



THE WEBERMESSICK BUILDING

1740 E. JOPPA ROAD | BALTIMORE, MARYLAND 21234

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

EXIT ONLY

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple small office and/or medical suites
- Entire 3rd floor available (2,000-3,909 SF ±)
- Conveniently located in close proximity to I-695 and Downtown Towson
- Direct visibility and frontage on Joppa Road
- Abundant parking available
- Potential building naming rights with lease of 3rd floor
- Nearby amenities include Gavigan's Furniture, Goodwill, McDonald's, Sonic, Days Inn, Guitar Center, Dollar Tree, Merritt Clubs and more!

AVAILABLE:	890 SF ± (SUITE 207)
	629 SF ± (SUITE 209)
	2,000-3,909 SF ± (SUITE 300)
PARKING:	53 SURFACE SPACES
ZONING:	BLR (BUSINESS LOCAL RESTRICTED)
RENTAL RATE:	NEGOTIABLE



FLOOR PLAN: 3RD FLOOR

**2,000-
3,909 SF ±**
AVAILABLE



**POTENTIAL
BUILDING
NAMING RIGHTS
WITH LEASE
OF 3RD FL.**

LOCAL BIRDSEYE



CONCORDIA PREPARATORY SCHOOL

LOCH RAVEN HIGH SCHOOL

ROCK CITY CHURCH

CROMWELL BRIDGE RD

EXIT 29B

INTERSTATE 695

Comfort INN

INTERSTATE 695

Gavigan's FURNITURE

ORCHARD TENNIS CLUB

Days Inn BY WYNDHAM

Total Wine & MORE

SUYA SPOT

CONRAD'S GRAPES

SITE

LOVE ILL

MR. TIRE AUTO SERVICE CENTERS

Goodwill

Lakeshore

Children's Urgent Care Pediatric Specialists

E JOPPA RD 25,692 AADT

Pep Boys

autobody evolution

POPLAR Jewelry & Loan

THE AUDIO CONNECTION

EASTER'S LOCK & SECURITY SOLUTIONS

Public Storage

ELEGANT KITCHEN AND DESIGN

SAVCO Discount Muffler Brakes & Lube

WHEELS & TIRES

McDonald's

enterprise rent-a-car

SONIC

Goody's Pizzeria of Subs

MARATHON

LOCH RAVEN BLVD 542

CAPTAIN CAR WASH



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



13,919

127,755

305,605

DAYTIME POPULATION



12,869

118,308

275,458

AVERAGE HOUSEHOLD INCOME



\$104,945

\$107,490

\$116,825

NUMBER OF HOUSEHOLDS



5,565

53,473

122,627

MEDIAN AGE

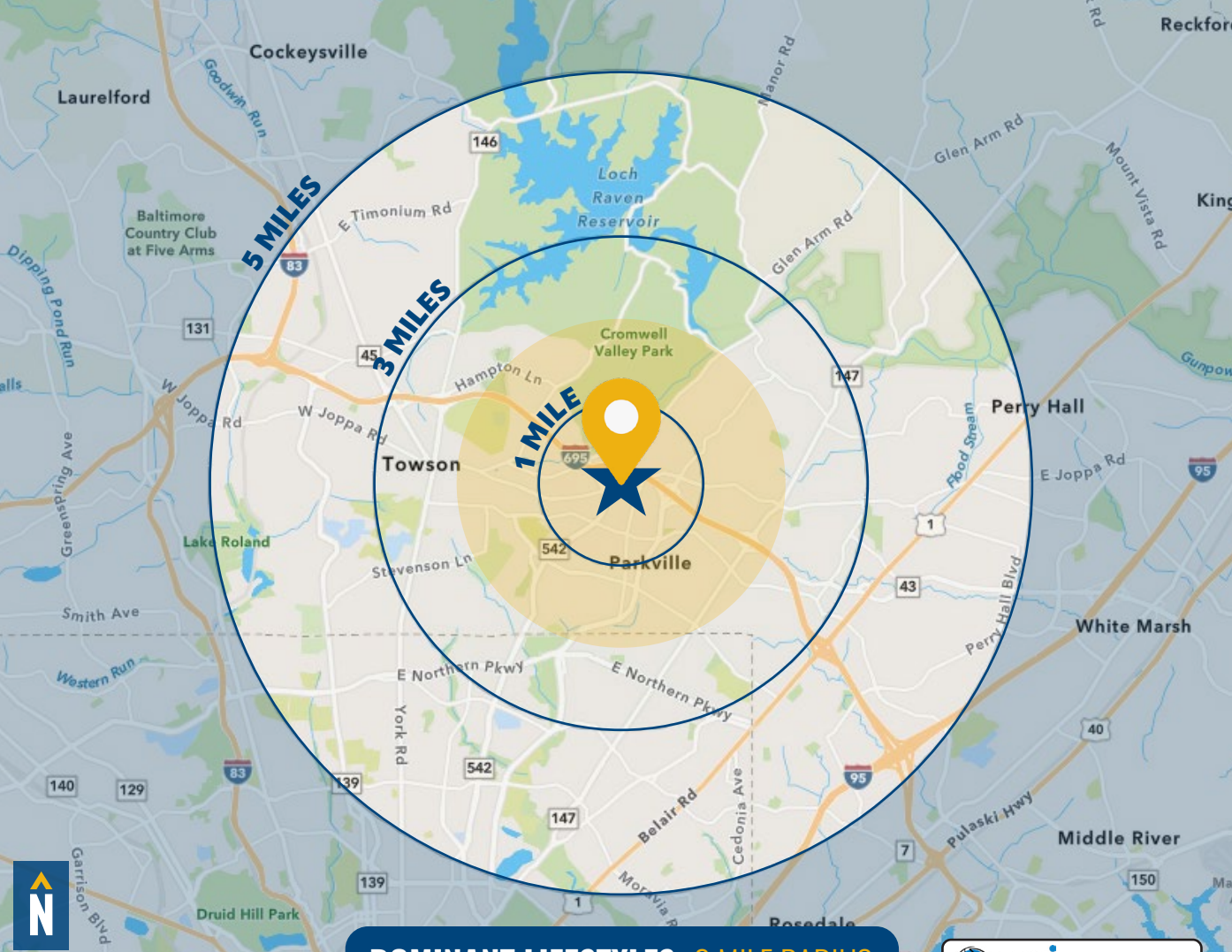


38.3

38.9

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

15% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

13% CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

12% MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

FOR MORE INFO **CONTACT:**



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