

FOR LEASE

 Baltimore County, MD

Freestanding Building: Retail End Cap

1520 York Road | Lutherville-Timonium, Maryland 21093

Available:

2,000 sf

Zoning:

BL (Business Local)

Traffic Count:

33,970 AADT (York Rd)

Utilities:

Public sewer, water, gas & electric
(spaces separately metered)

Parking:

15 spaces

Rental Rate:

\$21.00 psf, NNN

Highlights:

Excellent opportunity to lease space
with tremendous exposure and pylon
signage on York Rd at Seminary Ave.

Less than 1 mile from i-695

Easy access from major arteries in a
very affluent area of Baltimore Co.



John Harrington | Senior Vice President & Principal

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W Joppa Road, Suite 200 | Lutherville-Timonium, MD 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore County, MD

Birdseye

1520 York Road | Lutherville-Timonium, Maryland 21093

Dominant Lifestyles

3 mile radius



12% Top Tier



Average HH Size: 2.82
Median Age: 46.2
Median HH Income: \$157,000

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

[LEARN MORE](#)

11% Exurbanites



Average HH Size: 2.48
Median Age: 49.6
Median HH Income: \$98,000

These residents are approaching retirement but show few signs of slowing down. They have cultivated a lifestyle that is both affluent and urbane. Consumers prefer quality to cost, take pride in their homes and are well connected.

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11% Golden Years



Average HH Size: 2.05
Median Age: 51.0
Median HH Income: \$61,000

These are independent, active seniors nearing the end of their careers or already in retirement. They pursue interests such as travel, sports, dining out, museums and concerts. They are also focused on physical fitness.

[LEARN MORE](#)



Drive-By Visibility 
33,970 vehicles per day



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Trade Area

1520 York Road | Lutherville-Timonium, Maryland 21093

- A** 1520 York Road
- B** Timonium Fairgrounds
- C** Timonium Square
- D** Timonium Crossing
- E** Fairgrounds Plaza
- F** Foxtail Center
- G** Office Depot / Sears Outlet
- H** Yorkridge Center North
- I** Grand York Plaza
- J** Yorkridge Shopping Center
- K** Ridgely Plaza
- L** Best Buy / Petco
- M** York Hill Shopping Center
- N** Galleria



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Location / Demographics

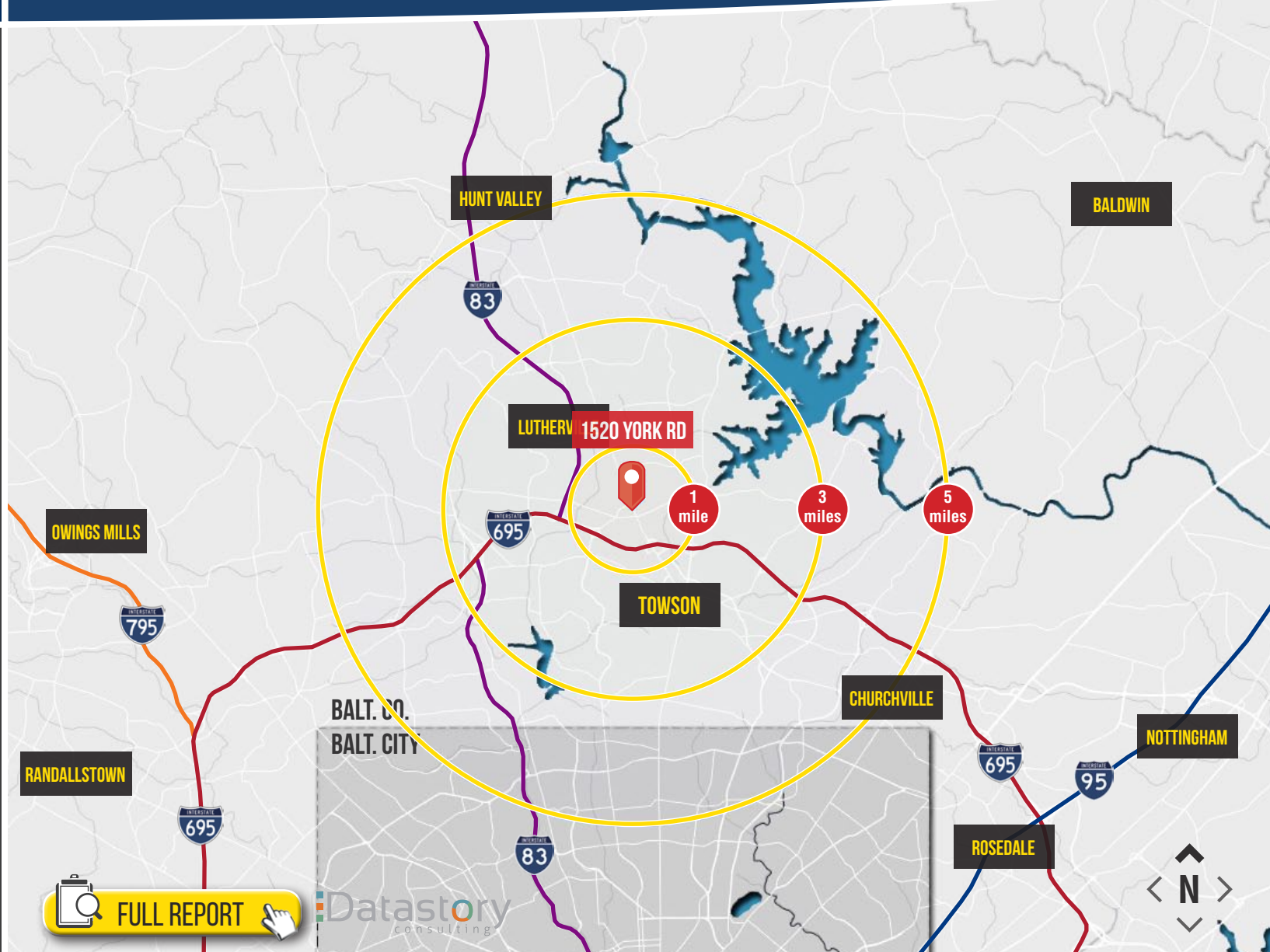
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Demographics

	1 mile	3 miles	5 miles
Population	12,449	77,407	218,042
No. Households	4,768	30,043	89,563
Avg. HH Income	\$99,173	\$111,482	\$99,099
Daytime Employees	10,859	82,371	139,328

Retail Expenditures

	1 mile	3 miles	5 miles
Furniture + Home	\$6.7M	\$47.9M	\$127.4M
Entertainment + Recreation	\$20.8M	\$147.1M	\$387.6M
Fashion + Clothing	\$14.5M	\$103.3M	\$276.8M
Food + Drink	\$20.6M	\$146.6M	\$391.4M



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