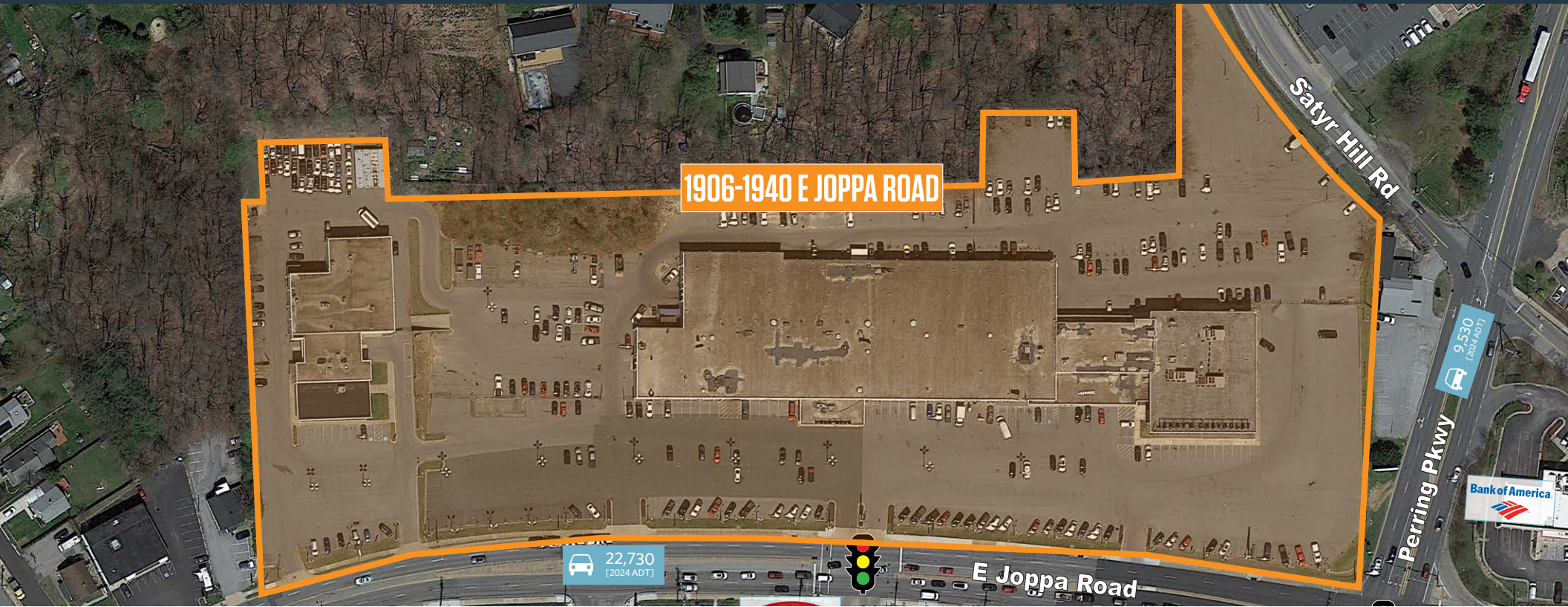




# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



## NEARBY RETAILERS



## RETAIL FOR LEASE

- ±15 Acre Site - Zoned BM & BM AS.
- Rare opportunity located at the intersection of E Joppa Road & Perring Parkway.
- Multiple configurations and pad sites available for lease on-site. We can also consider leasing the existing 94,588 SF & 21,320 SF freestanding dealership buildings.
- Easy and convenient access to Interstate 695 (I-695) Beltway.
- Perfect for gas/c-store, pharmacy, fast-food, bank/financial services, restaurant, medical, retail, grocery, hotel, automotive/ car dealerships, flex and industrial.

JOE BOTZLER

jbotzler@klnb.com | 410-266-2703

JEFF BACH

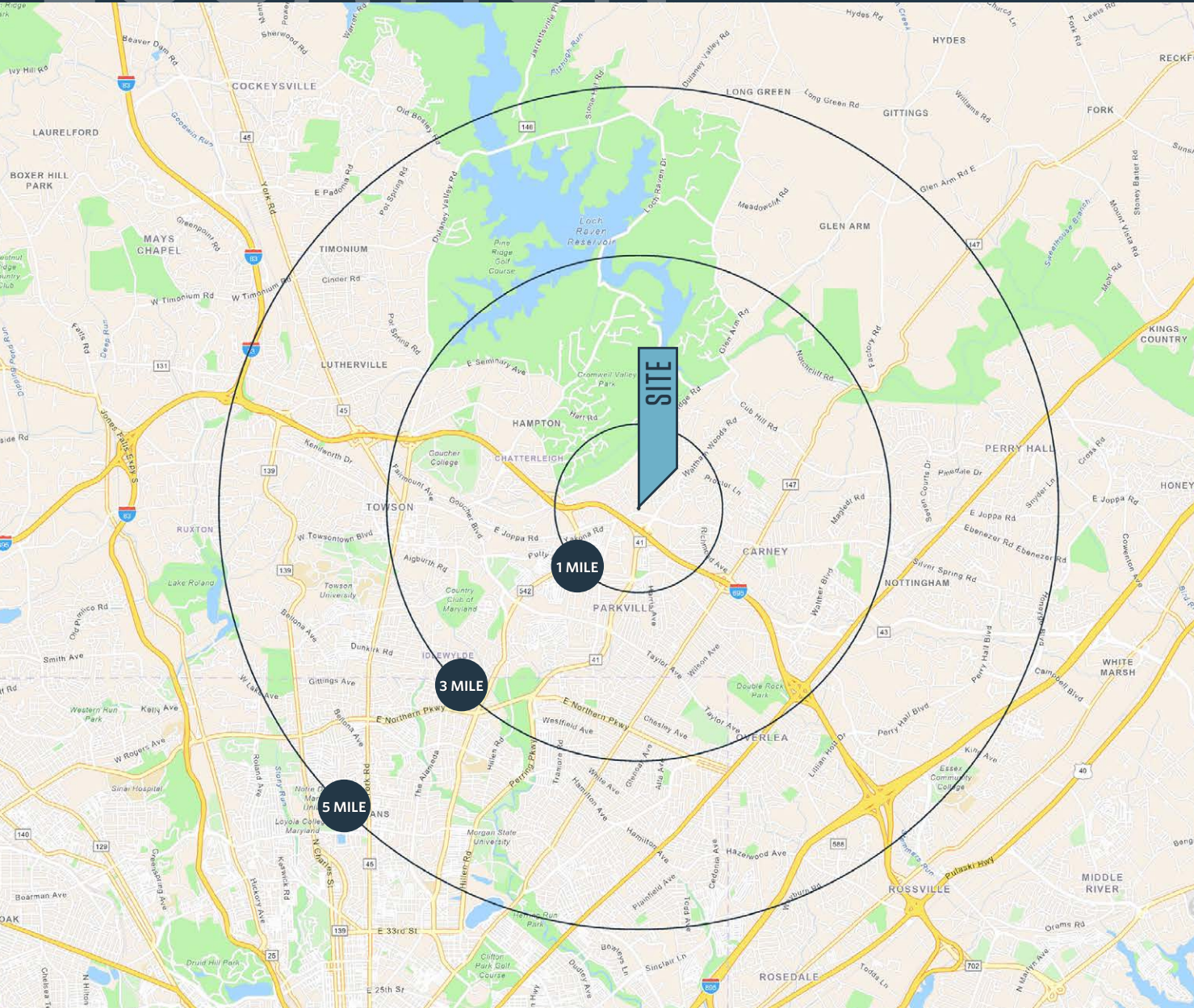
jbach@klnb.com | 410-357-6944

klnb.com

# LOCATION

# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
12,328	111,713	295,803
Daytime Population		
11,561	100,718	271,135
Households		
5,037	47,722	119,327
Average HH Income		
\$96,875	\$106,568	\$115,430

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

E Joppa Road	22,730 ADT
Perring Pkwy	34,503 ADT
I-695	149,011 ADT

**JOE BOTZLER**

jbotzler@klnb.com | 410-266-2703

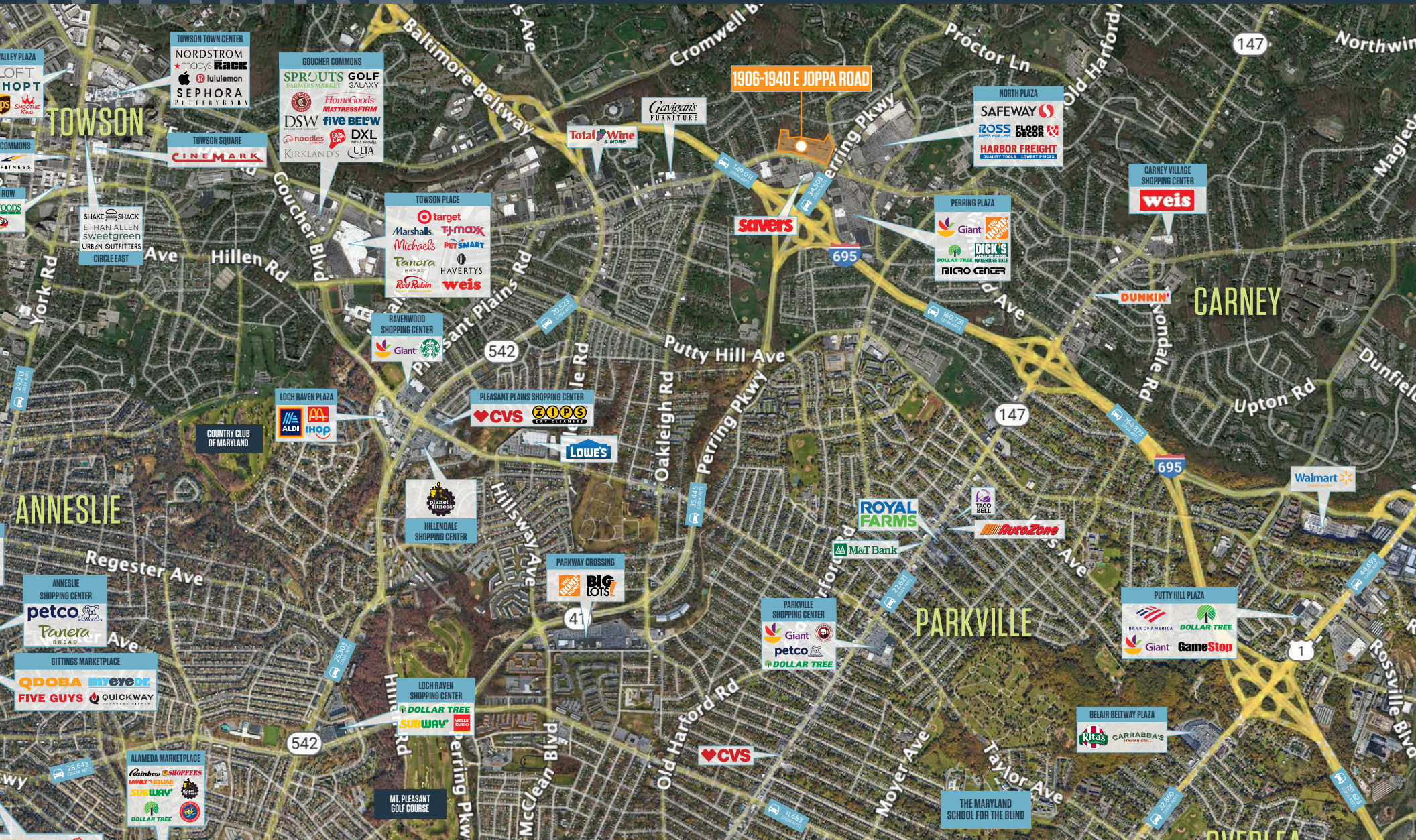
**JEFF BACH**

jbach@klnb.com | 410-357-6944



# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



JOE BOTZLER

jbotzler@klnb.com | 410-266-2703

JEFF BACH

jbach@klnb.com | 410-357-6944

# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | 410-266-2703

**JEFF BACH**

jbach@klnb.com | 410-357-6944

# CLOSE-UP

## 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | 410-266-2703

**JEFF BACH**

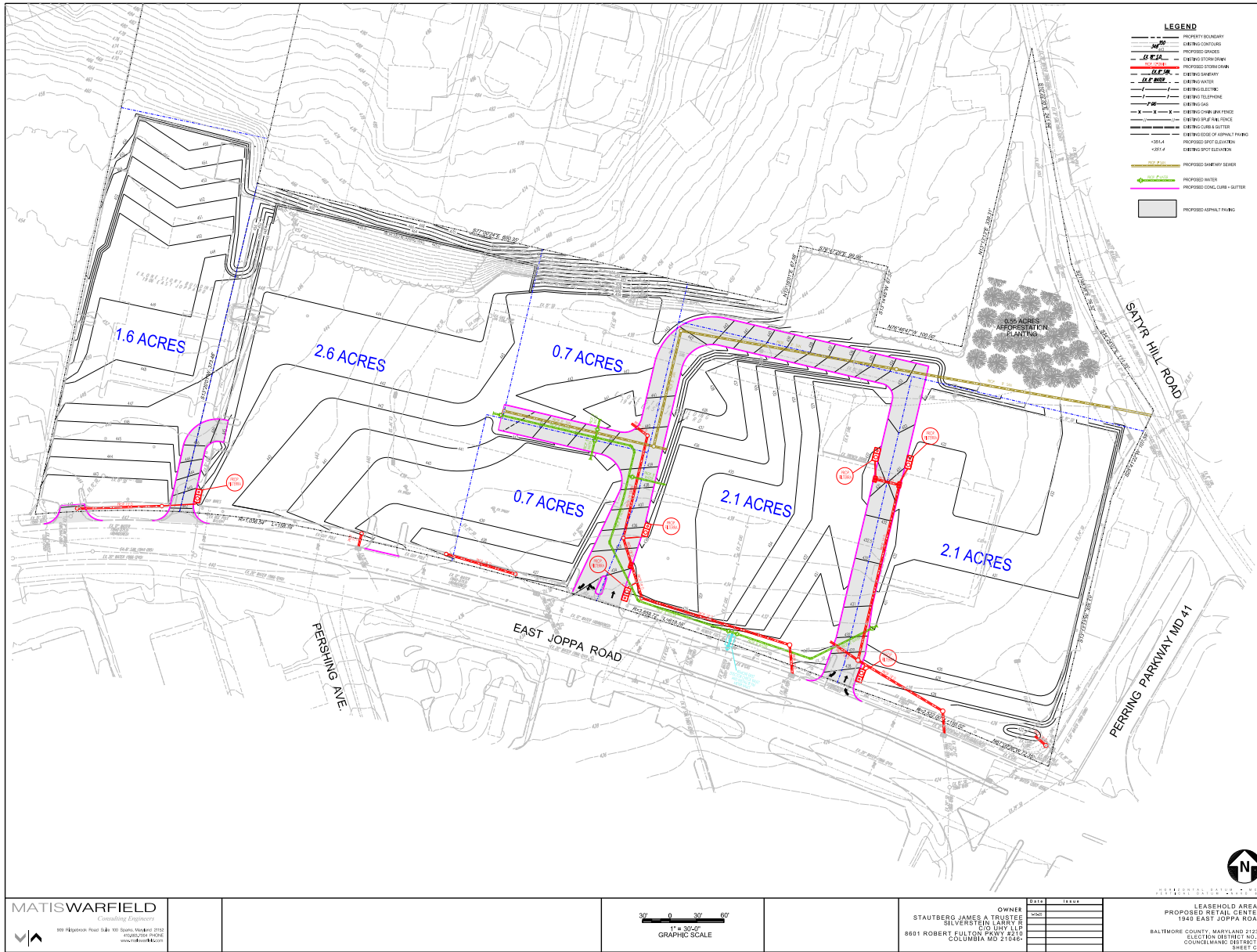
jbach@klnb.com | 410-357-6944

**klnb**

# LEASEHOLD

# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



JOE BOTZLER

jbotzler@klnb.com | 410-266-2703

JEFF BACH

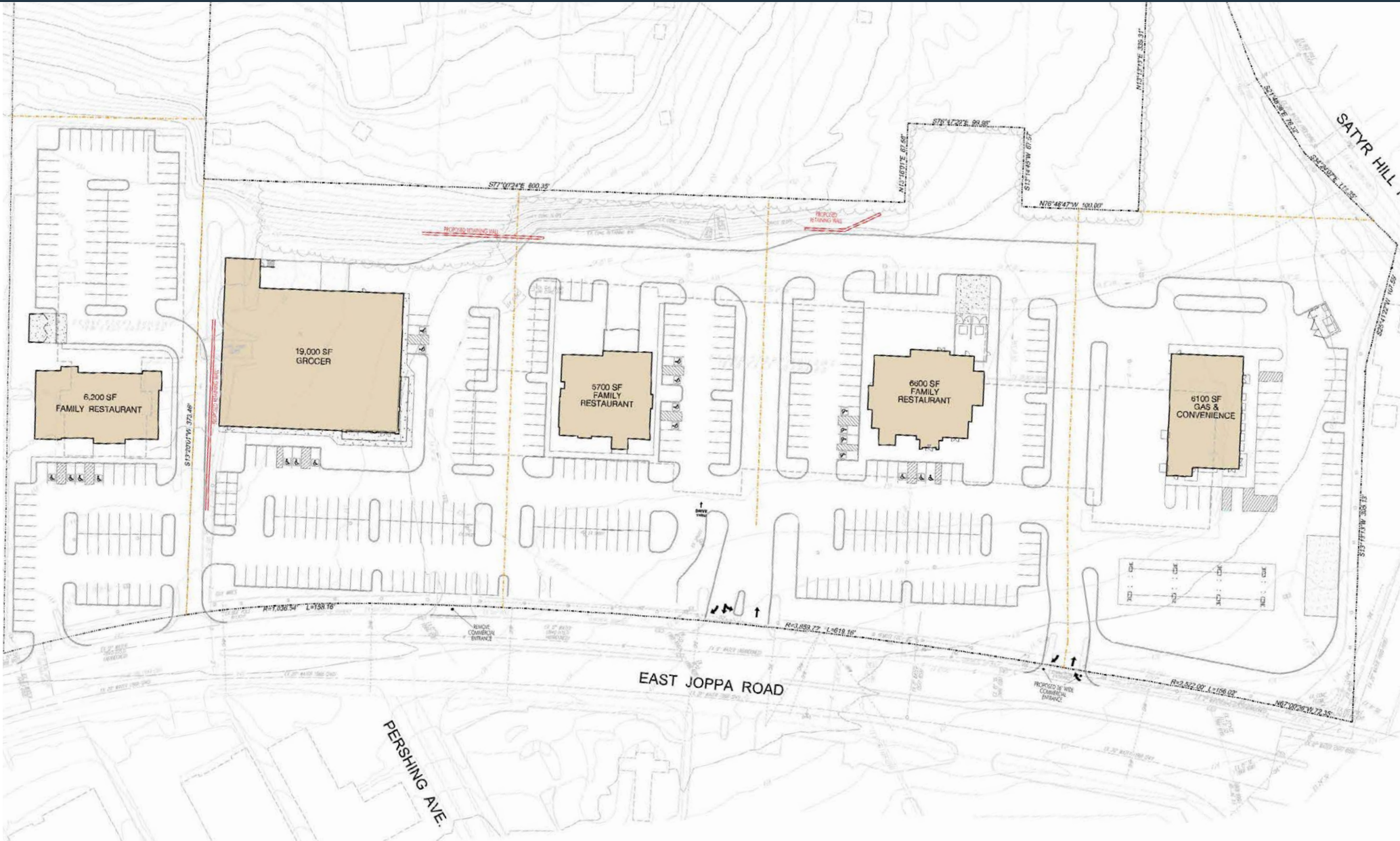
jbach@klnb.com | 410-357-6944



# CONCEPT A

# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | 410-266-2703

**JEFF BACH**

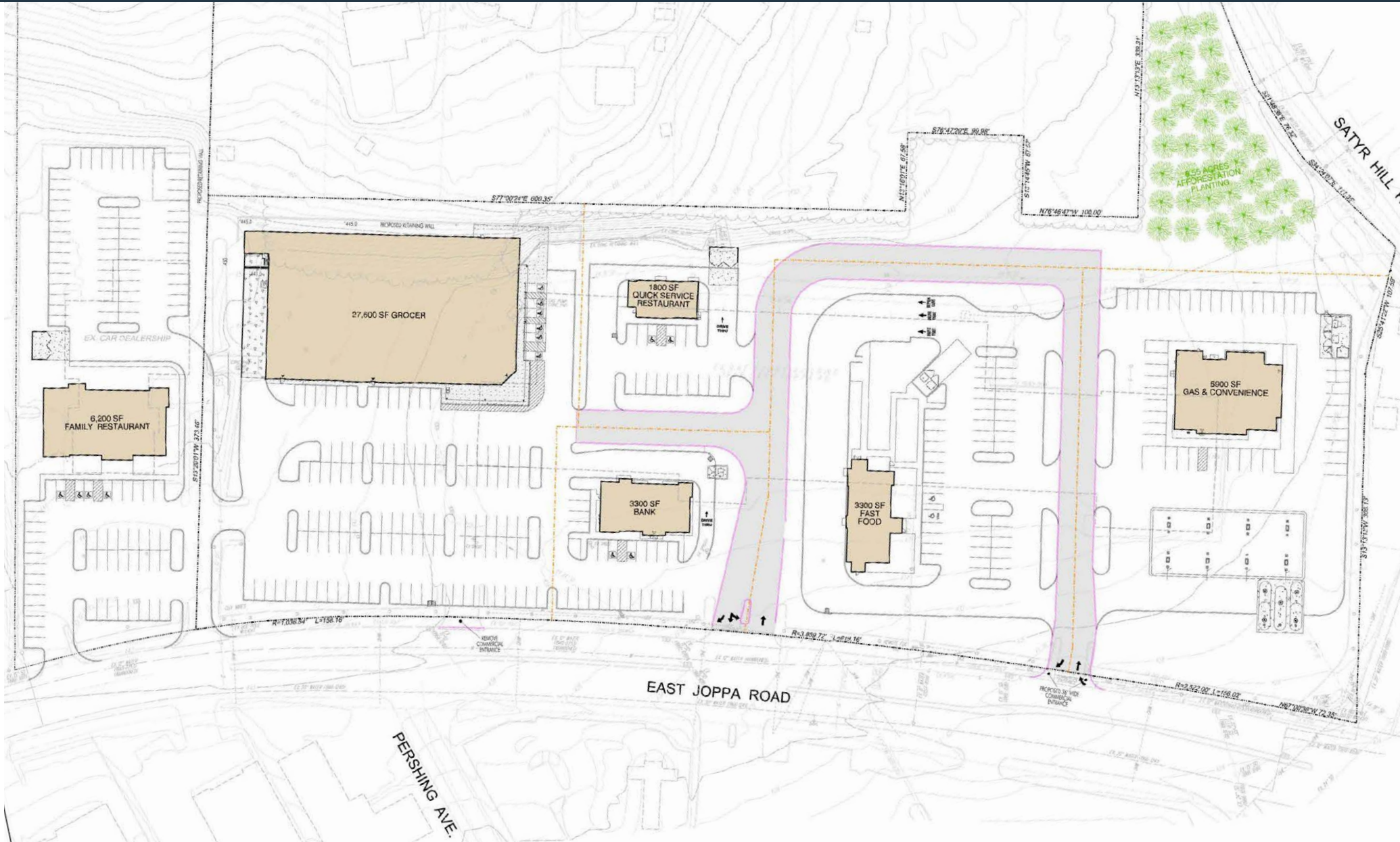
jbach@klnb.com | 410-357-6944



# CONCEPT B

# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY



**JOE BOTZLER**

jbotzler@klnb.com | 410-266-2703

**JEFF BACH**

jbach@klnb.com | 410-357-6944





# 1906-1940 E JOPPA ROAD

PARKVILLE, MD 21234, BALTIMORE COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### JOE BOTZLER

[jbotzler@klnb.com](mailto:jbotzler@klnb.com)

410-266-2703

### JEFF BACH

[jbach@klnb.com](mailto:jbach@klnb.com)

410-357-6944

100 West Road, Suite 505, Towson, MD 21204

.....

## klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

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.