



MEDICAL OFFICE CONDO

THE PROFESSIONAL CENTRE | 120 SISTER PIERRE DRIVE | TOWSON, MD

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,051 SF medical office condo (4th floor)
- Located on the campus of the University of Maryland St. Joseph Medical Center
- Minutes from the heart of Towson (Towson Town Center, Towson Row, Towson Square, Circle East, Towson University, GBMC)
- Ample on-site parking
- Easy access to Interstate 695

UNIT SIZE:

1,051 SF ± (SUITE 406)

BUILDING SIZE:

43,142 SF ± (5 STORIES)

LOT SIZE:

2.0 ACRES ±

YEAR BUILT:

1986

PARKING:

80 SURFACE SPACES

ZONING:

OR-1 (OFFICE BUILDING - RESIDENTIAL)

SALE PRICE:

\$168,160

RENTAL RATE

WITHHELD



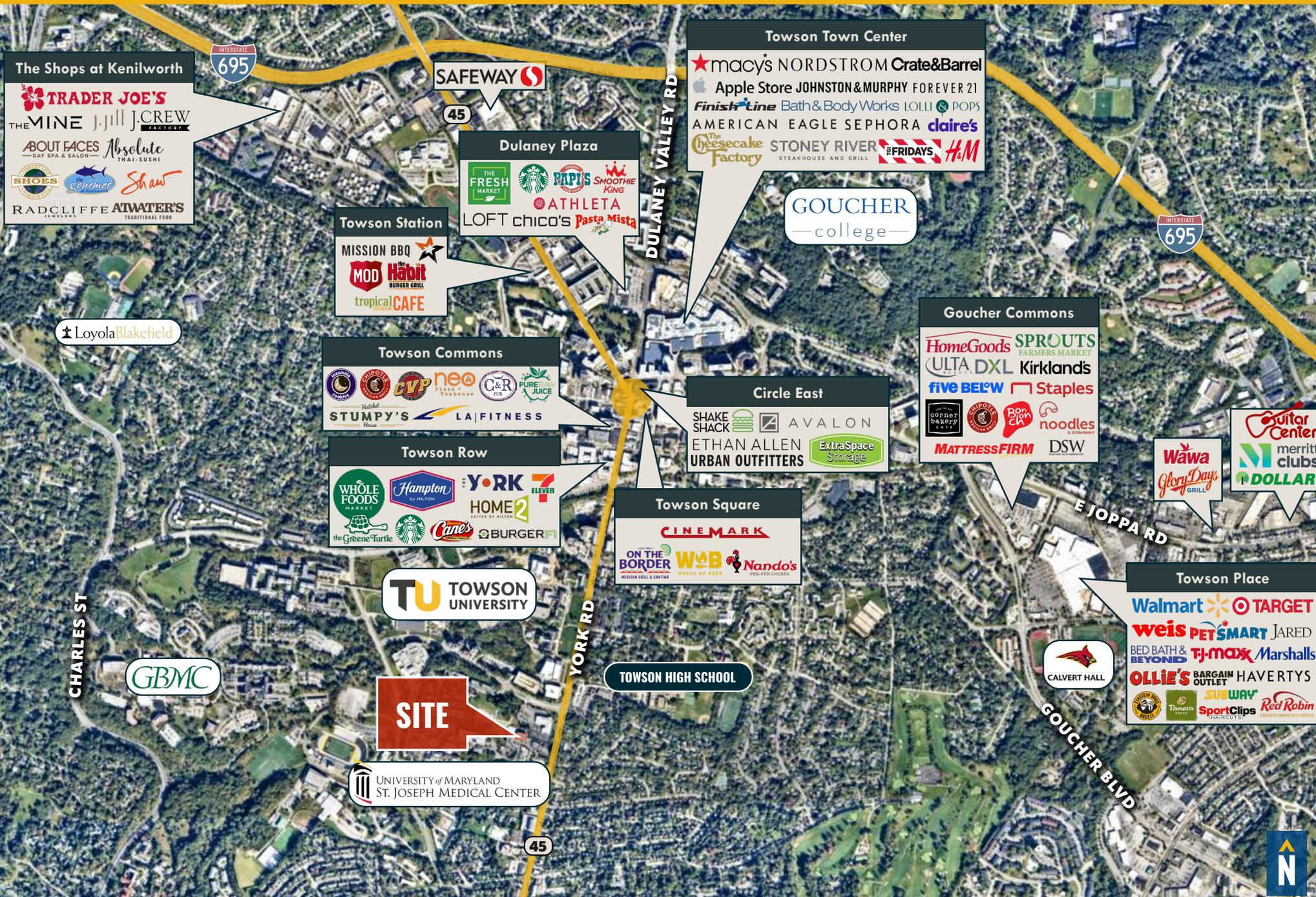
GOOGLE STREET VIEW



INTERIOR PHOTOS



TOWSON CORE TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



24,295

138,004

364,919

DAYTIME POPULATION



36,587

145,552

354,034

AVERAGE HOUSEHOLD INCOME



\$151,255

\$127,120

\$116,893

NUMBER OF HOUSEHOLDS



7,877

55,287

148,526

MEDIAN AGE

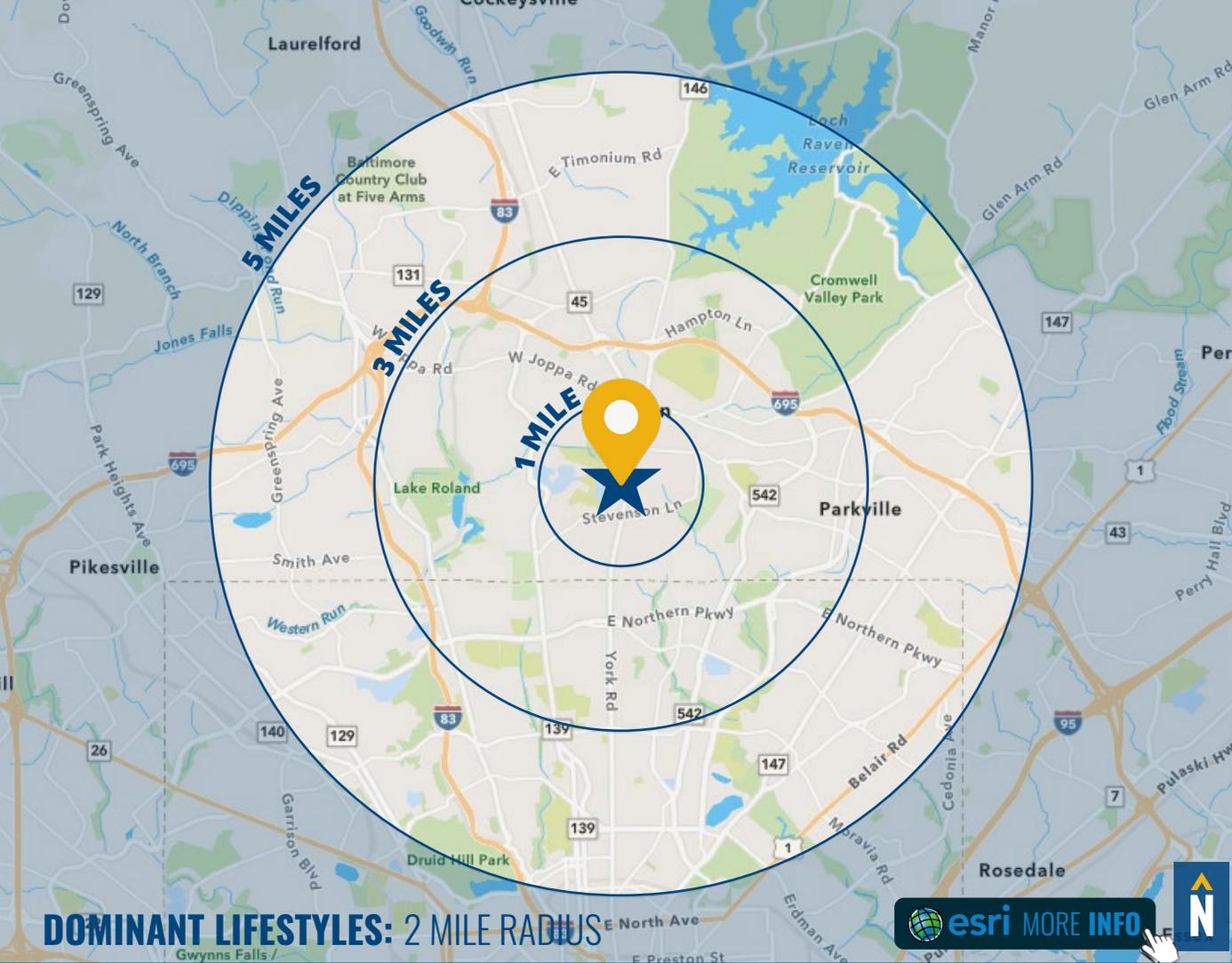


26.6

37.7

39.3

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

14%
COLLEGE TOWNS



This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age: **24.5**
Median Household Income: **\$32,200**

13%
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**
Median Household Income: **\$109,400**

12%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**
Median Household Income: **\$59,200**

FOR MORE INFO **CONTACT:**



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PATRICK J. SMITH

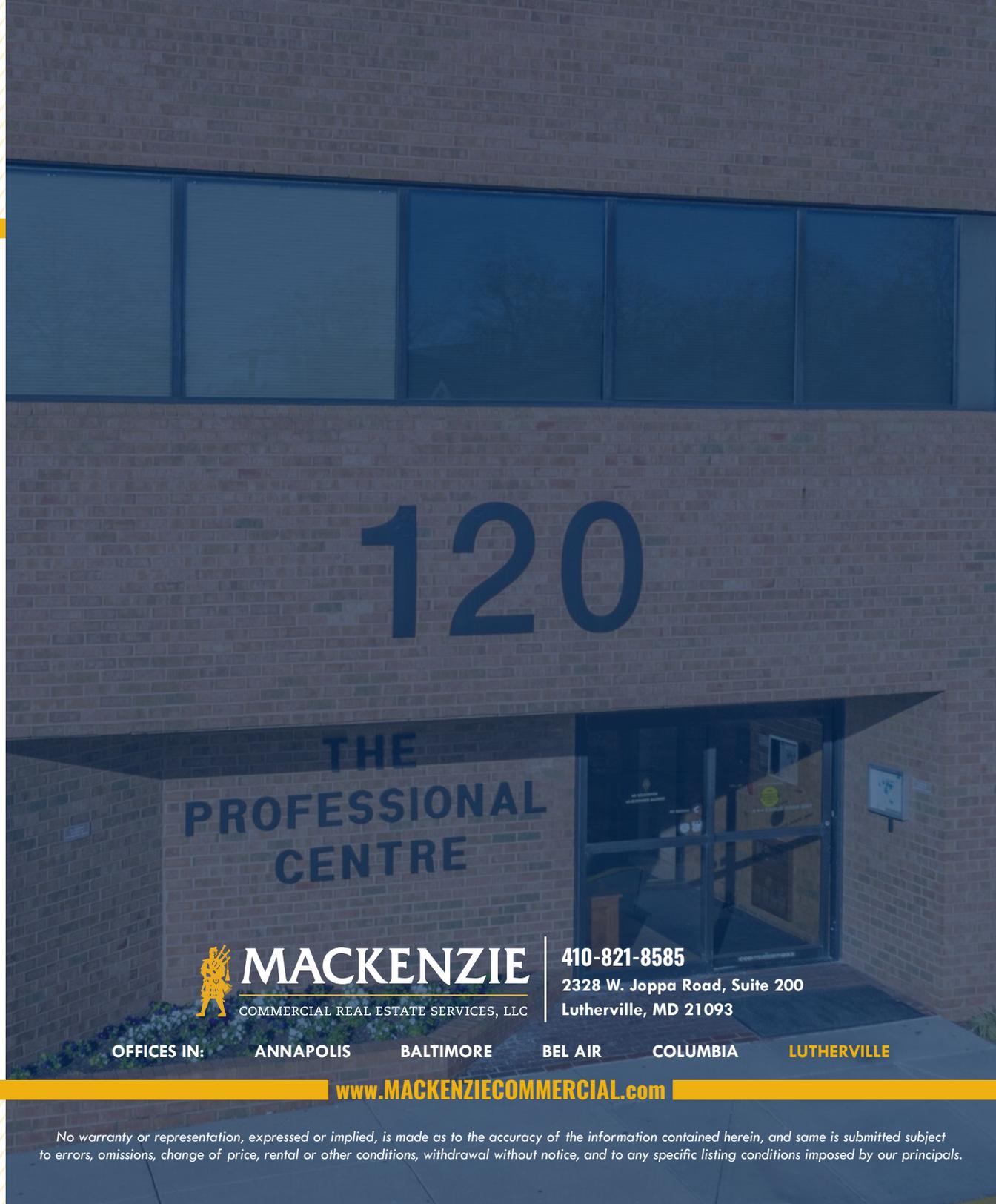
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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THE
PROFESSIONAL
CENTRE



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