424 YORK ROAD
TOWSON, MD

OFFERED FOR SALE
$6,325,000 | 6.50% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

424 YORK ROAD
TOWSON, MD

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer for sale the fee simple interest in 424 York Road, a 13,160-square-foot retail property situated on 0.36 acres in Towson, Maryland. Fully leased to Ebisu Life Store, the property features a highly visible location along York Road, which carries approximately 19,600 vehicles per day. Ebisu's Asian lifestyle retail concept combines everyday merchandise with interactive shopping experiences, including capsule toys, claw machines, and collectible products.

The property benefits from a dense, affluent trade area, with approximately 118,912 residents and average household income of $129,285 within three miles. The offering combines an established metropolitan location with an absolute NNN lease requiring no landlord responsibilities. The lease extends through August 2034, providing approximately eight years of remaining term, with 3% annual rental increases throughout the base term and two five-year renewal options. The property is offered at $6,325,000, representing a 6.50% capitalization rate on annual NOI of $411,099.

LEASE TERM	LEASE YEARS	ANNUAL RENT
Current Term	9/1/2026 - 8/31/2027	$411,099
Rental Increase	9/1/2027 - 8/31/2028	$423,432
Rental Increase	9/1/2028 - 8/31/2029	$436,135
Rental Increase	9/1/2029 - 8/31/2030	$449,219
Rental Increase	9/1/2030 - 8/31/2031	$462,695
3% Annual Increases Through Base Term		
1st Extension Term	9/1/2034 - 8/31/2039	$520,768
2nd Extension Term	9/1/2039 - 8/31/2044	$603,712
3% Annual Increases Through Extension Terms		

NOI	$411,099
CAP	6.50%
PRICE	$6,325,000

ASSET SNAPSHOT

ADDRESS	424 York Rd, Towson, MD
TENANT	Ebisu Life Store
GUARANTOR	Private
BUILDING SIZE (GLA)	14,136 SF
LAND SIZE (AC)	0.36 Acres
YEAR BUILT	1975
STORIES	3
ZONING	BMCT
LEASE TYPE	Abs NNN
LANDLORD RESPONSIBILITIES	None
RENT COMMENCEMENT DATE	9/1/2024
LEASE EXPIRATION DATE	8/31/2034
REMAINING TERM	7.9 Years
EXTENSION OPTIONS	2 x 5 Years
CURRENT ANNUAL BASE RENT	$411,099
RENTAL INCREASES	3% Annual Increases

ABSOLUTE NNN LEASE WITH NO LANDLORD RESPONSIBILITIES

3% ANNUAL RENT INCREASES THROUGH BASE & OPTION TERMS

HIGH-VISIBILITY YORK ROAD LOCATION IN AFFLUENT TOWSON



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ABSOLUTE NNN LEASE WITH NO LANDLORD RESPONSIBILITIES

The absolute NNN lease provides passive ownership with no landlord responsibilities and $411,099 in annual rental income in Year 1.

LONG-TERM TENANCY WITH RENEWAL OPTIONS

Approximately eight years remain on the lease through August 2034, with two five-year renewal options providing the potential for extended tenancy.

3% ANNUAL RENTAL GROWTH

Contractual 3% annual increases throughout the base and option terms drive consistent income growth, increasing annual rent to approximately $505,600 by September 2033.

HIGH-VISIBILITY YORK ROAD LOCATION

Positioned along York Road with exposure to approximately 19,600 vehicles daily, the 13,160-square-foot property occupies a prominent retail location in Downtown Towson. The property is within walking distance of Towson University, home to more than 20,000 students, and features owned surface parking, an extreme rarity in Downtown Towson.

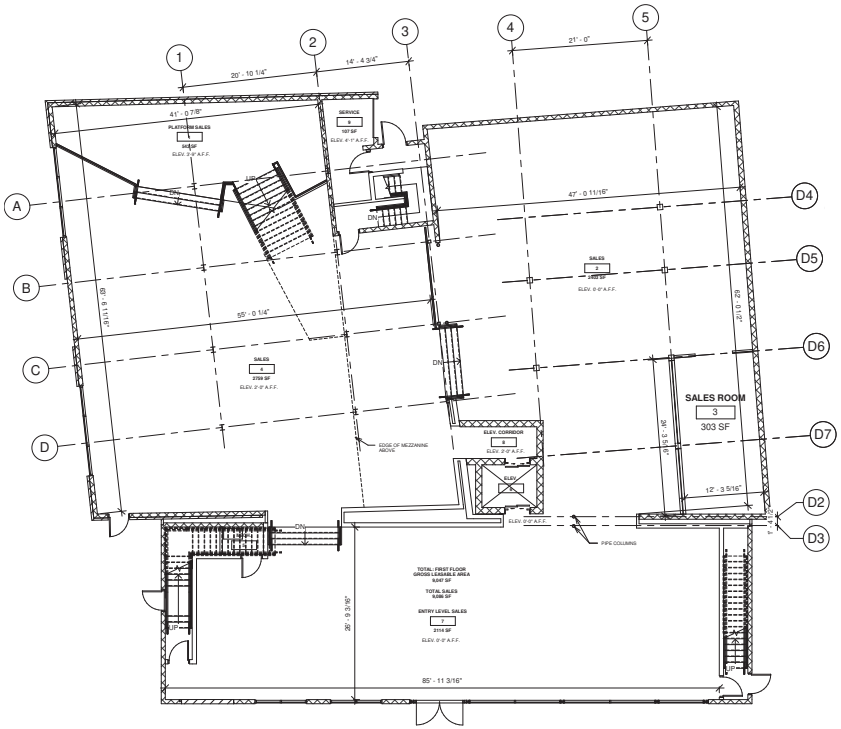
DENSE & AFFLUENT SURROUNDING DEMOGRAPHICS

The property serves approximately 118,912 residents with average household income of $129,285 within three miles. The broader five-mile trade area encompasses more than 314,000 residents.

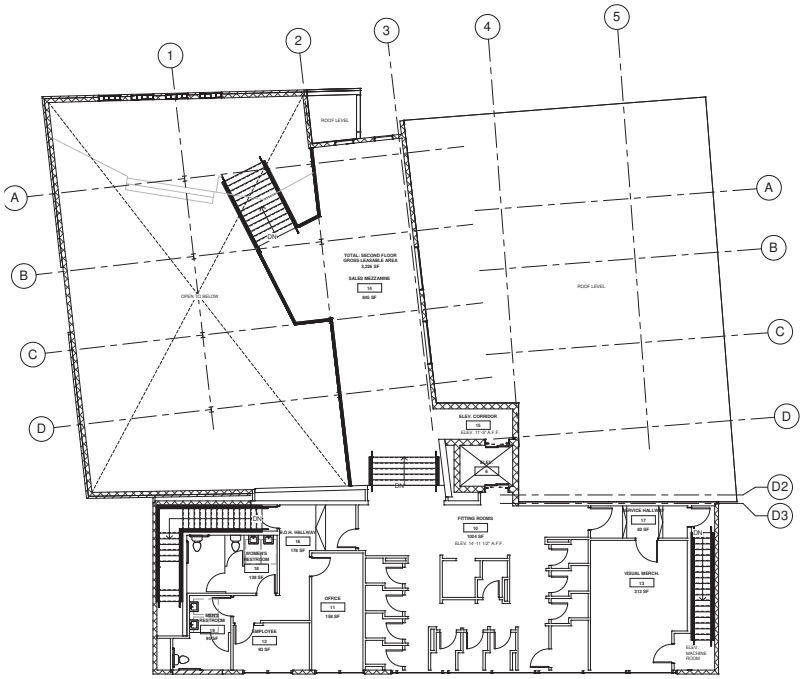
EXPERIENTIAL ASIAN LIFESTYLE RETAIL CONCEPT

Asian pop culture is an extremely popular and raidly growing in the United States. From Korean cosmetics to Japenese fasion, K-Pop, Netflix serieses, film and collectibles this segment is exploding among younger generations active on social media and older generations as well. As an example, KPop Demon Hunters, an 2025 animated Netflix series, broke records for continuously running in the global top 10 charts and made history on the Billboard Hot 100 by becoming the first movie soundtrack to land four simultaneous songs in the top 10. Ebisu is an Asian Lifestyle brand capitalizing on this growing demand and combines Asian everyday essentials with capsule toys, claw machines, and collectible merchandise, creating an interactive shopping experience that complements its traditional retail offering.

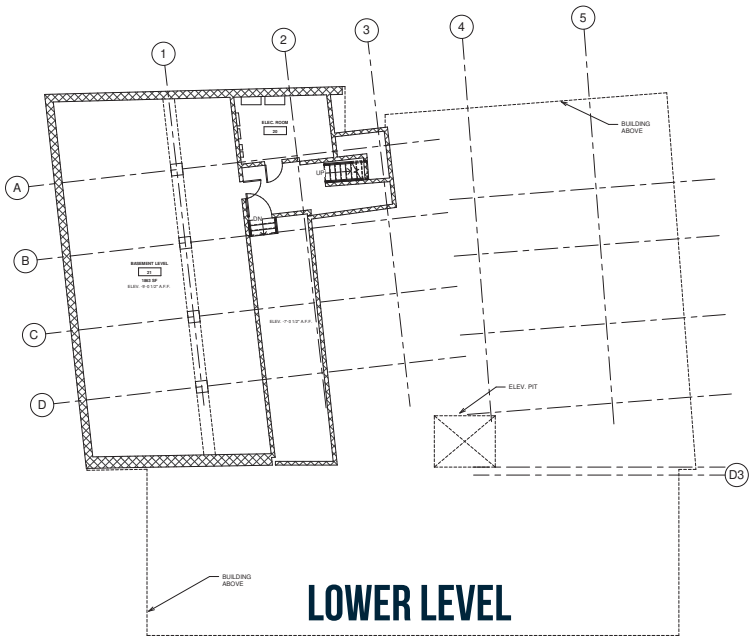
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LEVEL 1



LEVEL 2



LOWER LEVEL

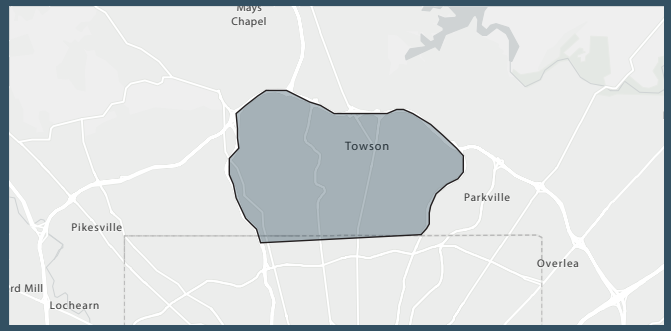
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TOWSON, MARYLAND

Towson is the county seat of Baltimore County and an established retail, education, and employment center. The community benefits from a dense residential base and strong household incomes. Within three miles of the property, approximately 118,912 residents have an average household income of $129,285. The surrounding five-mile trade area expands to 314,095 residents, providing a substantial customer base for local retailers and restaurants.

York Road serves as a primary commercial corridor through Towson, carrying approximately 19,600 vehicles daily past the property. Access to Interstate 695 connects the area with surrounding Baltimore County communities and the broader regional highway network. Towson's commercial district includes national retailers, local businesses, restaurants, and Towson Town Center, creating an established shopping and dining destination.

The local economy is supported by Towson University, Goucher College, county government, and healthcare institutions including the University of Maryland St. Joseph Medical Center. These institutions bring students, employees, and visitors to the area, supporting demand for housing, retail, and services. Towson University also contributes to regional business development through research, workforce training, and community partnerships, reinforcing the area's role as an economic center within Greater Baltimore.













424 YORK ROAD
TOWSON, MD



1 MILE

23,147
POPULATION

$102,192
AHHI

3 MILES

118,912
POPULATION

$129,285
AHHI

5 MILES

314,095
POPULATION

$123,430
AHHI

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EBISU LIFE STORE

JAPANESE LIFESTYLE. EVERYDAY DISCOVERY.

Ebisu Life Store is an Asian lifestyle retailer that blends everyday merchandise with entertainment. Stores carry Japanese and Asian snacks and beverages, beauty and skincare, stationery, home goods, plush and anime collectibles, alongside collectible blind boxes, Gashapon capsule toys and claw machines. Its “retailtainment” format creates an interactive shopping experience centered on product discovery, with roughly 15,000 SKUs across more than 20 categories and inventory that rotates frequently to drive repeat visits.

The brand traces its roots to Osaka, Japan and is affiliated with Fukuwo Co., Ltd. Its U.S. business is headquartered in Flushing, New York and has grown since 2020 to 28 locations across 14 states through a mix of corporate and franchised stores, with an additional 16 stores listed as coming soon. Recent openings include Orlando, Falls Church, Austin and a 21,597-square-foot Tampa Palms store that opened in August 2026 as the largest in the chain, demonstrating the brand’s ability to operate in larger retail spaces.











28 U.S. LOCATIONS
Established footprint across multiple markets

14 STATES
National presence since 2020

16 NEW LOCATIONS
Listed as coming soon

JOHNS HOPKINS
UNIVERSITY

A MAJOR DEMAND DRIVER

Located just 6.5 miles from Johns Hopkins University, the property benefits from proximity to one of Baltimore’s largest concentrations of students, faculty, healthcare professionals and staff. With 30,210 total enrolled students and more than 40,000 employees, Johns Hopkins provides a large and consistent customer base for Asian lifestyle, convenience and experiential retail.

30,210 TOTAL ENROLLED STUDENTS

6.5 MILES AWAY

40K+ EMPLOYEES
BALTIMORE’S LARGEST EMPLOYER


CINEMARK




LA FITNESS




LA FITNESS
LA FITNESS
TOWSON COMMONS
CHIPOTLE
HOLY COW
Pennsylvania
York


THE POINT


CIRCLE EAST
sweetgreen
AKIRA


WHOLE FOODS MARKET


ETHAN ALLEN


sweetgreen


PROSE NAILS
MADISONREED


RECHER
PHỞ ĐẠT THÀNH

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Exclusively Offered By

Atlantic CAPITAL PARTNERS

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