

# FOR SALE | TWO-STORY BUILDING



**6501 YORK RD, TOWSON, MD 21212**

**LONG & FOSTER®**

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For additional information, or to schedule a tour:



**Laura Rosen**

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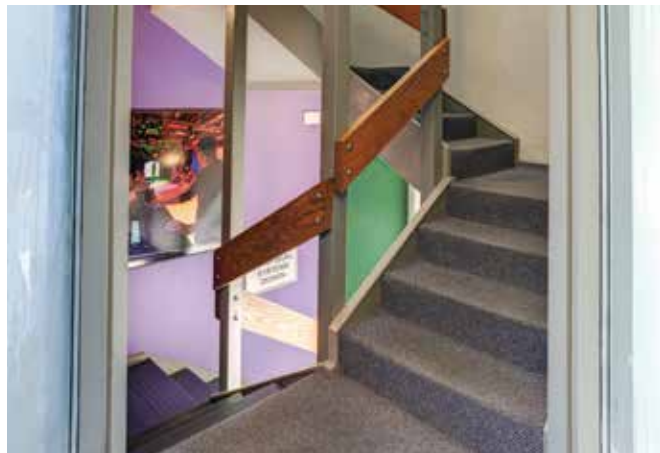
**Property:** 2 Story office building with finished ground level.  
**Building Size:** 3,900 ± square feet.  
**Location:** Highly visible, with easy access to central Towson and variety of retail amenities.  
**Parking:** ±10 Surface Spaces (Private lot resurfaced in 2025)  
**Lot:** Corner Lot 0.43 Acres  
**Zoning:** RO (Residential/ Office)  
**Utilities:** Public water and sewer. Natural gas/heat  
**Electric:** Central air conditioning  
**Features:** Completely finished offices, all offices have windows, conference room, kitchen.  
**Signage:** Front of building facing York Rd.  
**Storage:** 250 square feet.

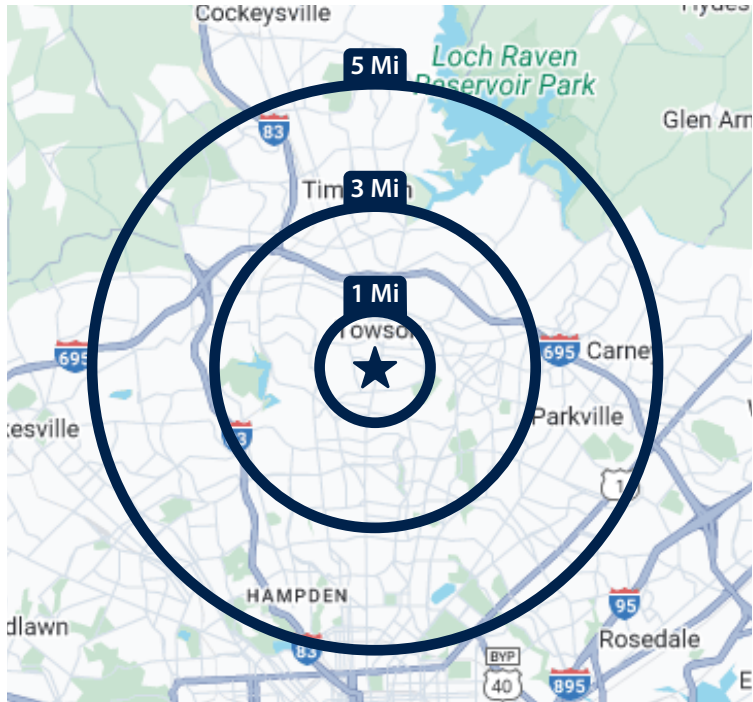
**Property Highlights:**

- Corner lot directly on York Rd.
- New CAT-5 wiring to all workstations.
- Minutes from downtown Towson.
- Exterior recently painted.
- Interior significantly refinished.
- Outdoor accessible storage room.
- New Roof in 2025.
- Separate HVAC per level.
- Bathrooms on two of three levels.
- Kitchenette on two of three levels.
- Front of the office metered parking and free side street parking.
- Custom conference room AV system.
- Building wide background music system to remain.
- Walkable shopping, grocery, banking, fuel/gas, restaurants, and TU









## 2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	24,597	172,059	447,818
Households	6,231	36,957	99,376
Avg HH Income	\$163,738	\$123,137	\$106,849
Median HH Income	\$108,806	\$78,882	\$68,111
Daytime Population	17,818	175,048	429,403
Workers	7,390	92,041	205,136
Residents	10,428	83,007	224,267
Traffic Count	19,711 AADT Batlimore City Line to Stevenson Ln		

## Nearby Businesses:

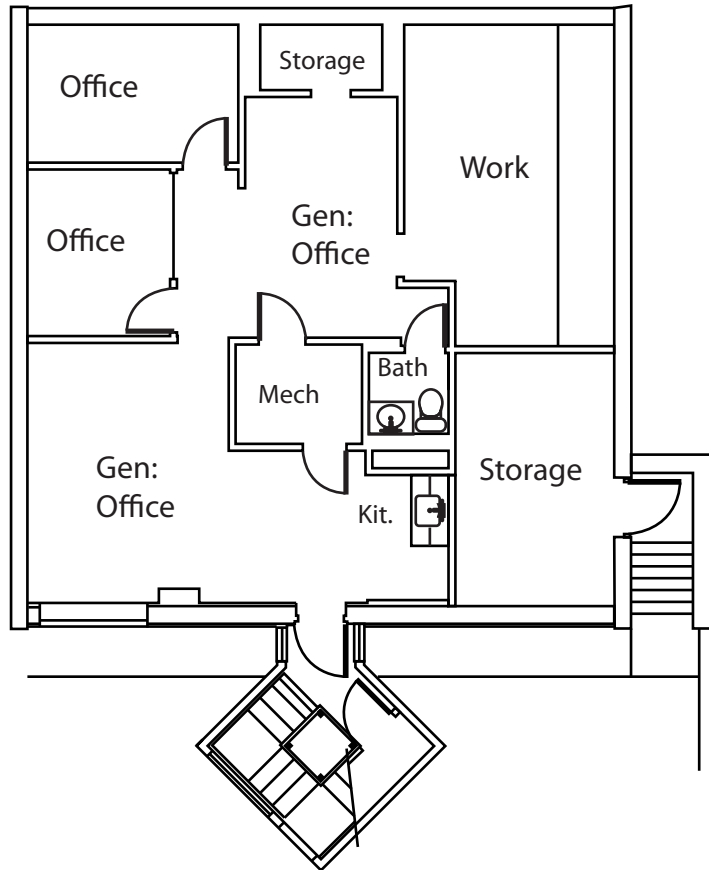




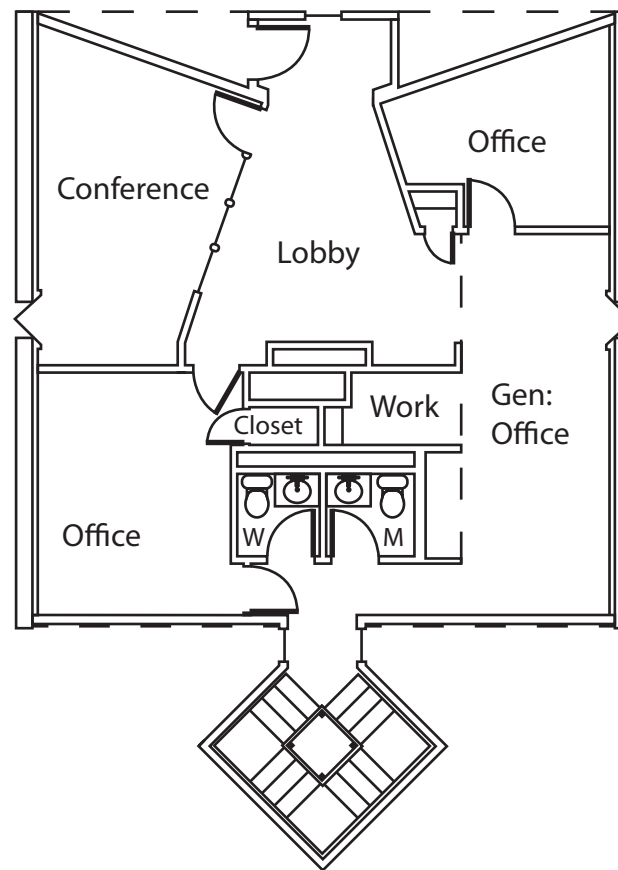




Floor 1



Floor 2



Floor 3

