

# ASPENHEIGHTS

---

TOWSON

JOIN!



**kl**nb****



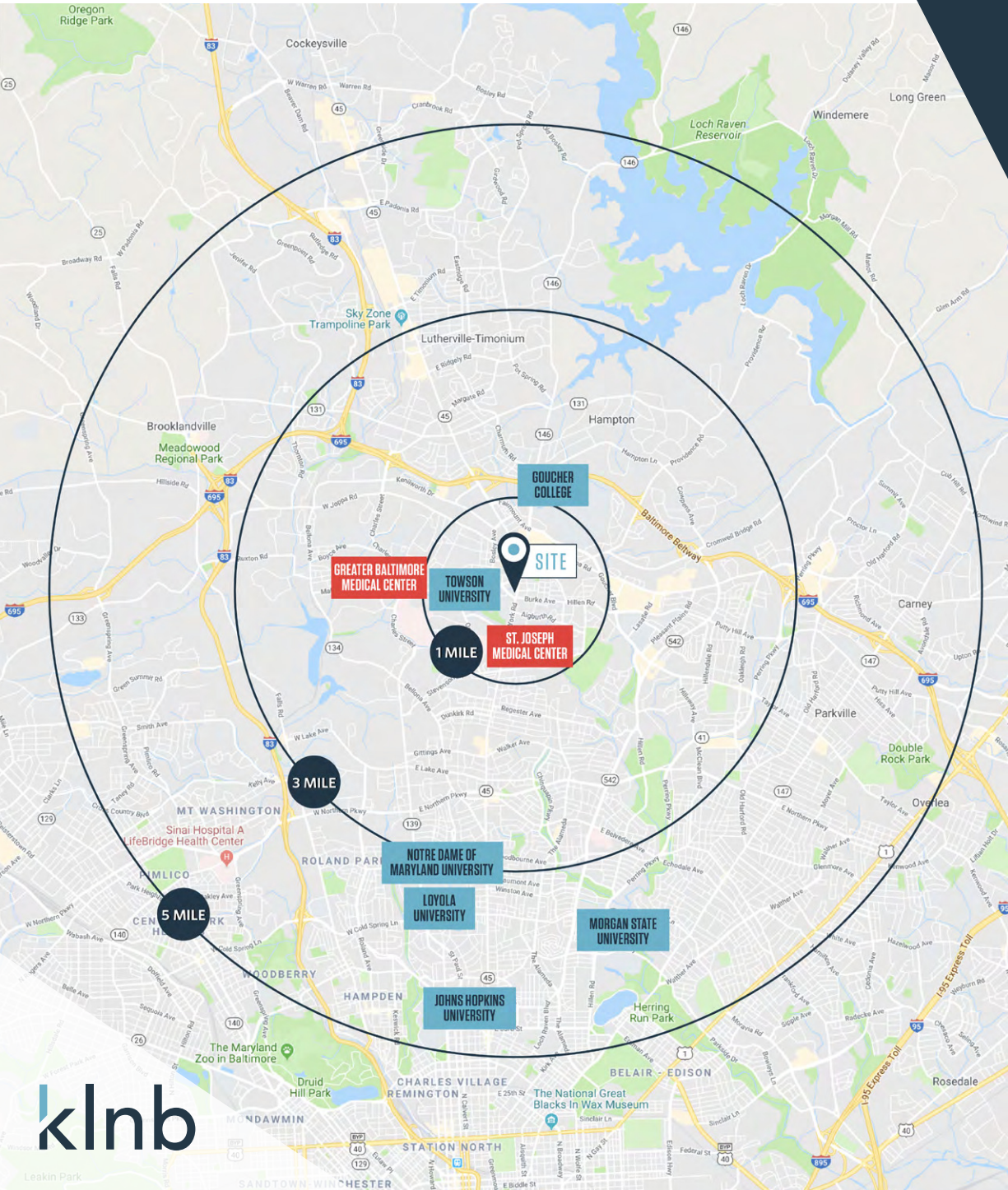
COOPER HENRY  
chenry@kl**nb**.com  
443.632.2085

JOE MEKULSKI  
jmekulski@kl**nb**.com  
443.632.1343

AMANDA DEVINNEY  
adevinney@kl**nb**.com  
443.632.2045

# PROPERTY SNAPSHOT

101 YORK RD, TOWSON, MD



6 COLLEGES → 5 MILES

Towson - Goucher - Notre Dame  
Loyola - Morgan State - Johns Hopkins



44,322  
UNDERGRADUATE  
STUDENTS



45,209  
DAYTIME POPULATION  
(1 MILE RADIUS)



\$112,104  
AVERAGE HH INCOME  
(1 MILE RADIUS)



YORK ROAD BOSLEY AVE  
16,565 22,615  
ADT ADT

2 HOSPITALS → 2 MILES

St. Joseph Medical Center  
Greater Baltimore Medical Center

## ASPEN HEIGHTS TOWSON

- 1,746 - 5,283 SF of retail space
- Excellent visibility
- 248 Student apartments
- 80 Dedicated retail parking spaces
- Easy pedestrian and vehicular access
- Opportunity for outdoor patio

## JOIN NEARBY:



NORDSTROM

CINEMARK



HARAZ

TOWSON UNIVERSITY

[19,527 Students]



SHAKE SHACK



sweetgreen

URBAN OUTFITTERS

jamba

drybar

klnb



# MIDVIEW AERIAL

101 YORK RD, TOWSON, MD



**TOWSON UNIVERSITY**  
19,527 STUDENTS



THE RESIDENCES AT  
10 WEST BUMBLE AVE  
(250-300 STUDENT  
HOUSING)

**ASPEN HEIGHTS TOWSON**  
1,746 - 5,283 SF AVAILABLE



19,870  
[2024 ADT]

**TOWSON SQUARE**  
**CINEMARK**  
**ON THE BORDER**  
**WOB**  
WORLD OF BEER  
**Nando's**

**CIRCUIT COURT  
FOR BALTIMORE COUNTY**

**TOWSON ROW**  
**WHOLE FOODS**  
200,000 SF OFFICE  
650 RESIDENTIAL UNITS  
200 HOTEL ROOMS

**TOWSON COMMONS**  
**LAIFITNESS**



**TOUS  
les  
JOURS**

**SHAKE SHACK**  
ETHAN ALLEN  
sweetgreen  
URBAN OUTFITTERS  
**CIRCLE EAST**

**TOWSON STATION**  
**CHASE**  
**tropical CAFE**  
**the Habit**  
BURGER GRILL  
**MOD**  
**EUROPEAN  
CENTER**  
**MISSION BBQ**

**DULANEY VALLEY PLAZA**  
**THE FRESH  
MARKET**  
**LOFT  
CHOPT**  
**Starbucks**  
**ups**  
**SMOOTHIE  
KING**

**TOWSON TOWN  
CENTER**  
**NORDSTROM**  
**macy's**  
**Apple**  
**Omega**  
**SEPHORA**  
**POTTERYBARN**

29,713  
[2024 ADT]

34,301  
[2024 ADT]

20,040  
[2024 ADT]

20,000  
[2024 ADT]

45

146

# CLOSE-UP AERIAL

101 YORK RD, TOWSON, MD



STUDENT DORMITORY (94K SF)  
RESIDENCE TOWER

PALISADES OF TOWSON  
357 RESIDENTIAL UNITS

TOWSON ROW  
WHOLE FOODS MARKET  
200,000 SF OFFICE  
650 RESIDENTIAL UNITS  
200 HOTEL ROOMS

TOWSON UNIVERSITY  
19,527 STUDENTS

20,000  
[2024 ADT]

20,040  
[2024 ADT]

SIGNAGE

ASPEN HEIGHTS TOWSON  
1,746 - 5,283 SF AVAILABLE

THE RESIDENCES AT  
10 WEST BURKE AVENUE  
STUDENT HOUSING  
TOTAL CAPACITY OF 369

STUDENT HOUSING

GROUND FLOOR PARKING

RETAIL

RETAIL

jiffylube

PAPA JOHN'S  
DUNKIN'

Starbucks

Jamba

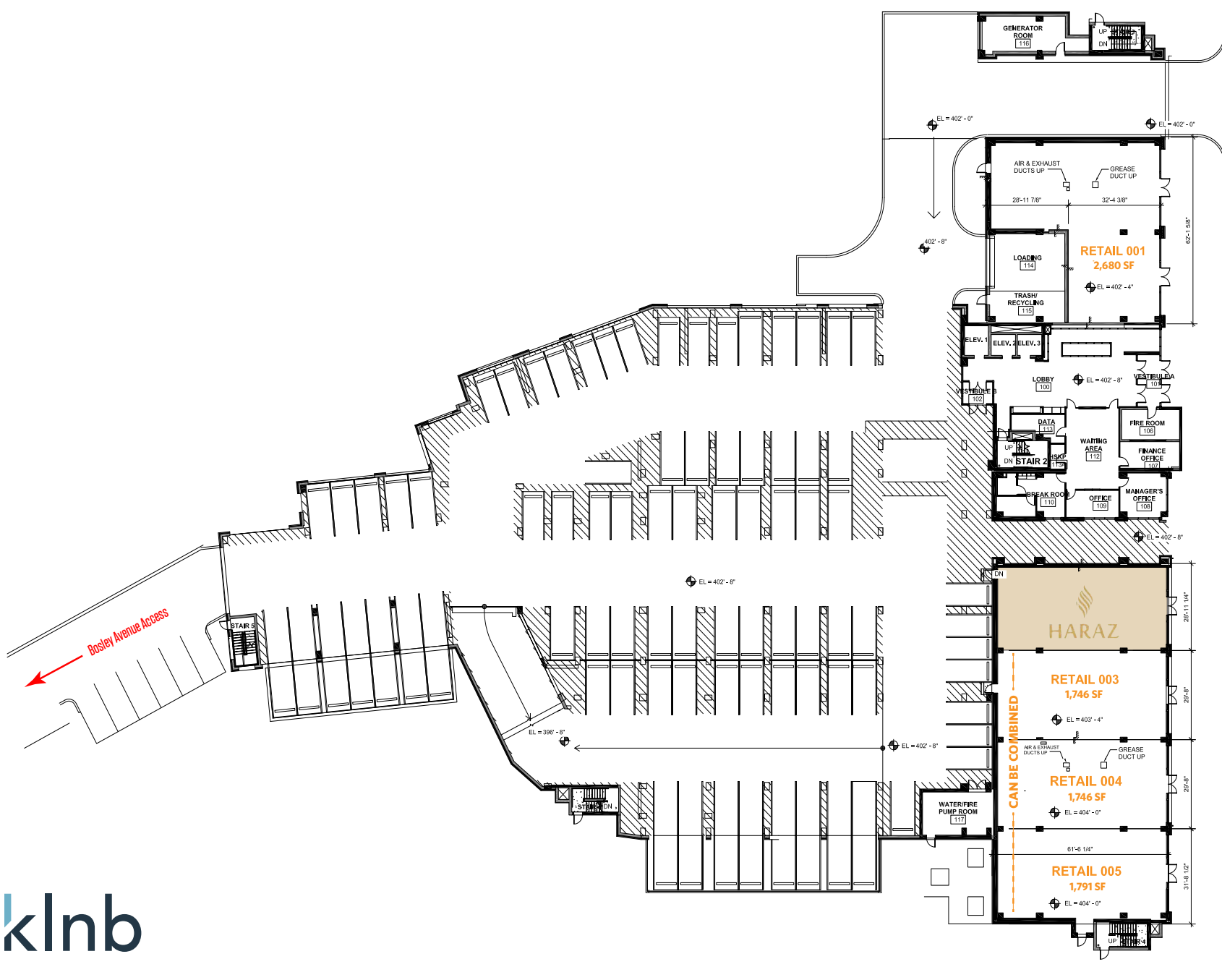
Carne's

19,870  
[2024 ADT]

TOWSON PUBLIC LIBRARY  
216,600 ANNUAL CUSTOMERS

# SITE PLAN

101 YORK ROAD, TOWSON, MD



YORK ROAD



# ASPENHEIGHTS

TOWSON

**klnb**



COOPER HENRY  
chenry@klnb.com  
443.632.2085

JOE MEKULSKI  
jmekulski@klnb.com  
443.632.1343

AMANDA DEVINNEY  
adevinney@klnb.com  
443.632.2045

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

WWW.KLNB.COM