

# VALLEY PLACE I

9601 & 9607-9609 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

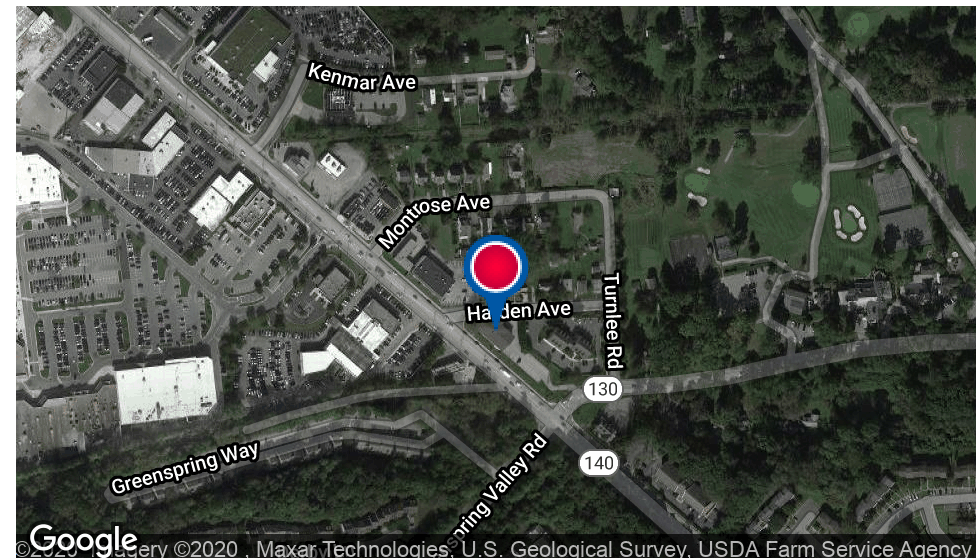


TROUT DANIEL & ASSOCIATES



## PROPERTY HIGHLIGHTS

- 1,750 - 5,250 Sq. Ft. Reisterstown Rd Storefront- office spaces or studio / activity use
- Reisterstown Road ADT in excess of 42,000 Vehicles Per Day
- Excellent location @ signalized intersection of Reisterstown & Greenspring Valley Roads
- Multiple Points Vehicle Ingress & Egress to/from Property
- Tremendous Exposure with Signage on Reisterstown Road
- Easy Access to I-695, I-795, Falls Road and prestigious Greenspring Valley
- Triple Net Lease; with pass-thru expenses estimated to be \$4.00 Per Sq. Ft.
- Ideal uses include businesses seeking commercial exposure, a high level of convenience at a competitive rental rate with easy terms, such as: professional office, dance, fitness, yoga, medi-spa and other wellness uses for youth and adult.



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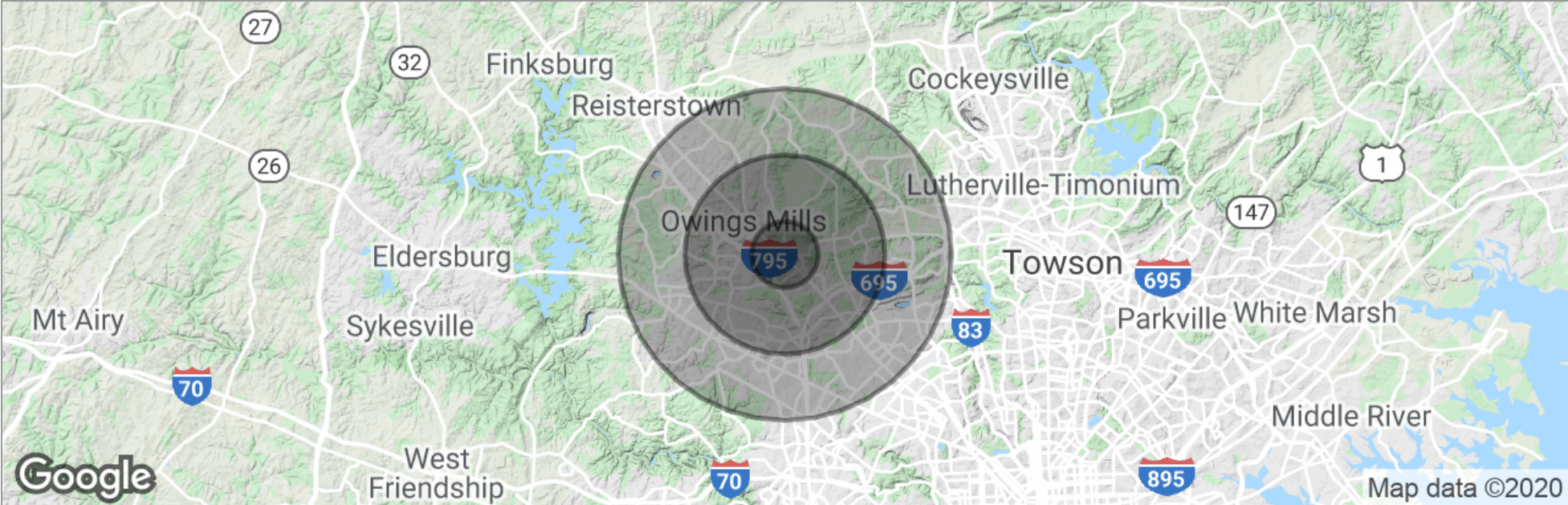
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,369	66,774	202,000
Population Density	1,709	2,362	2,572
Median Age	42.4	39.8	38.6
Median Age (Male)	37.5	37.9	36.4
Median Age (Female)	45.2	41.2	40.4
Total Households	2,411	27,621	81,937
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$114,692	\$91,070	\$85,101
Average House Value	\$409,515	\$363,003	\$313,189

\* Demographic data derived from 2010 US Census

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