

GROUND LEASE

Baltimore County, MD

COMMERCIAL LAND: RETAIL/OFFICE/MEDICAL USE

2412-2416 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

AVAILABLE

25,200 sf ± (.58 Acres ±)

RENTAL RATE

\$75,000/yr., NNN

ZONING

BL (Business Local)

UTILITIES

Public water, sewer, gas & electric

HIGHLIGHTS

- ▶ Prime corner suitable for retail, office or medical use
- ▶ Concept plans suggest a 6k sf ± retail/office/medical building
- ▶ Located just south of signalized intersection of York and Padonia Roads
- ▶ Situated on amenity-rich York Road corridor in-between Lutherville-Timonium and Cockeysville
- ▶ Great York Road visibility (34,332 vehicles per day)
- ▶ Near Padonia Road interchange with I-83

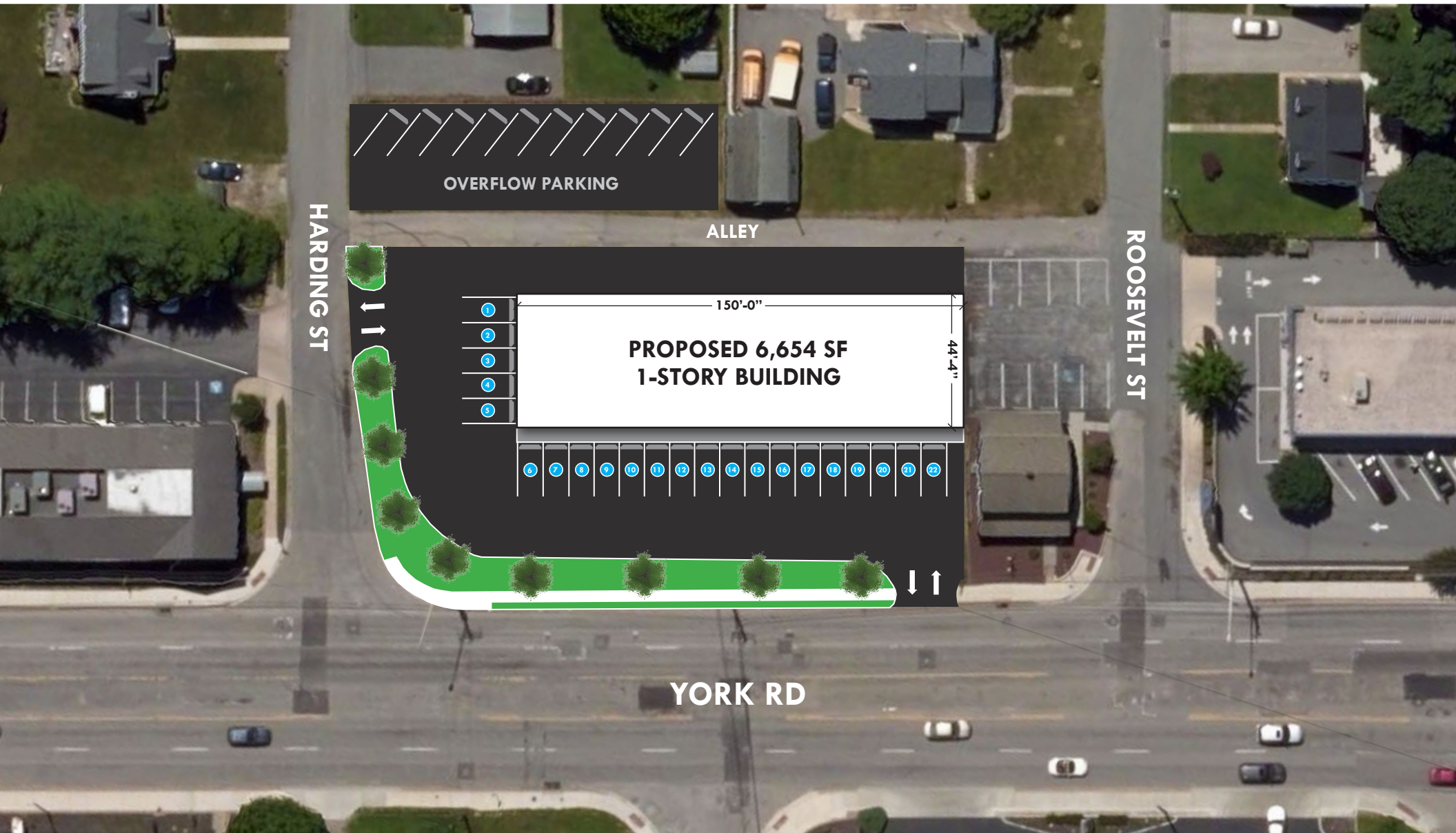


GROUND LEASE

Baltimore County, MD

CONCEPT SITE PLAN

2412-2416 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



GROUND LEASE

Baltimore County, MD

TRADE AREA

2412-2416 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

DOMINANT LIFESTYLES

2 mile radius



24% Young and Restless



LEARN MORE

esri.com/tapestry

Average HH Size: 2.02
Median Age: 29.4
Median HH Income: \$36,000

17% Exurbanites



LEARN MORE

esri.com/tapestry

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

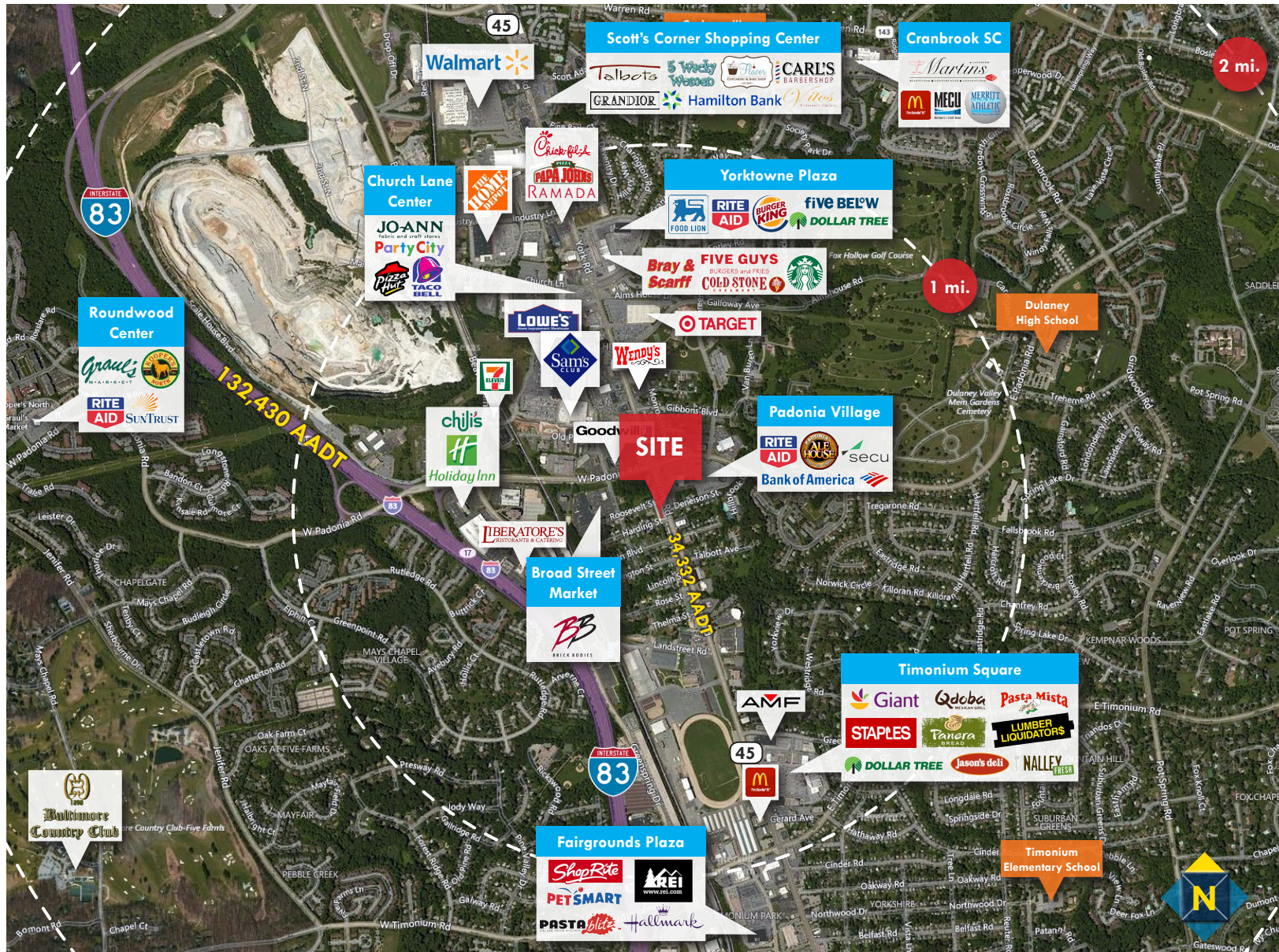
10% In Style



LEARN MORE

esri.com/tapestry

Average HH Size: 2.33
Median Age: 41.1
Median HH Income: \$66,000



GROUND LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

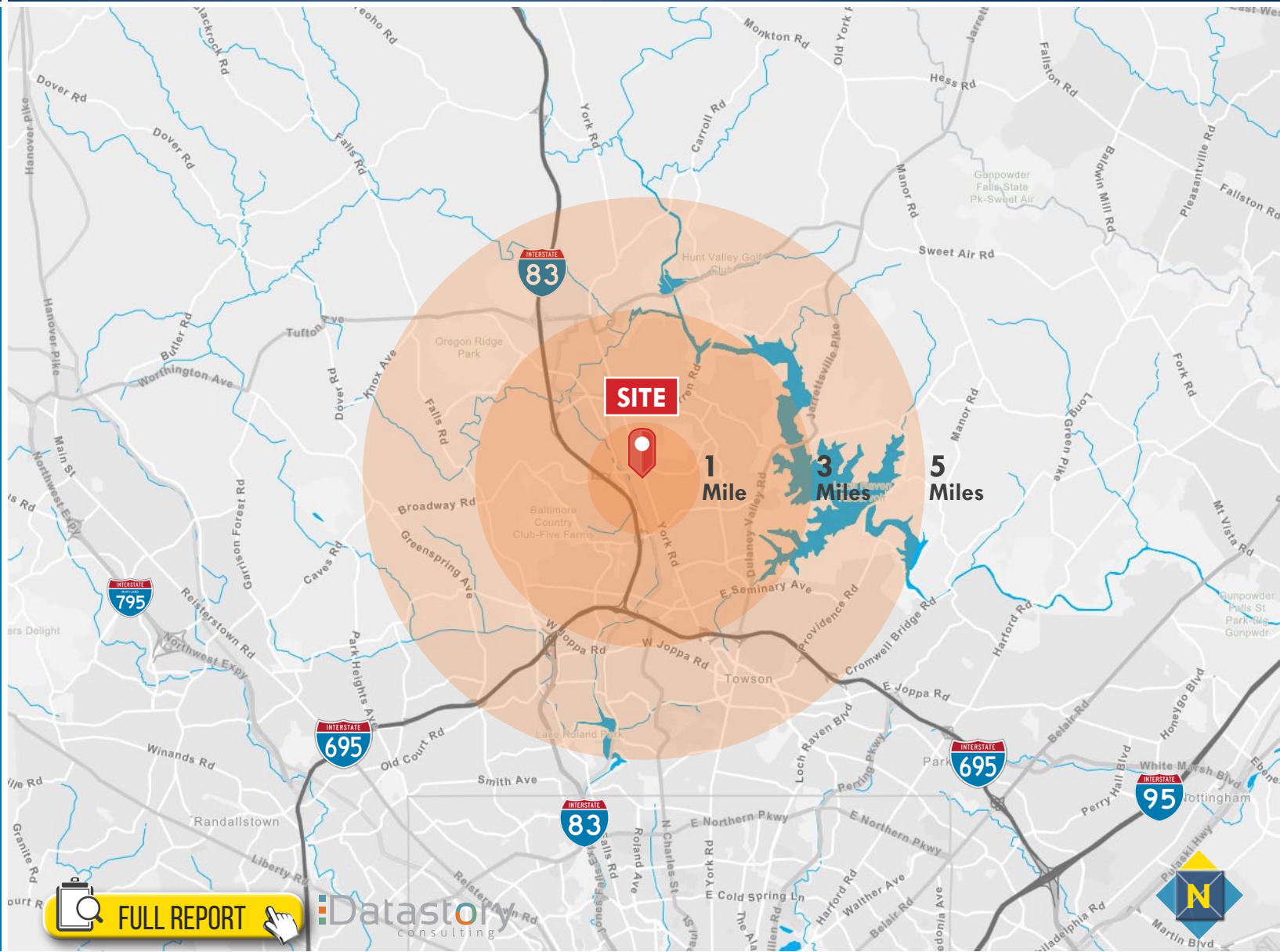
2412-2416 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,253	57,697	114,897
Number of Households	3,839	24,498	45,555
Average Household Income	\$81,013	\$104,429	\$114,358
Daytime Employees	14,786	54,394	119,583

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$4.4M	\$36.3M	\$73.7M
Entertainment & Recreation	\$11.7M	\$95.2M	\$193.5M
Fashion & Clothing	\$8.1M	\$66.7M	\$135.7M
Food & Drink	\$12.5M	\$101.6M	\$206.3M



FULL REPORT

Datastary consulting

