

# Your New Location Awaits



## HUNT VALLEY *Towne centre*

118 Shawan Rd. Hunt Valley, MD

- Over 950,000 SF of retail, service and high traffic entertainment tenants located six miles north of I-695 on Shawan Road between I-83 and York Road in the Hunt Valley area of Baltimore County
- Wegmans Food Market, the nation's premier grocer chose Hunt Valley Towne Centre for its first Maryland location
- Surrounded by one of the region's Largest Employment Centers with more than 7 Million SF of office space, five hotels and 80,000 daily workers
- Next phase of project includes \$150M redevelopment of 14-acre parcel & modernization to feature new retail & residential opportunity



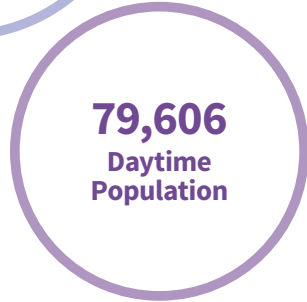
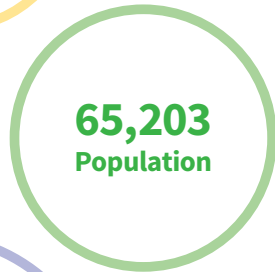
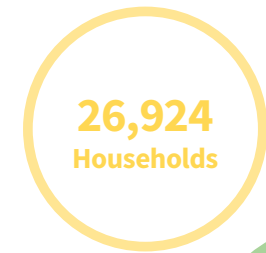
# PROPERTY OVERVIEW

## Daily Traffic Count

I-83	84,000 AADT
Shawan Rd.	20,000 AADT
York Rd. at the corner of Shawan Rd.	17,000 AADT
McCormick Rd.	18,000 AADT



## Within 5 Miles



# MARKET ANALYSIS



# HUNT VALLEY TOWNE CENTRE

# AVAILABILITY



**LEGEND:**

- RETAIL AVAILABLE
- RETAIL LEASED
- RESIDENTIAL



**GREENBERG GIBBONS**

## HUNT VALLEY TOWNE CENTER

COCKEYSVILLE, MD

JULY 10, 2023

Hunt Valley Towne Centre GLA: 773,952 SF

Hunt Valley Sertigo GLA: 152,039 SF

**TOTAL GLA: 925,991 SF**

# AVAILABILITY




LEASE PLAN GROUND FLOOR  
Scale: 1" = 40'



LEASE PLAN UPPER FLOOR  
Scale: 1" = 40'

LEGEND:  
 RETAIL AVAILABLE  
 RETAIL LEASED  
 RESIDENTIAL



  
**GREENBERG GIBBONS**  
**HUNT VALLEY TOWNE CENTER**  
 COCKEYSVILLE, MD  
 JULY 10, 2023  
 Hunt Valley Towne Centre GLA: 773,932 SF  
 Hunt Valley Seritage GLA: 152,039 SF  
**TOTAL GLA: 925,991 SF**

## Future Availability

Rental Unit	Space Available
118-CC	1,188 SF
118-N	2,006 SF
118-O	9,761 SF
118-X	4,999 SF
Space 11495A	4,015 SF
Space 11495B	1,555 SF
Space 11495C	2,535 SF
118-AB	5,334 SF
118-GG	7,030 SF