

# 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

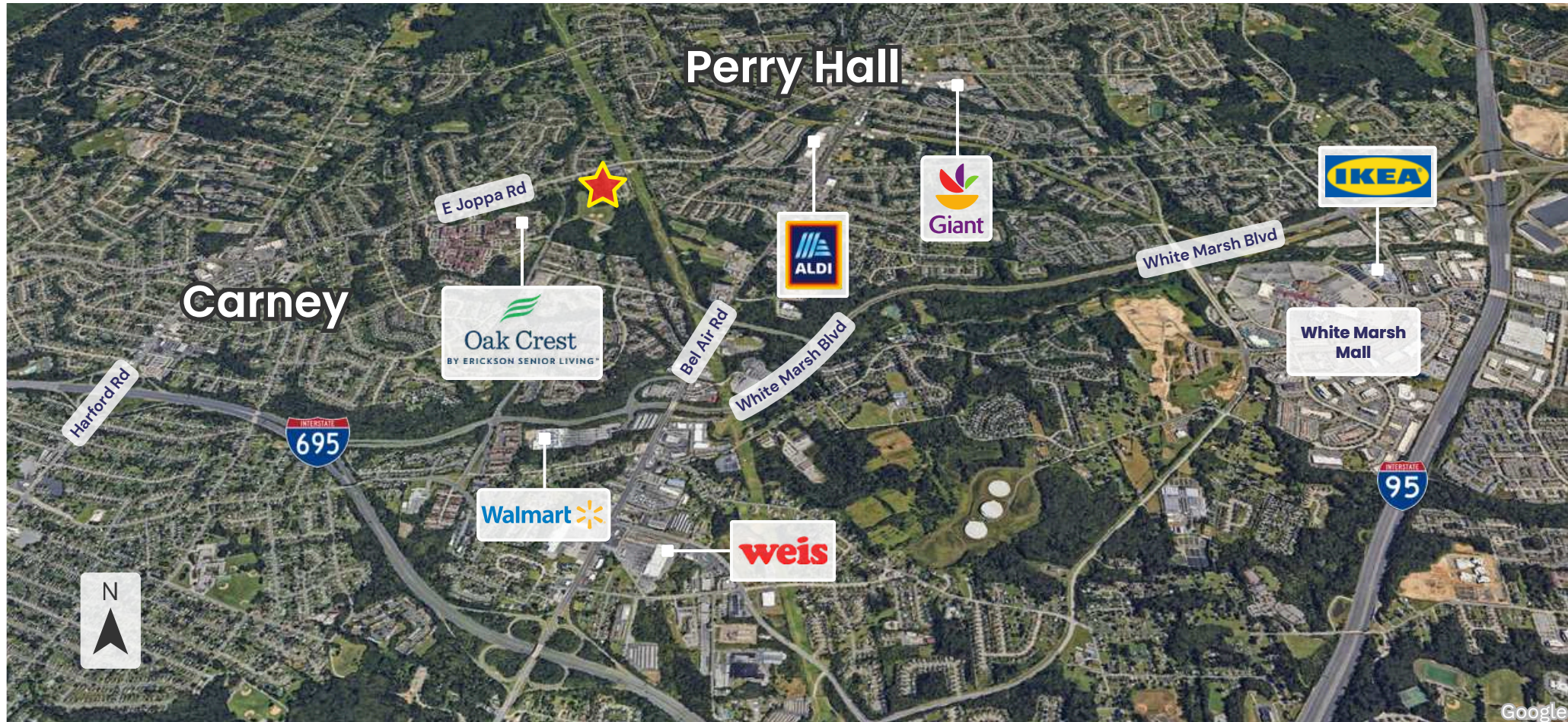
- 4 NNN Ground Floor Retail Tenants - 67% of GLA. 7 Second-Floor Office Units - 33% of GLA
- Destination mix: retail, dining, service, and office tenants resilient to cycles
- Below-market rents with annual escalations across the roster
- Nearby arteries delivering 45K - 60K daily traffic counts; minutes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

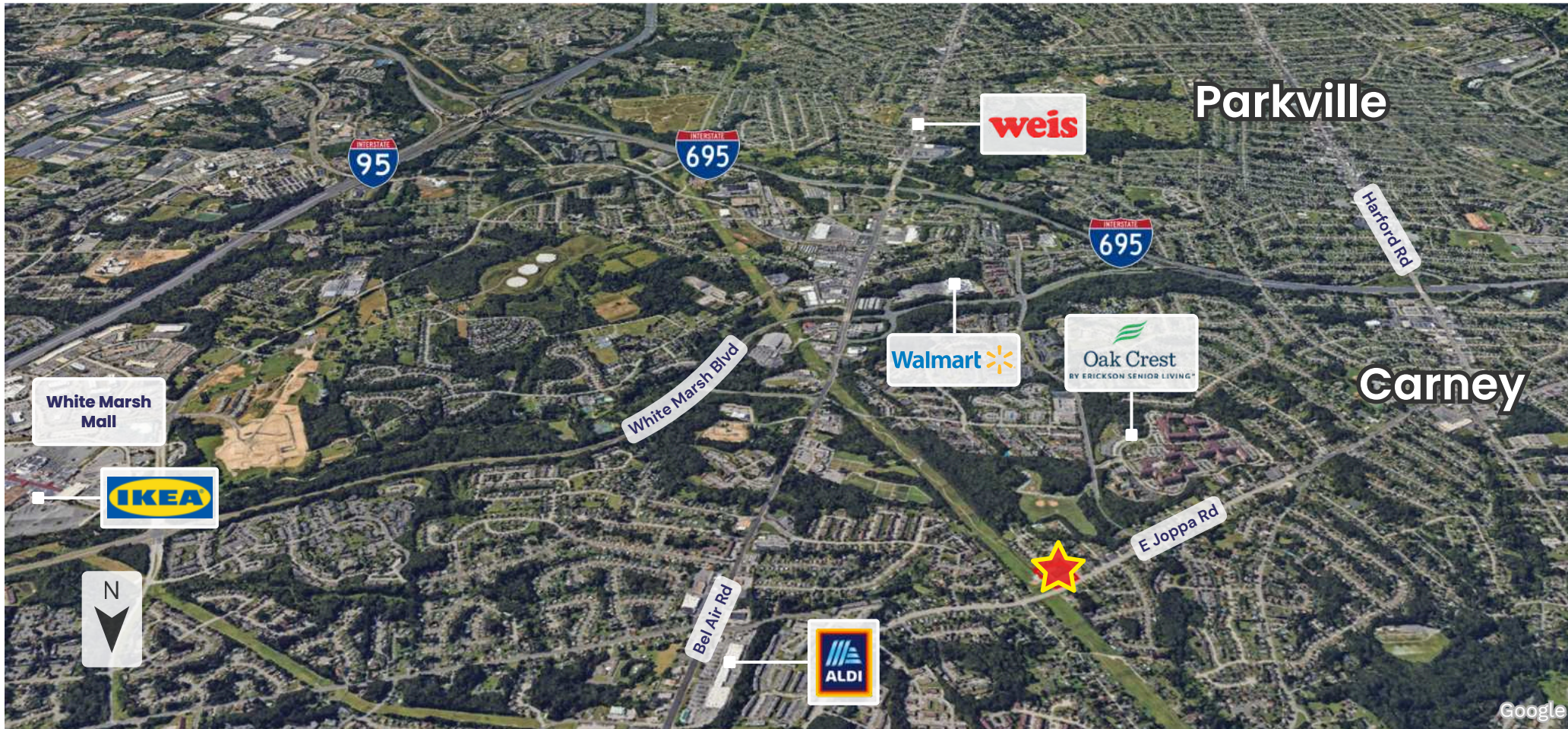


# The Perry Hall Marketplace, Viewing North





# The Perry Hall Marketplace, Viewing South





# The Neighborhood, Viewing South

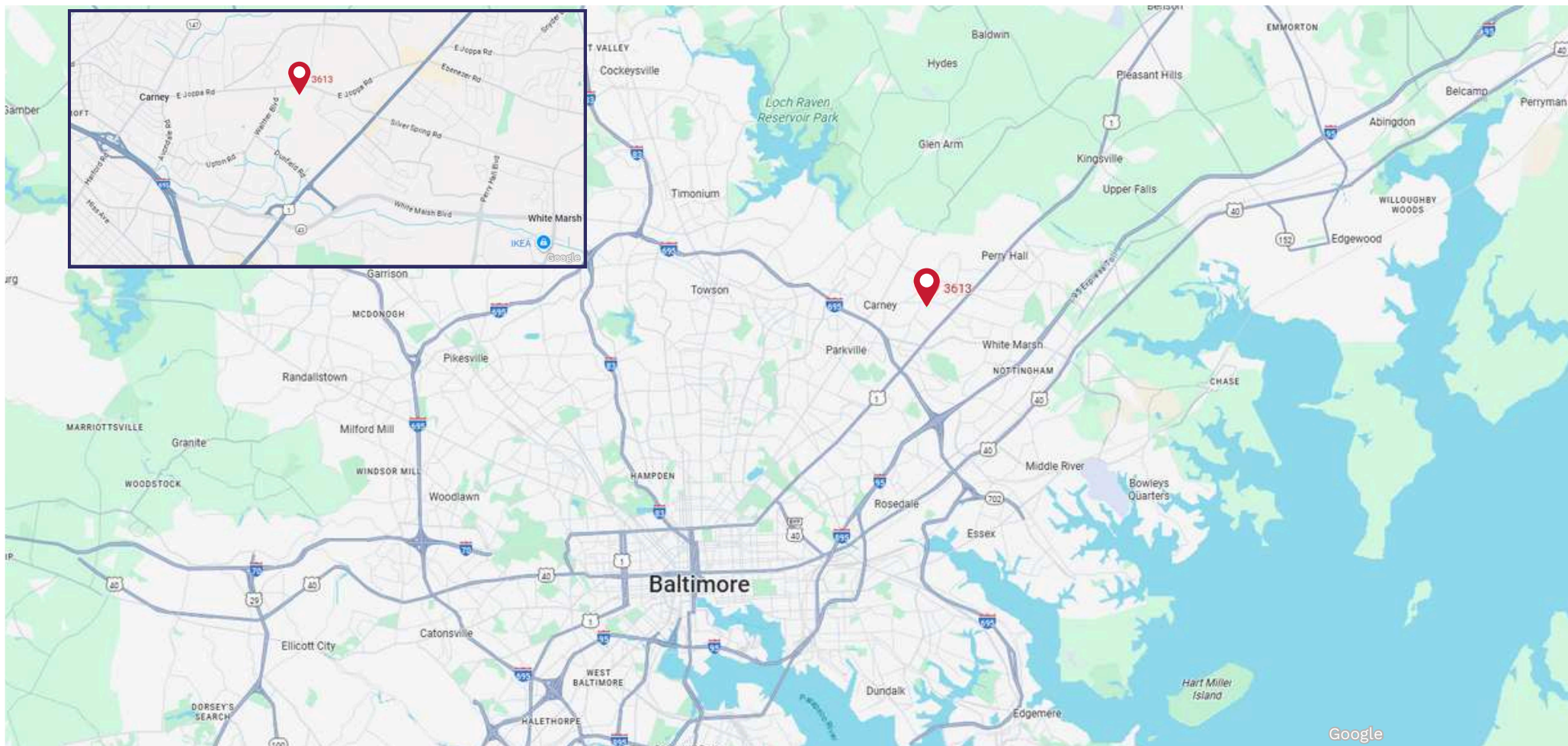








# Market Map





# 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



98,201

Households

40.3

Median Age

\$68,350

Median Disposable Income

### EDUCATION

7.1%

No High School Diploma



26.9%

High School Graduate



26.1%

Some College/Associate's Degree



39.9%

Bachelor's/Grad/Prof Degree

### INCOME



\$111,539

Average Household Income



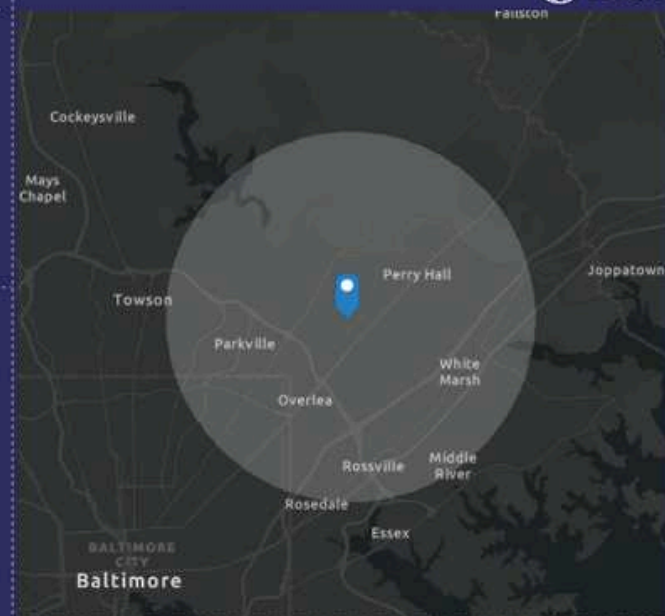
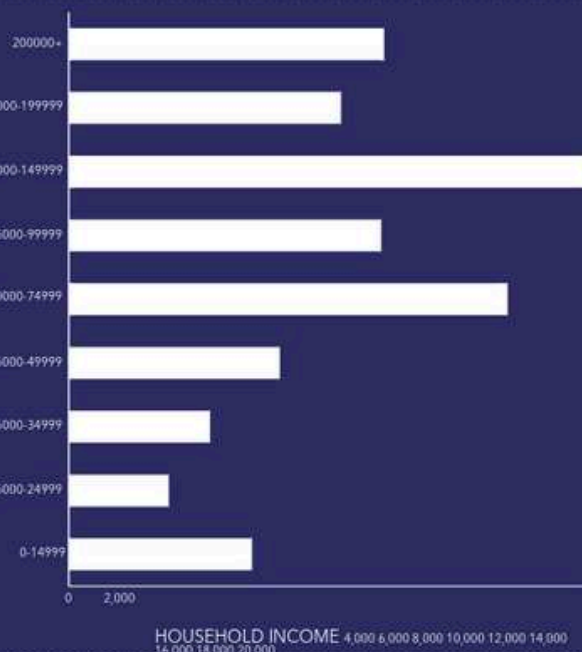
\$45,093

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 <sup>st</sup> Floor: 5 meters for tenants & elevator. 2 <sup>nd</sup> Floor: 7 meters. 2 master meters per floor. |
| Elevator Service/Capacity | 1 Elevator, serving 2 <sup>nd</sup> 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

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# Walking Main Street at Joppa





# Walking Main Street at Joppa





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# Walking Main Street at Joppa





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TROUT DANIEL & ASSOCIATES

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## Contact Us



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