

Main Street at Joppa

Introductory Brochure

3613-3615 E Joppa Rd | Parkville | MD 21234





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EXECUTIVE SUMMARY

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Executive Summary

97% Leased Neighborhood Mixed-Use

Main Street at Joppa is a 97% leased, 22,777 SF mixed-use center in Parkville/Perry Hall, located in a dense single-family residential market on busy E Joppa Rd, just blocks from Belair Rd, White Marsh Blvd, I-695, and I-95.

The center is immaculately maintained with strong curb-appeal, a large lot, easy access, and prominent signage on E. Joppa Road. With 11 tenants, and anchored by The All-American Steakhouse, the center features a destination-oriented set of ground-floor retailers with NNN leases, as well as a mix of service-oriented office tenants on the 2nd floor, providing durable and growing cash flow for years to come.

Destination Tenant Mix

The roster blends food, retail, service, and office that make the center resilient, vibrant, and demographically aligned. The All-American Steakhouse – a local favorite with 7 locations in MD and VA - is joined by a nail salon, a jeweler, an audiologist, financial and health offices, and a tech company.

Value Add Potential

Retail tenants have NNN lease structures, and office tenants have straightforward gross leases. All tenants pay moderate or below-market lease rates, with annual escalations, providing value-add potential with upside at renewal or rollover. Well-occupied for years, the center's historical vacancy has been well below peer centers in the County, pointing to continued tenant demand and YOY rent growth.

Centrally Located in Thriving Residential & Retail Market

Drawing from more than 240,000 residents within five miles, the center is located at 'Main & Main' on E. Joppa Road with immediate connectivity to Belair Rd, White Marsh Blvd, I-695, and I-95. Nearby anchors—White Marsh Mall, THE AVENUE at White Marsh, and IKEA

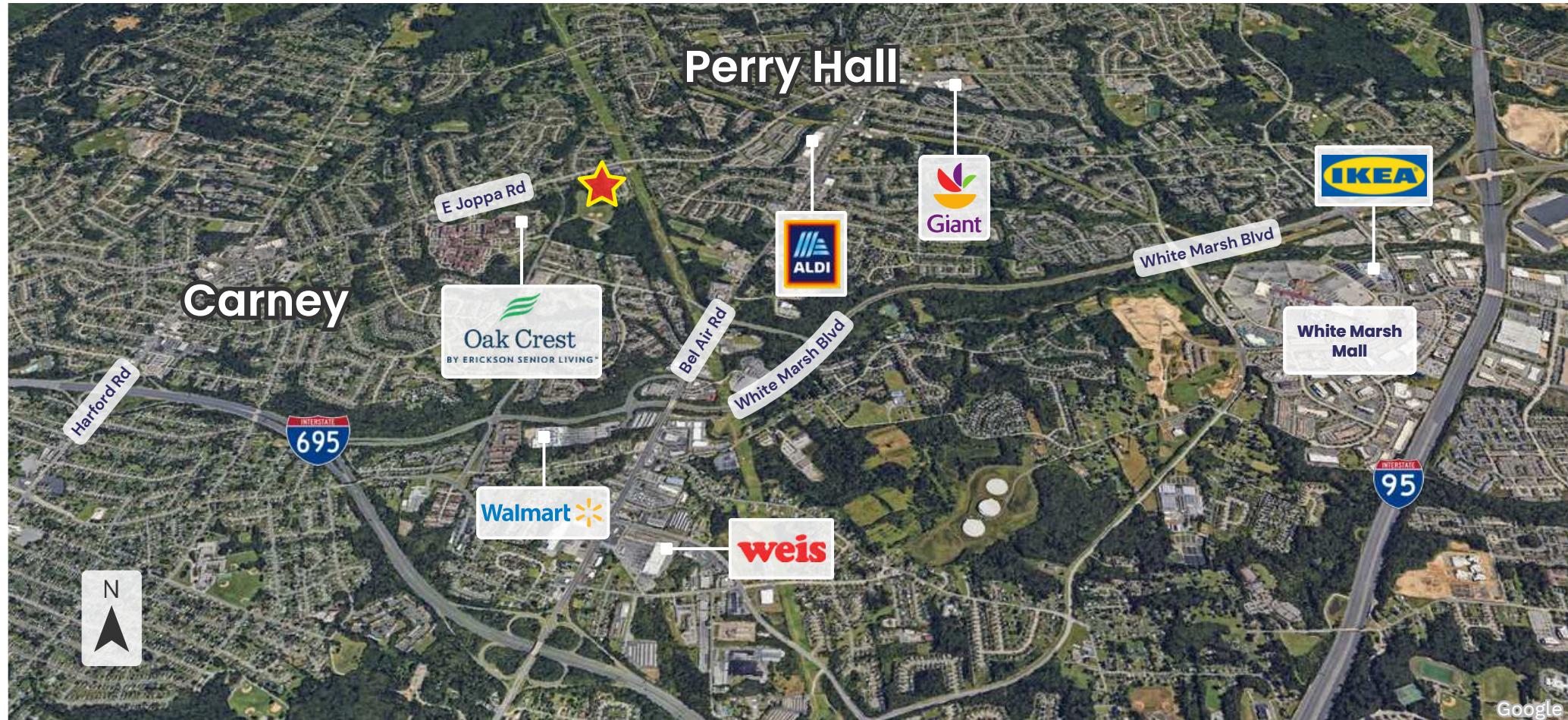
Solid Market & Tenant Mix

- 4 NNN Ground Floor Retail Tenants - 67% of GLA, 7 Second-Floor Office Units - 33% of GLA
- Destination mix: retail, dining, service, and office tenants resilient to cycles
- Below-market rents with annual escalations across the roster
- Nearby arteries delivering 45K - 60K daily traffic counts; minutes from I-695, and I-95

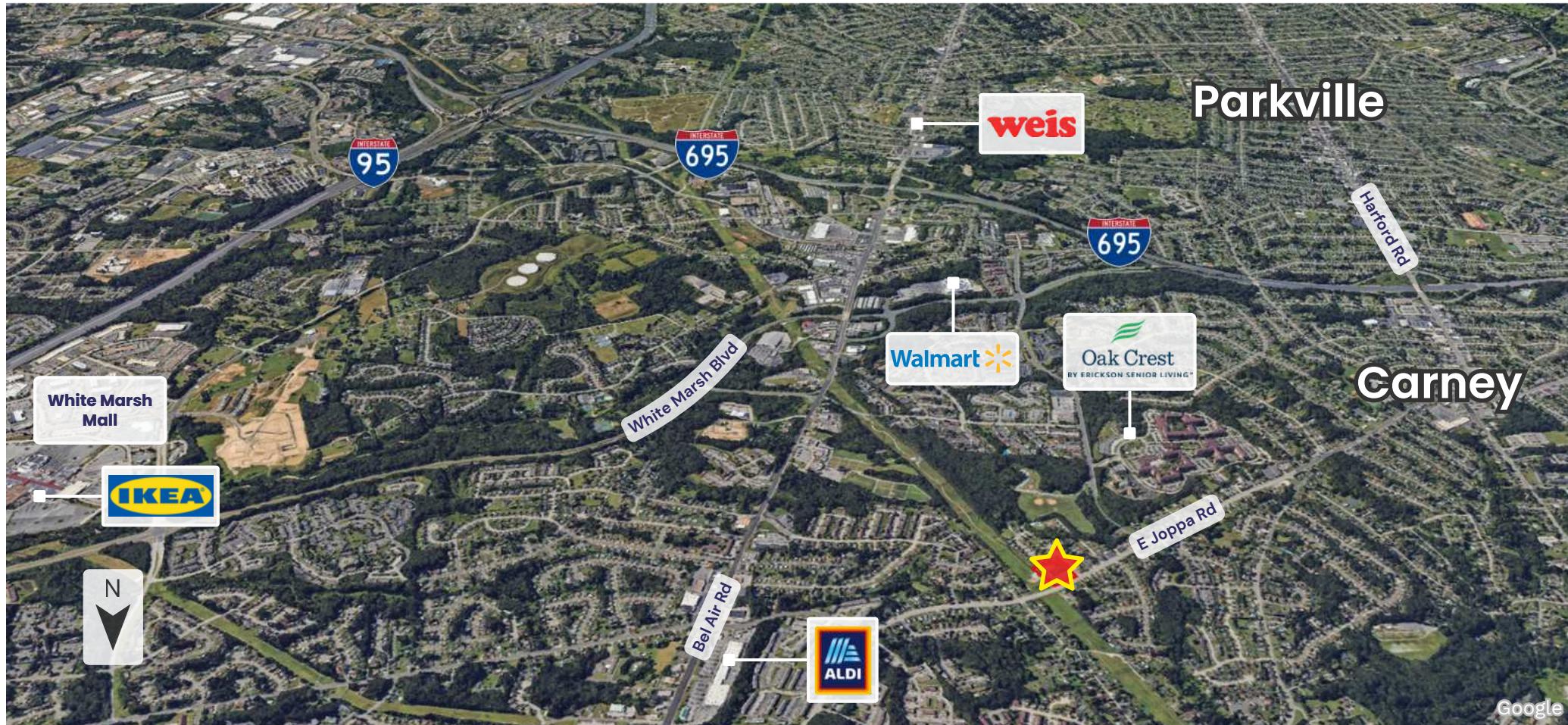
5 Miles Demographics	
Population	240,000
Avg. HH Income	\$100,000
Households	93,213
Avg. Daily Traffic	
E Joppa Rd	20,574
Belair Rd (I-695 → White Marsh Blvd)	44,700
White Marsh Blvd (Honeygo Blvd) → I-95)	45,200

Offering Summary	
NOI	\$457,000 Stabilized, YR 1
Price	\$5,650,000
Cap Rate	8.1%
Building Area	22,777 SF (GBA) / 21,417 (RBA)
Lot Size	2.17 AC (2 parcels)
Parking	128 Surface
Year Built	2006/2017
Total Units	11 (10 occupied, 1 office vacant)
Retail Units	4 NNN Ground-Floor Retail Tenants (14,389 SF / 67% of GLA)
Office Units	7 Second-Floor Offices (7,028 SF / 33% of GLA)
Occupancy	20,806 SF (97%) Occupied, 611 SF (3%) Vacant (2nd floor office)
Lease Structures	Retail: NNN / Office: Gross

The Perry Hall Marketplace, Viewing North



The Perry Hall Marketplace, Viewing South



The Neighborhood, Viewing South



North



East



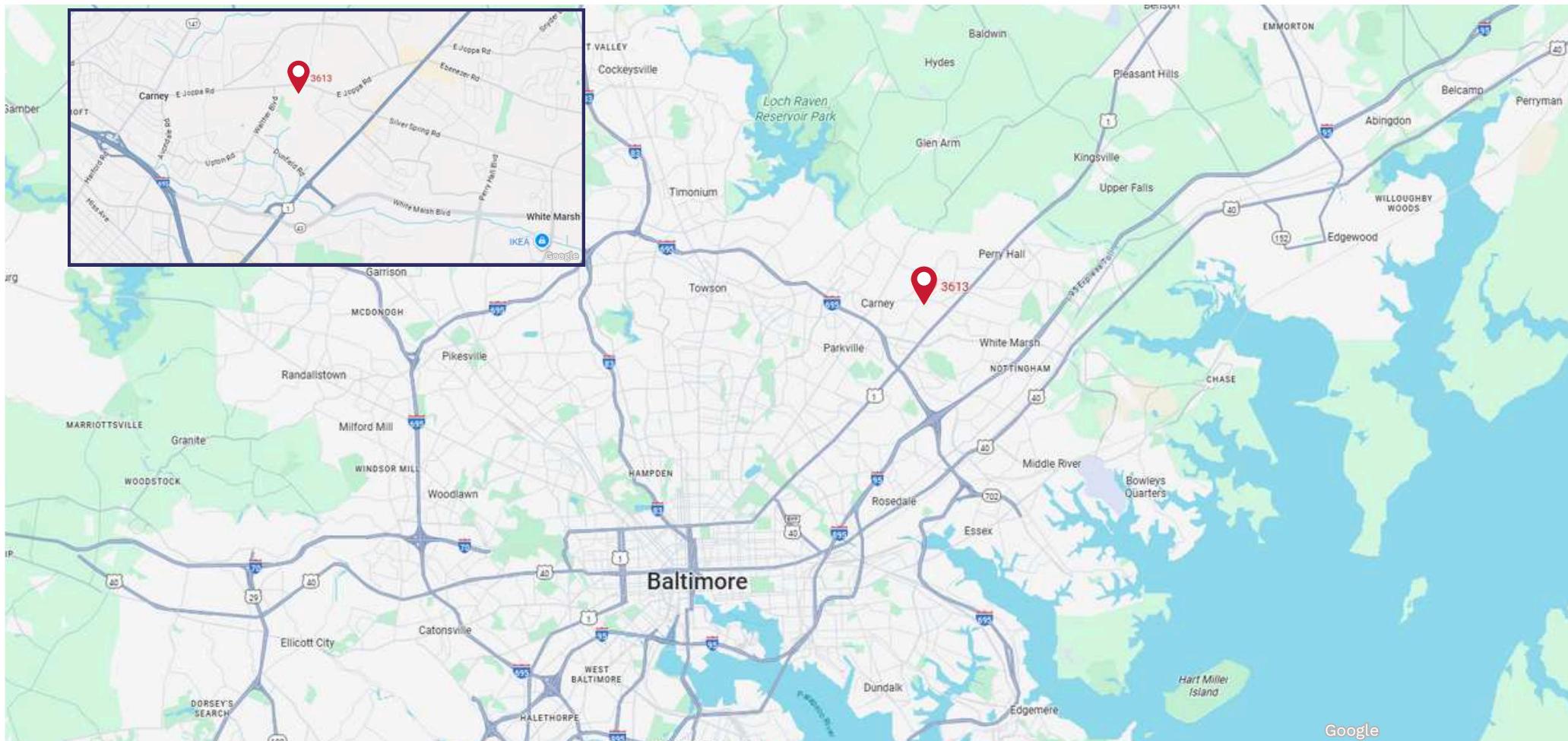
South



West



Market Map



5 Mile Demographic Summary

DEMOGRAPHIC SUMMARY

Main Street at Joppa 3613 E Joppa Rd, Parkville, Maryland, 21234

Ring of 5 miles

KEY FACTS

243,638



Population

40.3

Median Age

Households

\$68,350

Median Disposable Income

EDUCATION

7.1%



No High School Diploma



26.1%
Some College/
Associate's
Degree



39.9%
Bachelor's/Grad/
Prof Degree

INCOME



\$111,539

Average Household Income



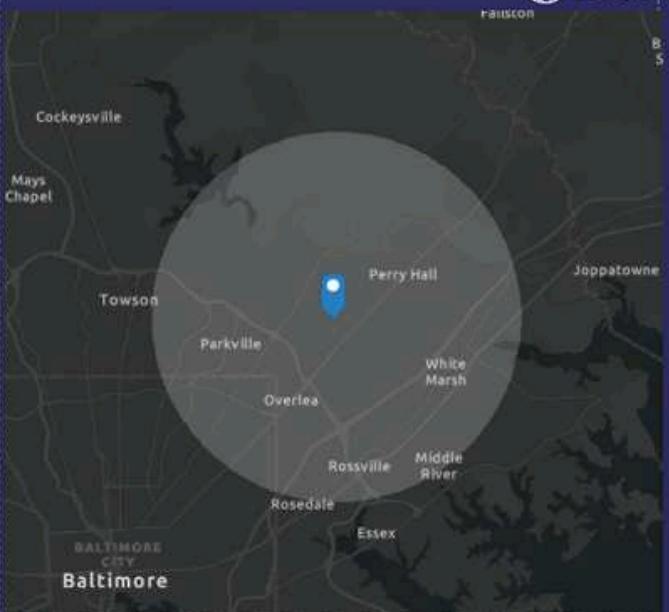
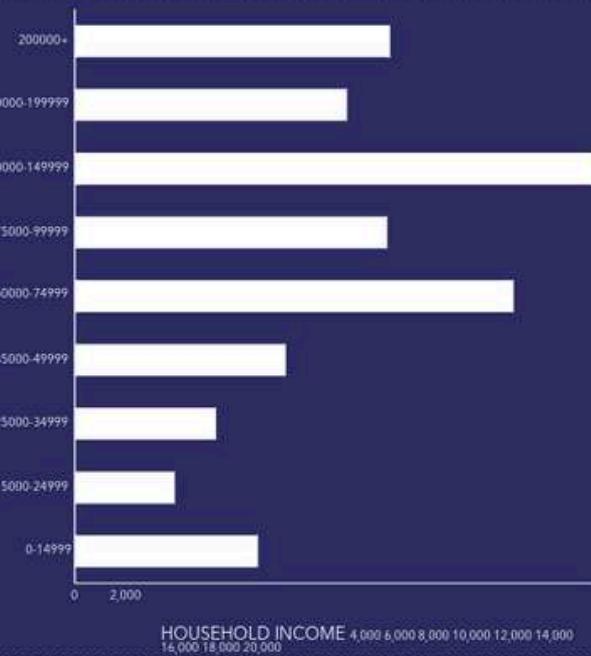
\$45,093

Per Capita Income



\$262,171

Median Net Worth



EMPLOYMENT



White Collar

70.8%



Blue Collar

16.8%



Services

16.1%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Key Property Information

BUILDING INFORMATION

Property Name	Main Street at Joppa
Address	3613-3615 E Joppa Rd, Parkville, MD 21234
Parcel No. (APN)	1600004413 (3613 E Joppa) and 1111015825 (3616 E Joppa)
County	Baltimore County
Submarket	Parkville
Metro Market	Baltimore-Columbia-Towson, MD
Nearby Corridors	Pending
Zoning	BLR
'25-'26 Property Tax (Large Parcel)	\$53,104.60
'25-'26 Property Tax (Small Parcel)	\$17,758.31
Total Property Tax, '25-'26	\$70,862.91

CONSTRUCTION DETAIL

Construction	Steel-framed structure with load and non-loadbearing CMU walls at perimeter
Foundation	Reinforced concrete
Framing	Steel
Exterior Walls	Brick/Stucco/Block
Roof Cover	Built-up. Membrane Surface, well-maintained

MECHANICAL DETAIL

HVAC	Roof-mounted HVAC units
Plumbing	Sewer
Water & Sewer	1 water meter for property. County sewer
Electrical Service	3 Wire/4 Phase
Electrical Metering	1 st Floor: 5 meters for tenants & elevator. 2 nd Floor: 7 meters. 2 master meters per floor.
Elevator Service/Capacity	1 Elevator, serving 2 nd floor
Fire Protection	Sprinklered

SITE INFORMATION

Number of Parcels	2
Parcel at 3613 E Joppa	1.93 AC
Parcel at 3615 E Joppa	0.24 AC
Total Land Area (AC)	2.17 AC
Gross Building Area (GBA)	22,777 SF
Net Rentable Area (SF)	21,417 SF
Retail (Rentable SF)	15,214 SF
Office (Rentable SF)	6,203 SF
Year Built	2006
Parking Spaces	128 (6 spaces per 1,000 SF)

Walking Main Street at Joppa



Walking Main Street at Joppa



Walking Main Street at Joppa



Walking Main Street at Joppa



Walking Main Street at Joppa



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