



COLBY CENTER

220-228 REISTERSTOWN ROAD | PIKESVILLE, MD 21208

GRAYSCALE
LUXE

BELLA
BLISS SPA



OOH LA LA
BOUTIQUE

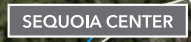
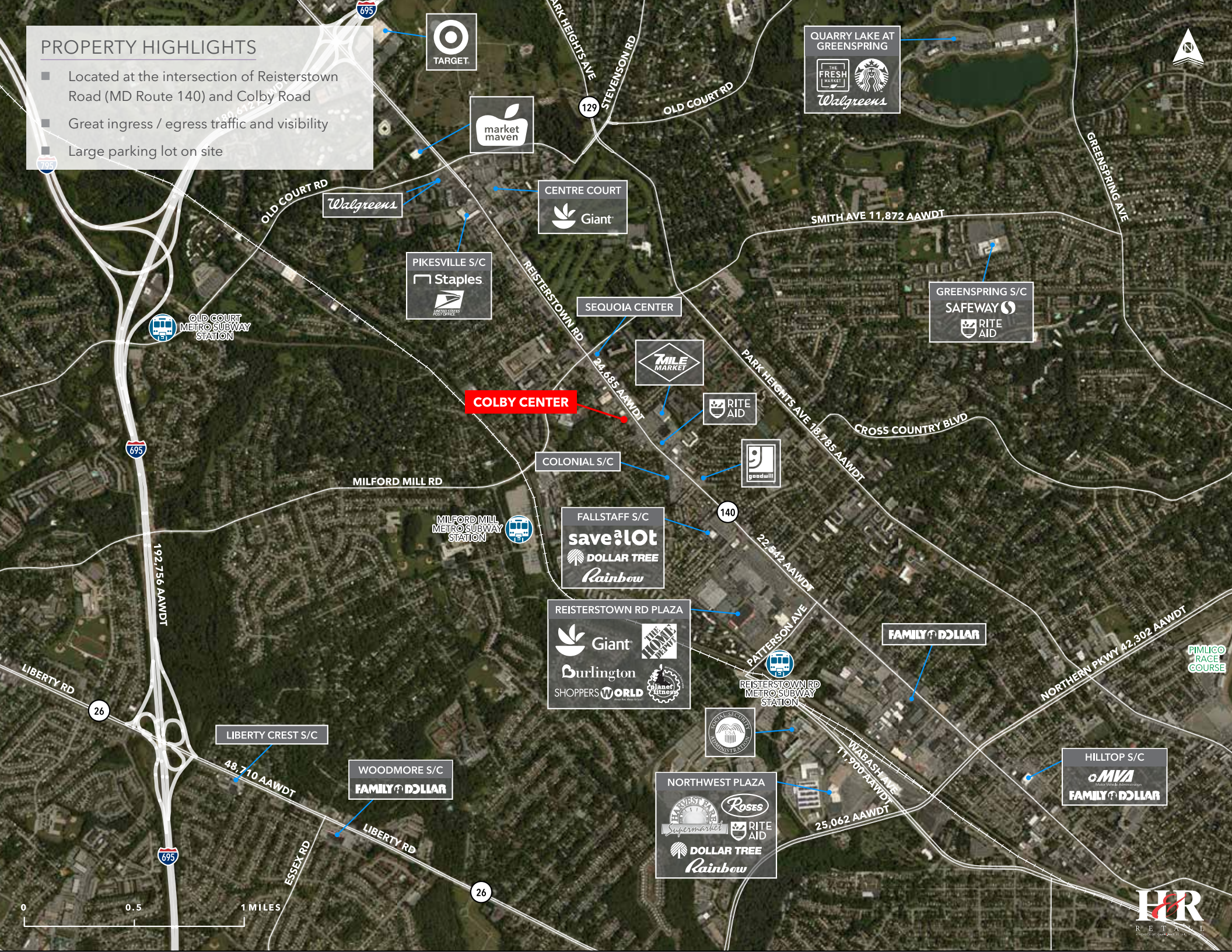
AVAILABLE
1,485 SF



1,485 SF 2nd Gen Salon Space Available

PROPERTY HIGHLIGHTS

- Located at the intersection of Reisterstown Road (MD Route 140) and Colby Road
- Great ingress / egress traffic and visibility
- Large parking lot on site



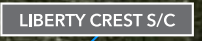
COLBY CENTER



MILFORD MILL RD



140



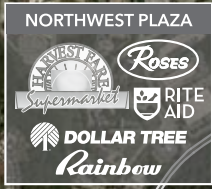
LIBERTY RD

26

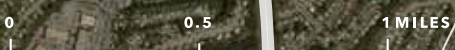
48,710 AAWDT

LIBERTY RD

26



25,062 AAWDT



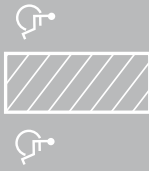


Site Plan Key

- Available
- Leased

COLBY ROAD

AVAILABLE 1,485 SF	Ooh La La Boutique	Bella Bliss Spa	Grayscale Luxe
228	226	222	220



24,685 AAWDT

REISTERSTOWN ROAD (MD ROUTE 140)

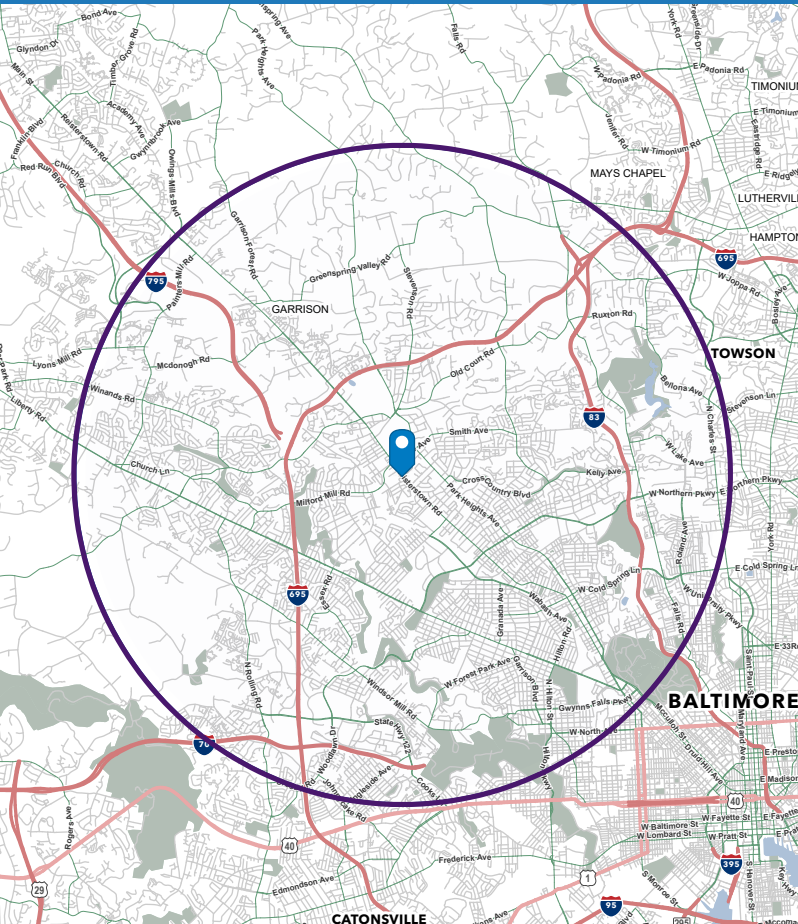




PIKESVILLE, MD

DEMOGRAPHIC PROFILE (2024)

Colby Center
5 mile ring



KEY FACTS

284,731

Population

41.0

Median Age

116,433

Households

EDUCATION



21%

High School Diploma



22%

Bachelor's Degree



20%

Graduate/Professional Degree

INCOME



\$73,380

Median Household Income

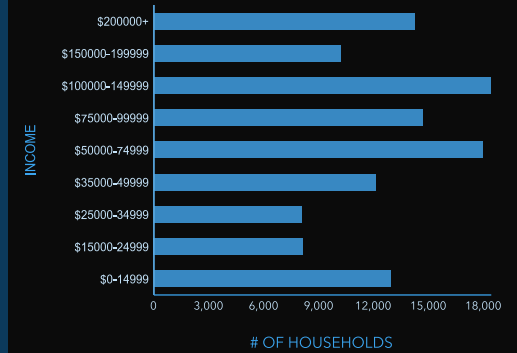


\$44,692

Per Capita Income

\$109,347

AVERAGE HH INCOME (\$)



BUSINESS



12,515

Total Businesses



286,711

Daytime Population



615

Food Srv & Drinking Places

TAPESTRY SEGMENTS



12A

Family Foundations

21,195 (18.2%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.



12D

Modest Income Homes

10,099 (8.7%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.



5C

Parks and Rec

9,252 (7.9%) of households

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These practical residents tend to use their cell phones for calls and texting only.



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