



**COMMERCIAL DEVELOPMENT  
LAND AVAILABLE**

**ADDRESS:** 308 East Pennsylvania Avenue  
Towson, Maryland 21286

**LOCATION AND ACCESS:** ▪ Located to the East of York Road, on the  
South side of Pennsylvania Avenue

**TOTAL PROJECT AREA:** .31 Acres or 13,920 s.f.

**ZONING:** ROA – Baltimore County’s designation for  
Residential Office, Class A permitting office uses.

**REAL ESTATE TAXES:** \$2,942.38 (2012-2013)

**SALE PRICE:** Unpriced

**DEMOGRAPHICS:**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	19,910	119,378	318,818
Households	7,712	47,681	130,000
Average Household Income	\$76,231	\$85,095	\$81,034

**TAX ACCOUNT NUMBER:** 0919510340

**BALTIMORE COUNTY TAX MAP:** Map 70A, Grid 12, Parcel 283

**UTILITY SERVICE:** Currently served by public water and sewer

**ELECTION DISTRICT:** 9

**TOPOGRAPHY:** Cleared level lot

**COMMENTS:** ▪ Excellent location in core of Towson; in close  
proximity to numerous amenities including  
hotels, restaurants, banking and local  
shopping centers

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

- Neighbors include: Towson Square (the newest mixed use project in Towson), 501 Fairmont Avenue, Towson Town Center & The Ridgely Condominium Tower
- Signage available along Pennsylvania Avenue
- Preliminary zoning supports an office structure with parking spaces, setbacks and loading. (Maximum lot coverage by structures & parking is 75%). Daycare uses permitted with exterior playground.
- Currently improved with a grass cleared lot adjacent to residential and commercial properties
- Convenient to both Circuit & District Courts of Towson

**FOR ADDITIONAL INFORMATION CONTACT:**

[www.trialliance.com](http://www.trialliance.com)

TriAlliance Commercial Real Estate Services, LLC

Chris Smith

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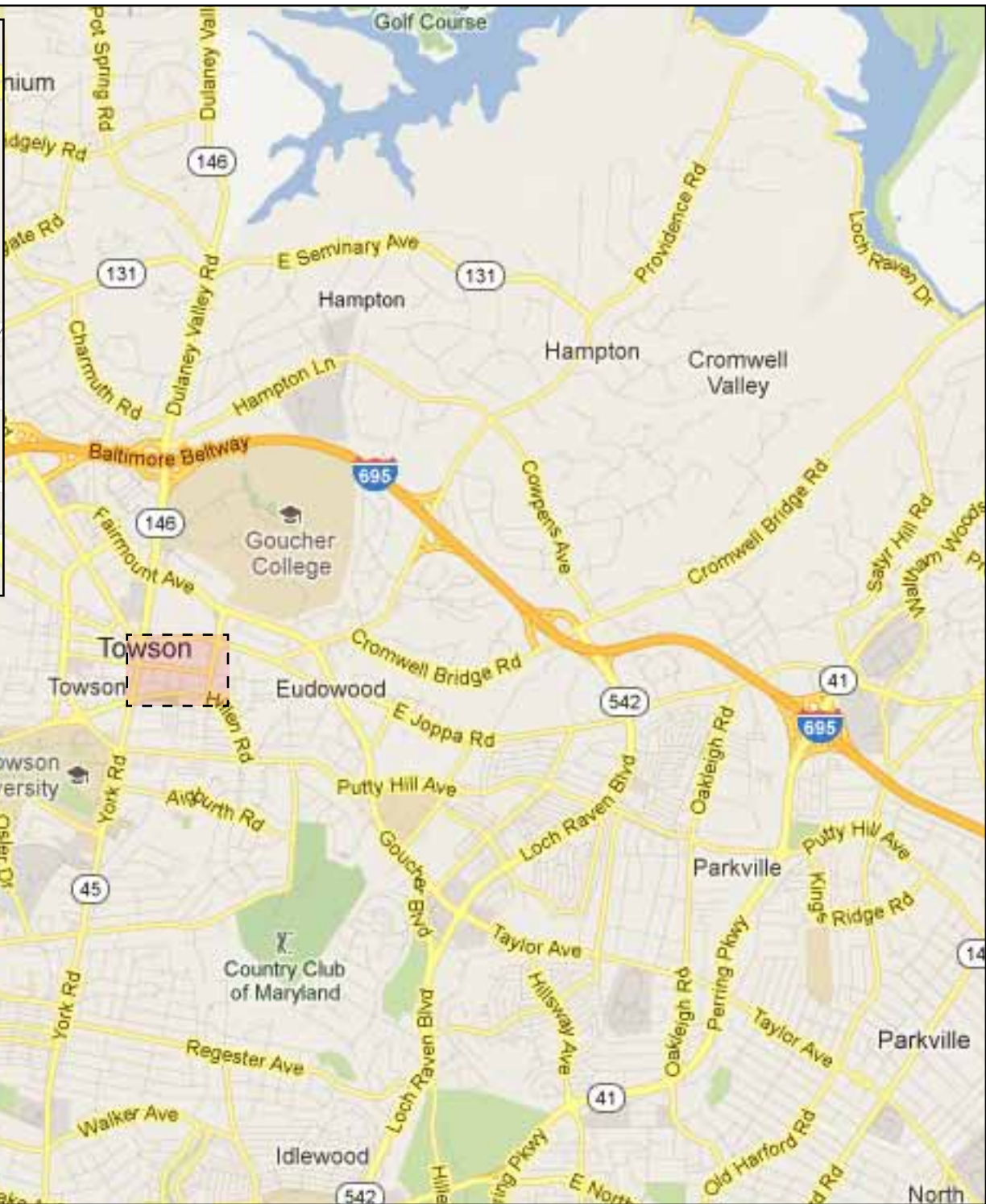


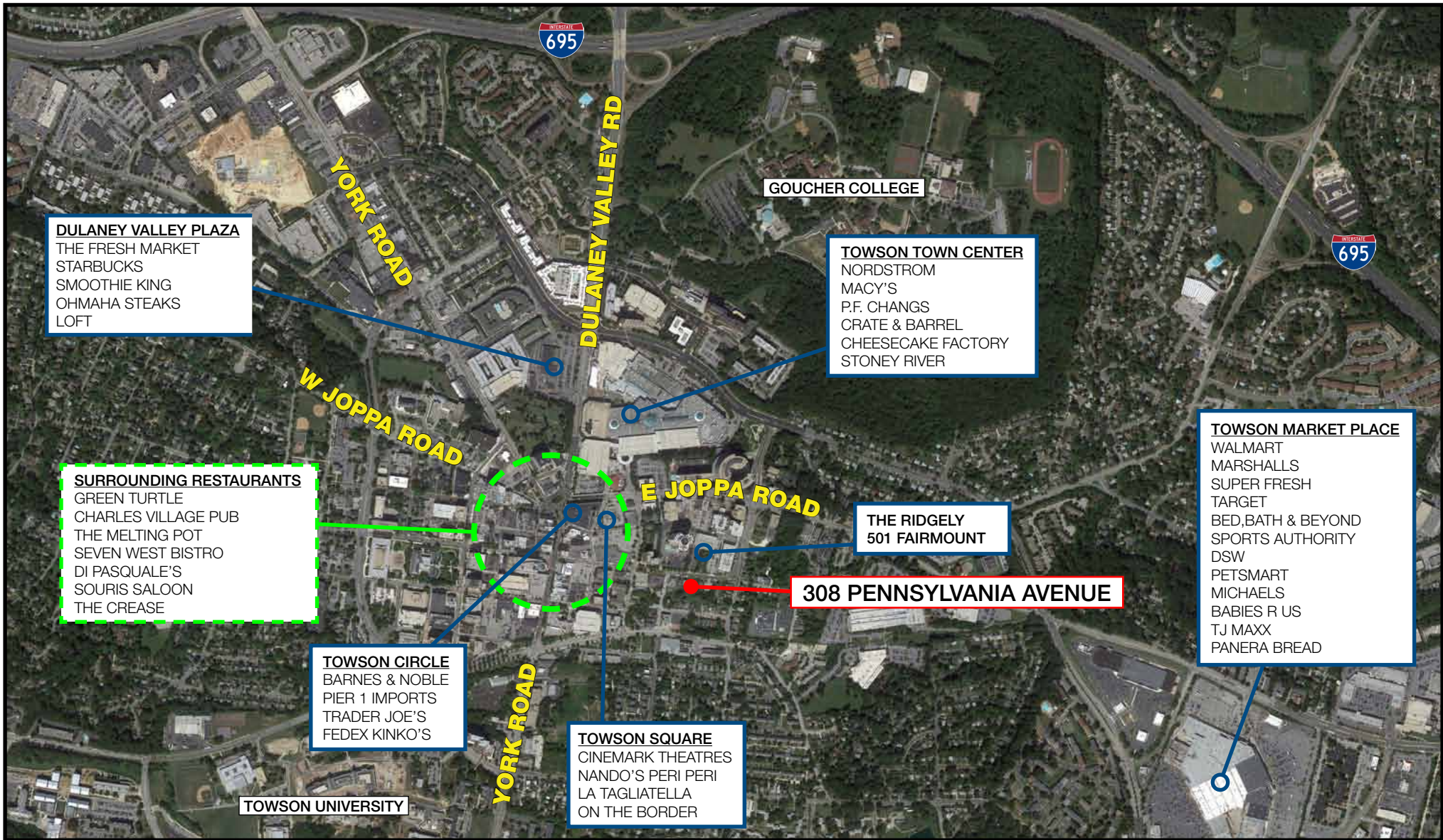
308 PENNSYLVANIA AVENUE



308 PENNSYLVANIA AVENUE

E Pennsylvania Ave





**DULANEY VALLEY PLAZA**

THE FRESH MARKET  
STARBUCKS  
SMOOTHIE KING  
OHMAHA STEAKS  
LOFT

**GOUCHER COLLEGE**

**TOWSON TOWN CENTER**

NORDSTROM  
MACY'S  
P.F. CHANGS  
CRATE & BARREL  
CHEESECAKE FACTORY  
STONEY RIVER

**TOWSON MARKET PLACE**

WALMART  
MARSHALLS  
SUPER FRESH  
TARGET  
BED, BATH & BEYOND  
SPORTS AUTHORITY  
DSW  
PETSMART  
MICHAELS  
BABIES R US  
TJ MAXX  
PANERA BREAD

**SURROUNDING RESTAURANTS**

GREEN TURTLE  
CHARLES VILLAGE PUB  
THE MELTING POT  
SEVEN WEST BISTRO  
DI PASQUALE'S  
SOURIS SALOON  
THE CREASE

**THE RIDGELY**  
501 FAIRMOUNT

**308 PENNSYLVANIA AVENUE**

**TOWSON CIRCLE**

BARNES & NOBLE  
PIER 1 IMPORTS  
TRADER JOE'S  
FEDEX KINKO'S

**TOWSON SQUARE**

CINEMARK THEATRES  
NANDO'S PERI PERI  
LA TAGLIATELLA  
ON THE BORDER

**TOWSON UNIVERSITY**