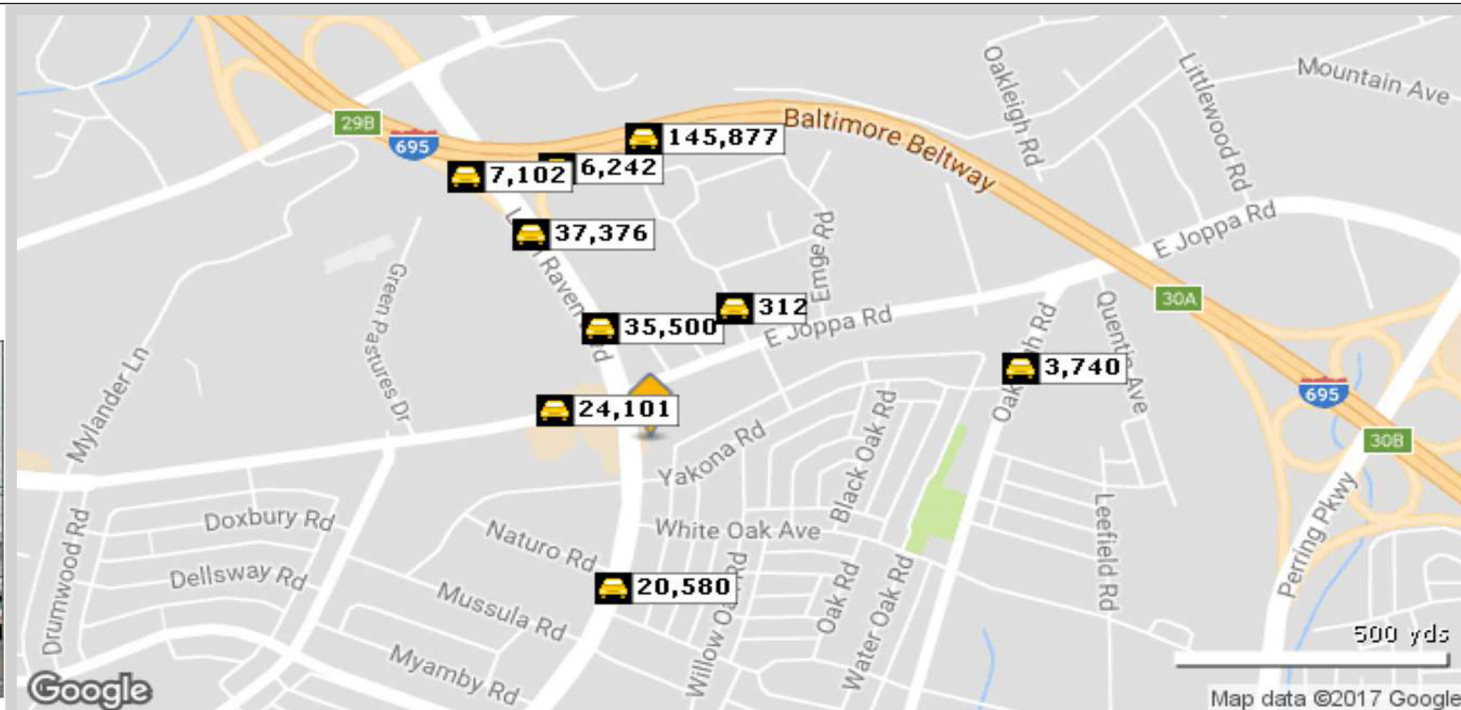


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**1.73 ACRES
ZONED BL**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Joppa Rd	Loch Raven Blvd	0.07 E	2016	24,101	MPSI	.11
2 Loch Raven Blvd	Loch Bend Dr	0.01 S	2016	35,500	MPSI	.14
3 Loch Raven Blvd	Naturo Rd	0.02 NE	2016	20,580	MPSI	.17
4 Lackawanna Ave	E Joppa Rd	0.04 SE	2016	312	MPSI	.18
5 Loch Raven Blvd	I-695	0.10 NW	2012	37,376	MPSI	.27
6 I-695	Loch Raven Blvd	0.07 W	2016	6,242	MPSI	.33
7 I-695	Loch Raven Blvd	0.17 W	2012	156,058	MPSI	.35
8 I-695	Loch Raven Blvd	0.17 W	2016	145,877	MPSI	.35
9 Loch Raven Blvd	I-695	0.03 NE	2016	7,102	MPSI	.36
10 Oakleigh Rd	Yakona Rd	0.02 SW	2012	3,740	AADT	.40

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