

424 YORK ROAD
TOWSON, MD

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

YORK RD 19,600 VPD

W PENNSYLVANIA AVE 3,000 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EBISU
LIFE STORE

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



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

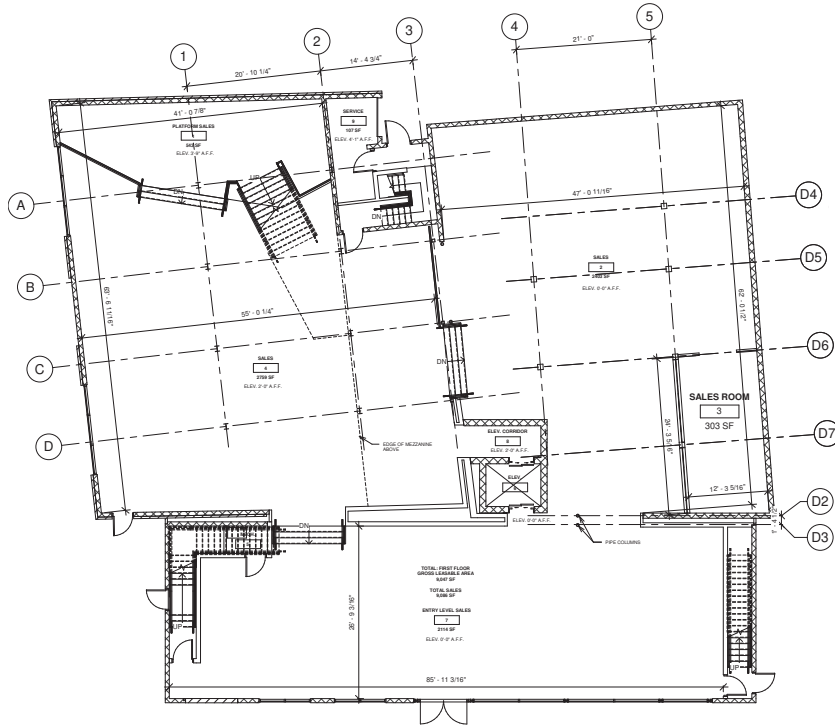
The property serves approximately 118,912 residents with average household income of \$129,285 within three miles. The broader five-mile trade area encompasses more than 314,000 residents.



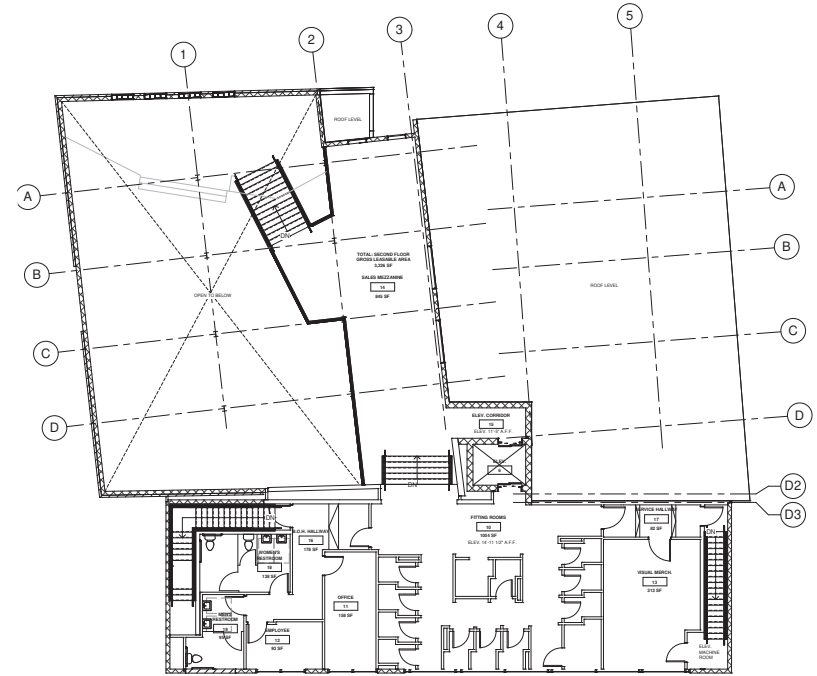
DIFFERENTIATED RETAIL CONCEPT

Ebisu is an Asian lifestyle brand capitalizing on the mainstream appeal of Asian pop culture, exemplified by KPop Demon Hunters, which surpassed 600 million views on Netflix. Combining everyday essentials with collectibles and interactive shopping experiences, Ebisu appeals to a broad American audience beyond the traditional Asian consumer base.





LEVEL 1



LEVEL 2



LOWER LEVEL



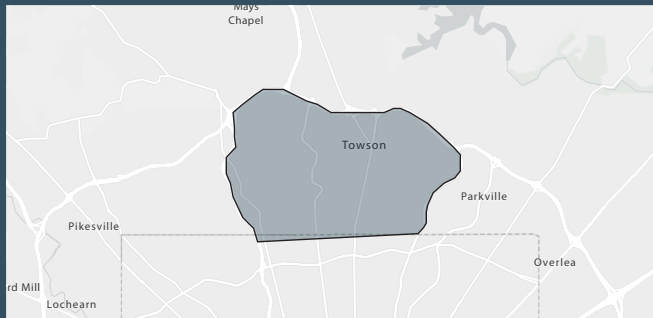
424 YORK ROAD
TOWSON, MD

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

TOWSON PROMENADE
379 APARTMENT UNITS

DULANEY PLAZA
THE FRESH MARKET ATHLETA
CHOPT
Convenient Grocery Company

TOWSON TOWN CENTER
★ macy's yankee CANDLE
NORDSTROM **GAP**
H&M Bath & Body Works **BURGER KING**

TOWSON CIRCLE
PLAYA BOWLS **URBAN OUTFITTERS**
SHAKE SHACK FREE PEOPLE

CINEMARK

KFC

TOWSON COMMONS
LA FITNESS
CHIPOTLE
MEXICAN GRILL

CIRCUIT COURT FOR
BALTIMORE COUNTY

W PENNSYLVANIA AVE 3,000 VPD

UNITED STATES
POSTAL SERVICE®

Insomniac
cookies

Canes WHOLE FOODS
MARKET

Hampton Inn

DUNKIN'
DONUTS

jiffylube

Domino's

DISTRICT COURT FOR
BALTIMORE COUNTY

TOWSON UNIVERSITY
1 MILE AWAY

BOSLEY AVE, MD 45 BYPASS 22,200 VPD

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

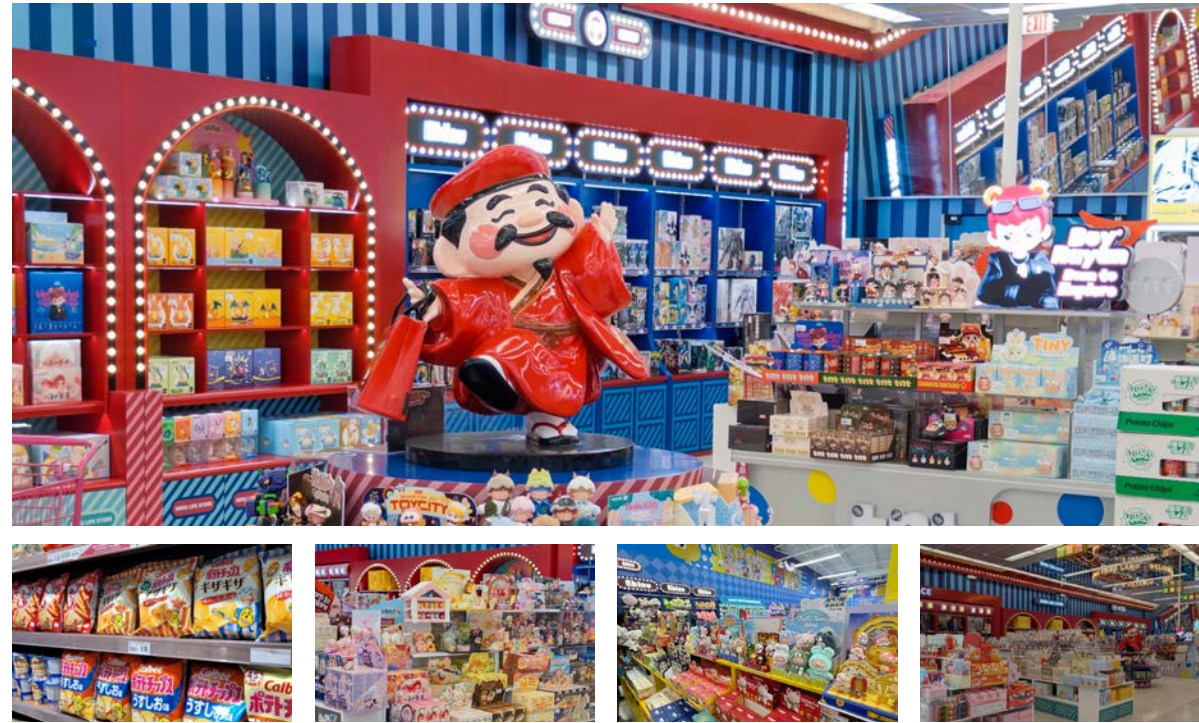




JAPANESE LIFESTYLE. EVERYDAY DISCOVERY.

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



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

JOHNS HOPKINS



424 YORK ROAD TOWSON, MD

AREA PHOTOS | 9



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Exclusively Offered By



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