

FOR SALE



**NNN Tenant Investment
New 10-Year Lease**



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EXECUTIVE SUMMARY

This offering features 3,167 SF of prime ground-floor retail space in the heart of Towson, Maryland, fully leased to Roggenart Bakery, a rapidly expanding, locally owned chain currently operating 12 locations and growing. The tenant has recently committed to a new 10-year NNN lease, providing long-term stability and a strong income stream for investors.

Situated in the center of Towson's vibrant downtown district, this property benefits from exceptional visibility, heavy pedestrian traffic, and proximity to a dense mix of offices, residential developments, retail, and entertainment venues. Towson serves as the county seat of Baltimore County and is a regional hub anchored by Towson University, Towson Town Center, and a thriving urban core, making it a highly desirable retail location. The property's strong fundamentals, combined with a proven and expanding tenant, position this asset as a secure, recession-resistant investment with excellent growth potential.

SPACE SIZE: 3,167 SF

YEAR BUILT: 1976

STORIES: 1

LOADING: Access Through Parking Garage

ZONING: BM DT

CAP RATE: 8%



INVESTMENT HIGHLIGHTS

RARE INVESTMENT SALE OPPORTUNITY

- Owner-Occupied and Well-Maintained
- Easy Access to All Towson Has to Offer and I-695
- Property is Part of the Penthouse Condominiums
- New NNN 10 Year Lease
- Strong Performing Tenant with Multiple Locations
- Attractive Size for Retail Investors



TERMS OF SALE

INTEREST OFFERED

Fee Simple Condominium

OFFERING PROCEDURE

The Seller and Broker will evaluate the qualifications of any party submitting a non-binding letter of intent in line with the Seller's objectives. In this evaluation, the Seller will take into account several factors, including but not limited to the proposed purchase price, anticipated closing timeline, and the investor's demonstrated ability to successfully complete the transaction.

OFFER REQUIREMENTS

A formal Call for Offers date will be announced at a later time. All submissions must be delivered via email or hard copy. Offers should be submitted as a non-binding Letter of Intent (LOI) and include the following information:

- Offering Price
- Study/Inspection Period *(if any)*
- Proposed Closing Period
- Earnest Money Deposit Amount & Terms
- Contingencies *(if any)*
- Purchasing Entity Background *(including references & details of previously completed transactions)*
- Sources of Funds - Specifying Both Equity & Debt *(if applicable)*
- Required Consents/Approvals Needed for Closing

GUIDED TOUR

Property visits are available by appointment with TCA





PROPERTY OVERVIEW

ADDRESS: 28 Allegheny Ave, Suite 1 & 2, Towson, MD 21204

PARCEL ID: 09-1700006665

MAP/GRID/PARCEL: KS51/0000/P139

SPACE SIZE: 3,167 SF

BUILDING SIZE: 36,136 SF ±

YEAR BUILT: 1976

STORIES: One (1)

CONSTRUCTION: Masonry

LOADING: Through Parking Garage

SPRINKLERS: Wet

UTILITIES: Public Water & Sewer

PARKING: Attached Garage, Street & Lot Across Street

ZONING: BM DT

ZONE DESCRIPTION: Business Major

TYPICAL USES PERMITTED BY RIGHT: Restaurant, Fast Food, Salon, Nail Salon, Medical & Retail.



TENANT OVERVIEW

Roggenart blends the charm of a European bakery, bistro, and café into one cohesive experience. Everything is made from scratch daily, baked in small batches, and prepared with care - from croissants, Danish pastries, artisan breads, and sourdough to handcrafted lunches and specialty coffee. The menu even features inventive favorites like the “crookie” (a croissant with cookie dough filling) that has gained national attention.

Over the past years, Roggenart has expanded impressively, with multiple locations across Maryland (including Ellicott City, Columbia, Savage Mill, Towson, Baltimore, Frederick, Catonsville, Hampstead) and beyond - such as Arlington, Reston (VA), and in Chicago. Notably, their Reston, VA location celebrated its grand opening with local officials and featured the **largest** croissant in the state.

Roggenart’s excellence has not gone unnoticed:

- Best of Baltimore for Bread (2018)
- Best New Bakery (2017)
- Named Among the Best Bakeries & Coffee Shops in Howard County (2024)
- Best Pastry Shop in Towson, MD by Quality Business Awards
- Founders Were Honored as Entrepreneurs of the Year by the Howard County Chamber in 2023.

With its handcrafted approach, European flair, and thoughtful ambiance, Roggenart has carved out a unique niche - drawing customers who value quality, comfort, and creativity.



LEASE ENTITY: Roggenart

MARKET PRESENCE: Maryland’s Largest Bakery Chain

LEASE BACK RATE: New Lease Signed for 10 Years, to be Provided to Prospective Buyers

LOCATIONS: 13 & Growing

INDUSTRY: Retail Restaurant

SPECIALTIES: Baked Goods and Coffee

SECURITY: Corporate Guarantee



THE NEIGHBORHOOD

CENTRAL AND WALKABLE DOWNTOWN LOCATION

Situated in the very heart of Downtown Towson, 28 Allegheny Ave benefits from a dynamic, walkable urban setting. Residents & visitors enjoy immediate access to a broad mix of amenities - including shops, restaurants, cafés, entertainment venues, and Hop-on-off urban services. Downtown Towson is described as the “heartbeat of the area,” offering everything from movie theaters & bars to libraries, the courthouse, and high-rise buildings.

DYNAMIC RETAIL, DINING & ENTERTAINMENT HUB

Towson is known for its vibrant street life. Just steps away, you’ll find top-tier retail destinations like Towson Town Center - Maryland’s largest indoor mall for many years, housing over 190 stores, anchor tenants, and notable dining experiences. Additionally, the nearby Towson Square (also known as Circle East) offers an outdoor mall experience with a luxury movie theater and popular dining options, enhancing the area’s draw for both daytime and evening traffic.

MIXED-USE & INCLUSIVE COMMUNITY

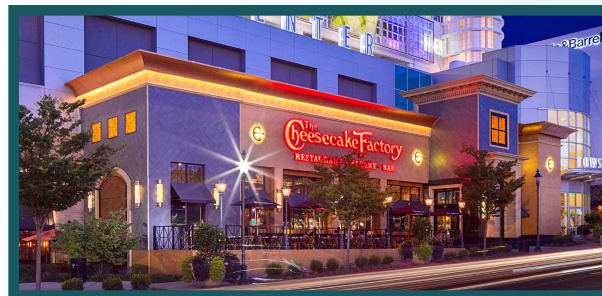
Towson uniquely blends urban energy and suburban charm, serving as a city center, college town, and residential suburb all at once. This mix attracts a diverse demographic—students, professionals, families, and retirees—creating consistent pedestrian and consumer flow throughout the day and evening. The area also features varied housing types, from historic townhomes to modern condos and apartments.



INSTITUTIONAL & PUBLIC INVESTMENT

As the county seat of Baltimore County, Towson hosts key institutional anchors, including Courthouses and Towson University’s central campus nearby. This generates strong day-time activity, foot traffic, and stability. The downtown district has benefited from targeted public-private investments—such as enhanced public safety patrols funded by Tufts University and beautification efforts like murals and streetscapes - underscoring the area’s prioritization in regional planning.

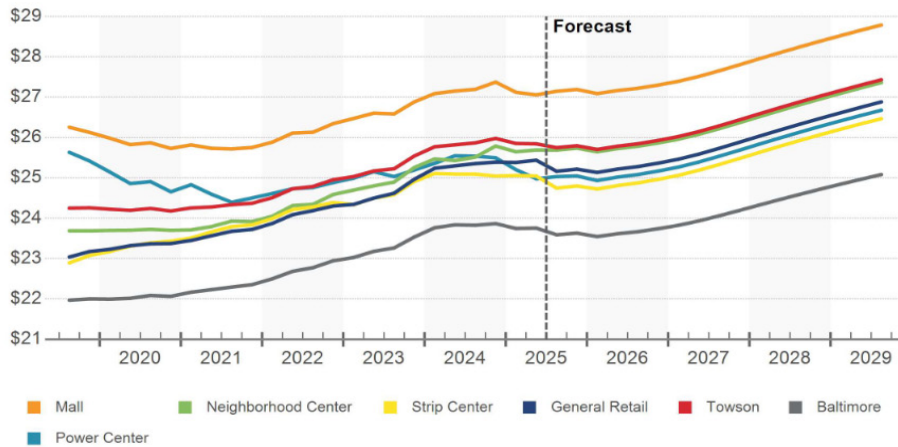
In summary, 28 Allegheny Ave is superbly positioned in a thriving, mixed-use urban center enriched by strong pedestrian dynamics, retail and institutional anchors, and a supportive development environment - making it an exceptionally attractive commercial location.



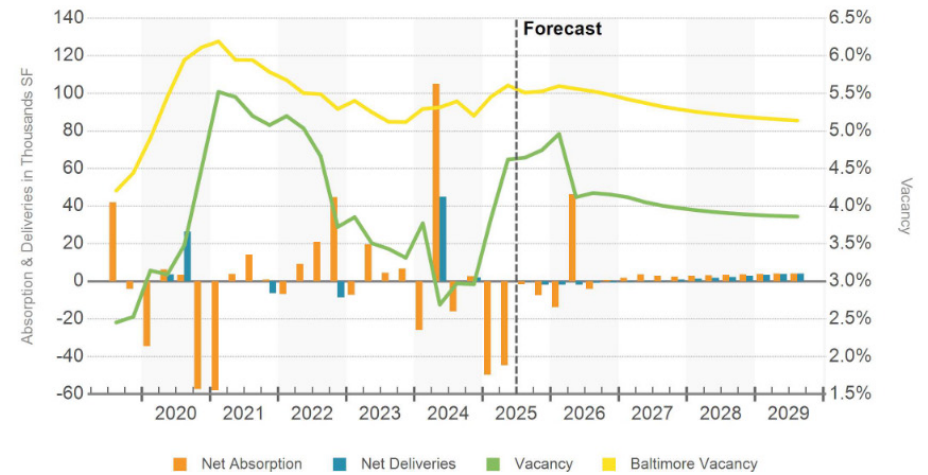


MARKET TRENDS

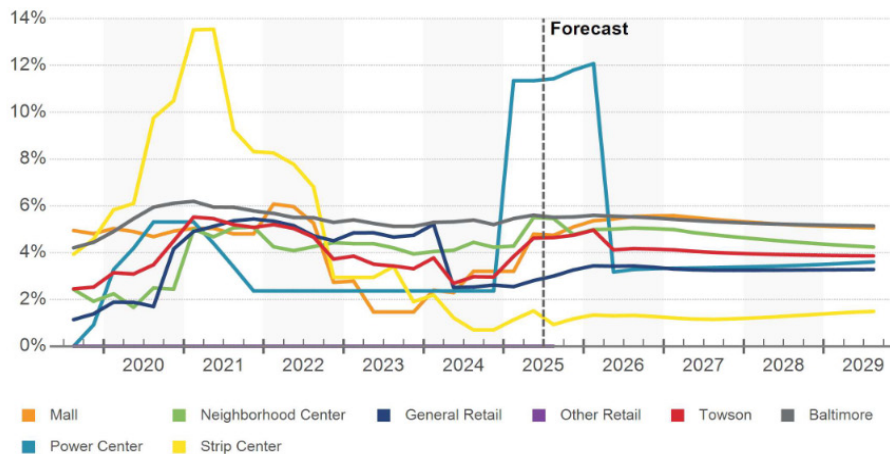
MARKET ASKING RENT PER SQUARE FEET



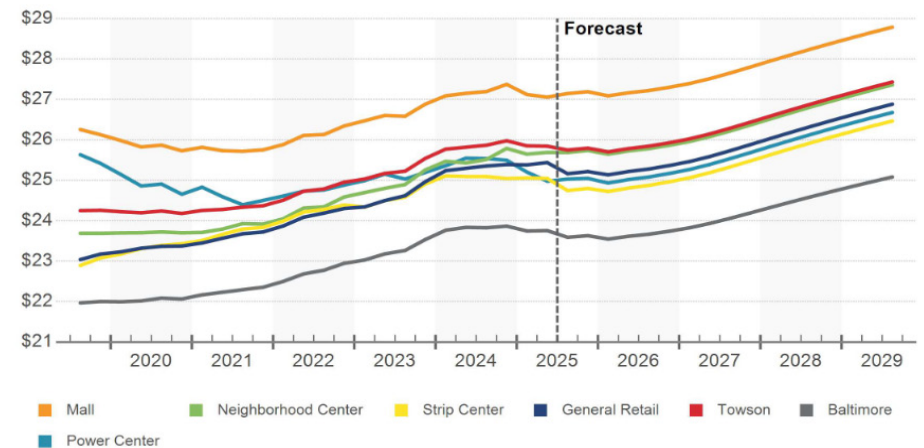
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



MARKET ASKING RENT PER SQUARE FEET





BIRDSEYE TRADE AREA



DULANEY PLAZA



LOFT



The UPS Store



I-695
159,423 ADT



Dulaney Valley Rd
34,301 ADT



Immaculate Conception School

Immaculate Conception Church

York Road
37,783 ADT

W Joppa Rd



SITE



Circuit Court for Baltimore County

Baltimore Ave

TOWSON TOWN CENTER





DEMOGRAPHICS

Demographics 2025

1 MILES 3 MILES 5 MILES

Population

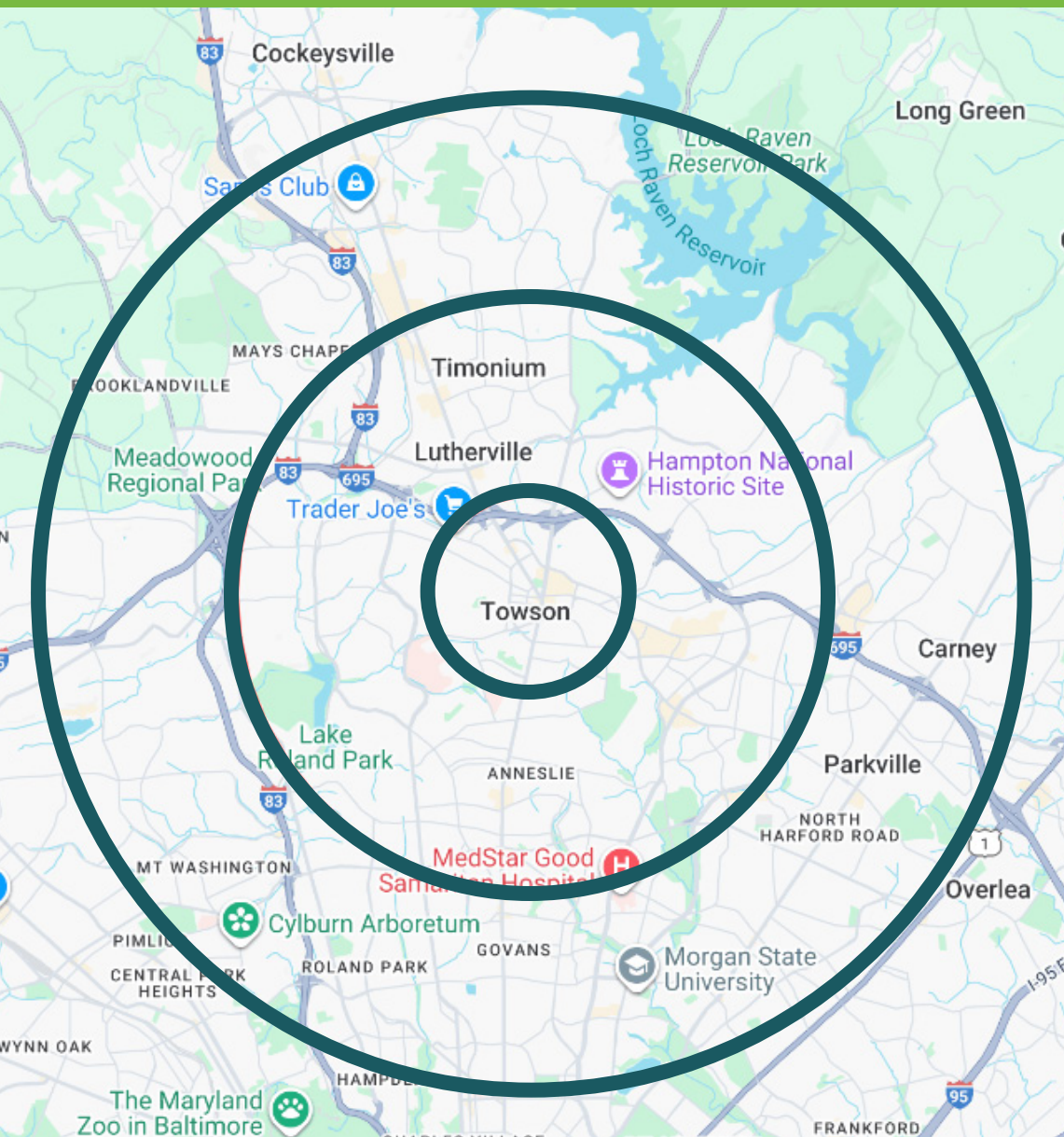
23,581 112,205 284,743

Households

9,324 45,314 119,635

Average HH Income

\$93,883 \$116,970 \$111,017





For More Information Please Contact:



Christopher Brody Tennant

TCA

Principal / Managing Director


(443) 717-2336

brody@tenantcommercial.com

Lic: 668584

Visit Our Website: www.tenantcommercial.com

 @tenantcommercial

 @tenantcommercialadvisors

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