



OFFICE CONDOMINIUM

FAIRMOUNT GREEN | 600 FAIRMOUNT AVENUE | TOWSON, MD 21286

FOR
SALE



SUITE 306: 2,736 SF ±



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

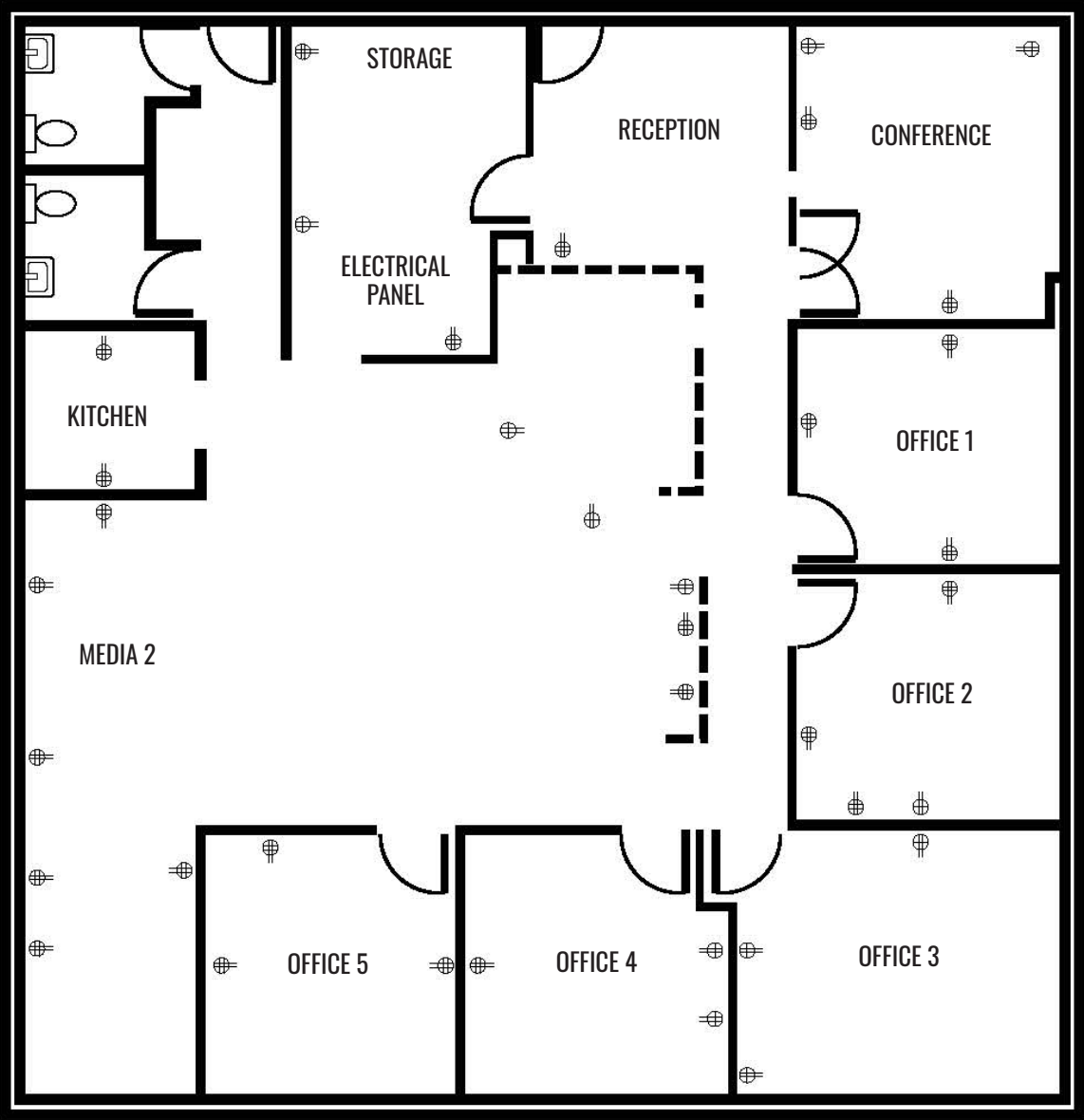
- Third floor 2,736 SF office suite available, elevator served
- Efficient corner office configuration with private offices, open space, conference room, kitchen and two (2) interior restrooms
- Ideal for law office, insurance agency, financial advisors, accountants, etc.
- Ample on-site covered and surface parking including reserved spaces that convey with sale
- Walking distance from Towson Core and just minutes from the Towson Circuit and District Courts
- Excellent access to I-695, York Road and Joppa Road
- Furniture available



CONDO SIZE:	2,736 SF ± (SUITE 306)
BUILDING SIZE:	23,000 SF ±
CONDO FEE:	\$1,519.07/MO
RE TAXES:	\$6,853/YR
LOT SIZE:	1.15 ACRES ±
ZONING:	RO (RESIDENTIAL OFFICE)
SALE PRICE:	\$449,000



FLOOR PLAN: SUITE 306



INTERIOR PHOTOS



LOCAL BIRDSEYE



E TOWSON TOWN BLVD

E PENNSYLVANIA AVE

FAIRMOUNT AVE

E JOPPA RD

GOUCHER BLVD

FAIRMOUNT AVE

45 YORK RD

TOWSON COMMONS

CIRCLE EAST

TOWSON SQUARE

DULANEY PLAZA

TOWSON TOWN CENTER

SITE

TOWSON STATION



MARKET AERIAL



The Shops at Kenilworth

- TRADER JOE'S
- THE MINE
- J.Jill J.CREW
- ABOUT FACES
- Absolute
- DAY SPA & SALON
- THAI-SUSHI
- SHOPS
- the summer
- Shaw
- RADCLIFFE
- ATWATER'S
- JEWELERS
- TRADITIONAL FOOD

SAFeway

Towson Town Center

- macy's
- NORDSTROM
- Crate&Barrel
- Apple Store
- JOHNSTON & MURPHY
- FOREVER 21
- Finish Line
- Bath & Body Works
- LOLLI
- POPS
- AMERICAN EAGLE
- SEPHORA
- claire's
- The Cheesecake Factory
- STONEY RIVER
- STEAKHOUSE AND GRILL
- FRIDAYS
- H&M

Dulaney Plaza

- THE FRESH MARKET
- Starbucks
- PAPIS
- SMOOTHIE KING
- ATHLETA
- LOFT
- chico's
- Pasta Mistra

GOUCHER college

Towson Station

- MISSION BBQ
- MOD
- Habit
- BURGER GRILL
- tropical CAFE

SITE

Goucher Commons

- HomeGoods
- SPROUTS FARMERS MARKET
- ULTA
- DXL
- Kirkland's
- five BELOW
- Staples
- corner bakery
- CHIPOTLE
- Don Don KIDS
- noodles & COMPANY
- MATTRESS FIRM
- DSW

Towson Commons

- STUMPY'S
- LA FITNESS
- neo
- C&R
- PURE RAW JUICE

Circle East

- SHAKE SHACK
- AVALON
- ETHAN ALLEN
- URBAN OUTFITTERS
- ExtraSpace Storage

Guitar Center

- merritt clubs
- DOLLAR TREE

Towson Row

- WHOLE FOODS MARKET
- Hampton
- YORK
- 7 ELEVEN
- HOME 2
- the Greene Turtle
- Starbucks
- Cane's
- BURGER KING

Towson Square

- CINEMARK

Towson Place

- Walmart
- TARGET
- weis
- PETSMART
- JARED
- BED BATH & BEYOND
- TJ-maxx
- Marshalls
- OLLIE'S BARGAIN OUTLET
- HAVERTYS
- SUBWAY
- Panera
- SportClips
- Red Robin

Loyola Blakefield

GBMC

UNIVERSITY of MARYLAND
ST. JOSEPH MEDICAL CENTER

CALVERT HALL



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



10,645

61,260

155,821

DAYTIME POPULATION



35,542

147,825

352,957

AVERAGE HOUSEHOLD INCOME



\$103,379

\$120,915

\$123,862

NUMBER OF HOUSEHOLDS



9,793

52,115

134,224

MEDIAN AGE

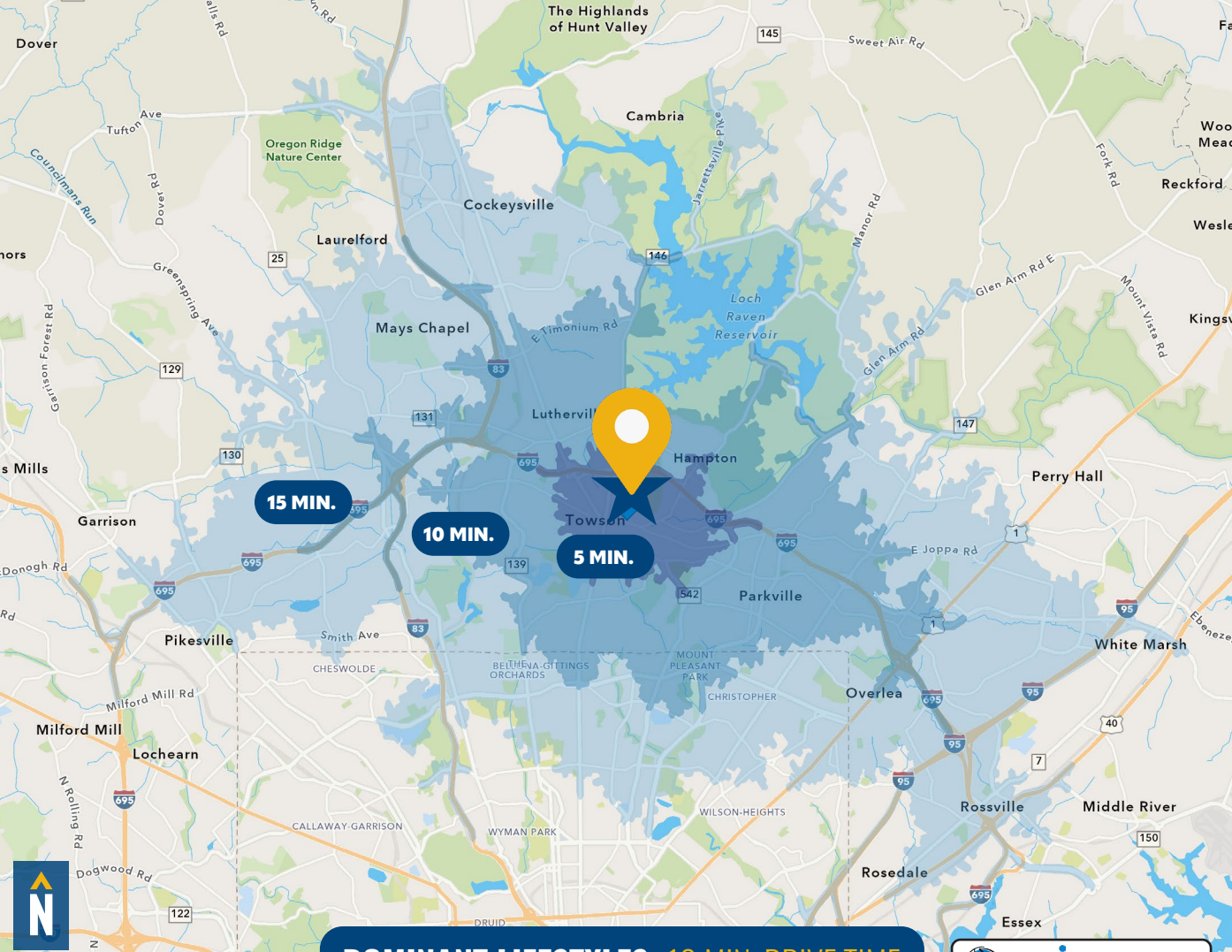


36.7

37.9

40.2

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

11% **SAVVY SUBURBANITES**

MEDIAN AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

10% **URBAN CHIC**

MEDIAN AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

8% **TOP TIER**

MEDIAN AGE: 45.4

HH INCOME: \$209,720

These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

FOR MORE INFO **CONTACT:**



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