

**1215
YORK
ROAD**

LUTHERVILLE-
TIMONIUM,
MD. 21093

*Discover
the
Retail
Potential*

CREDIT UNION
PARKING
ONLY

Redevelopment by

ARLS
PROPERTIES

Leasing by



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

FOR LEASE

Baltimore County, MD

REDEVELOPMENT: PAD SITES AVAILABLE

LUTHERVILLE-TIMONIUM, MARYLAND 21093

LOT SIZE

1.6 Acres

BUILDING SIZE

25,709 sf

EXISTING SF FOR LEASE

- ▶ Ground Floor: Up to 9,172 sf
- ▶ 1st Floor: Up to 9,990 sf
- ▶ 2nd Floor: Up to 4,706 sf

ZONING

BL (Business Local)

HIGHLIGHTS

- ▶ Signalized intersection
- ▶ Abundant surface parking
- ▶ Recently re-zoned to BL and part of a Revitalization District
- ▶ Adjacent to newly renovated 1301 York (formerly Heaver Plaza)
- ▶ Easy access to I-695 and I-83
- ▶ Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square and the new Circle East and Towson Row projects)

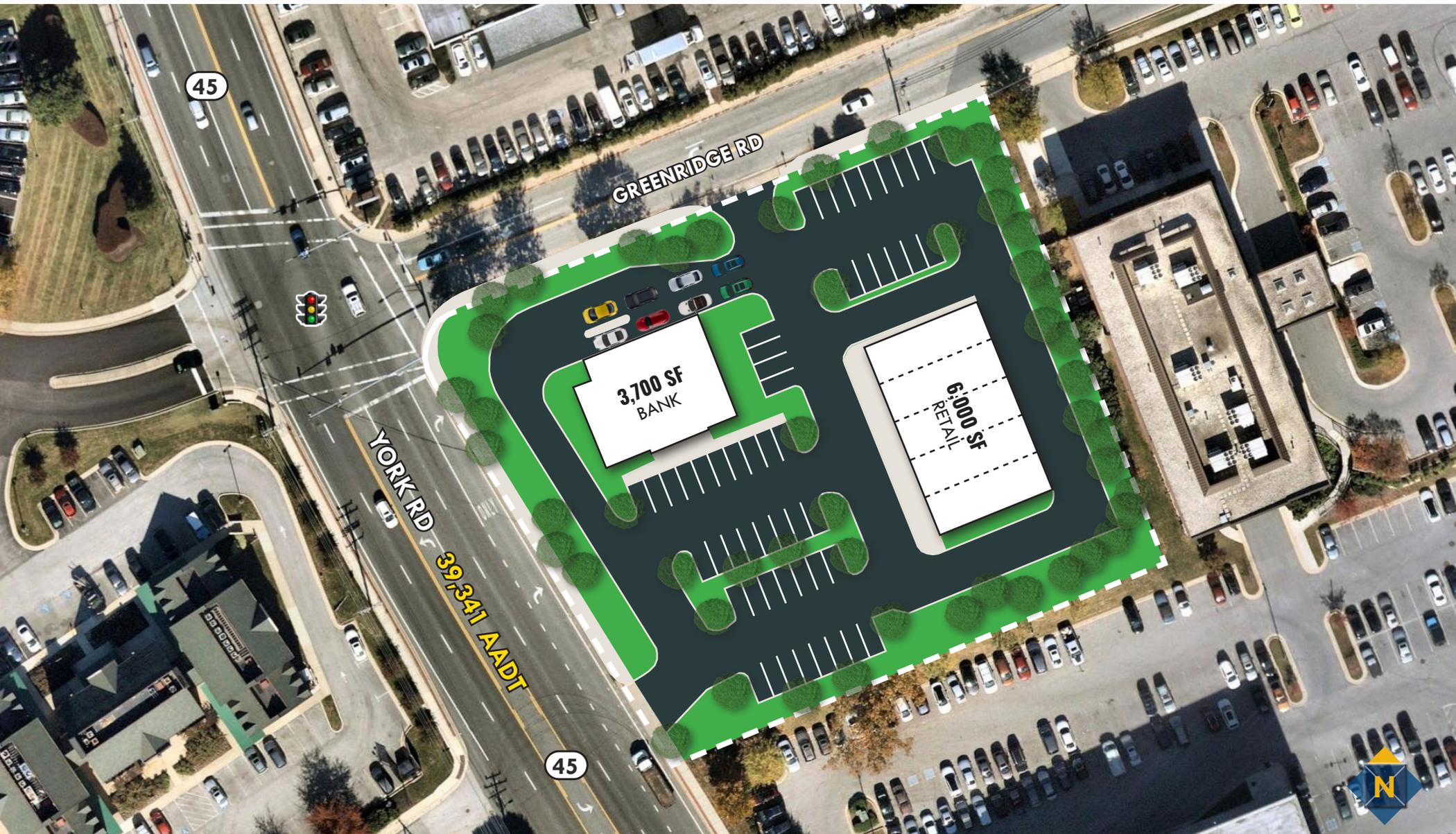


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CONCEPTUAL 'A': BANK PAD + RETAIL STRIP

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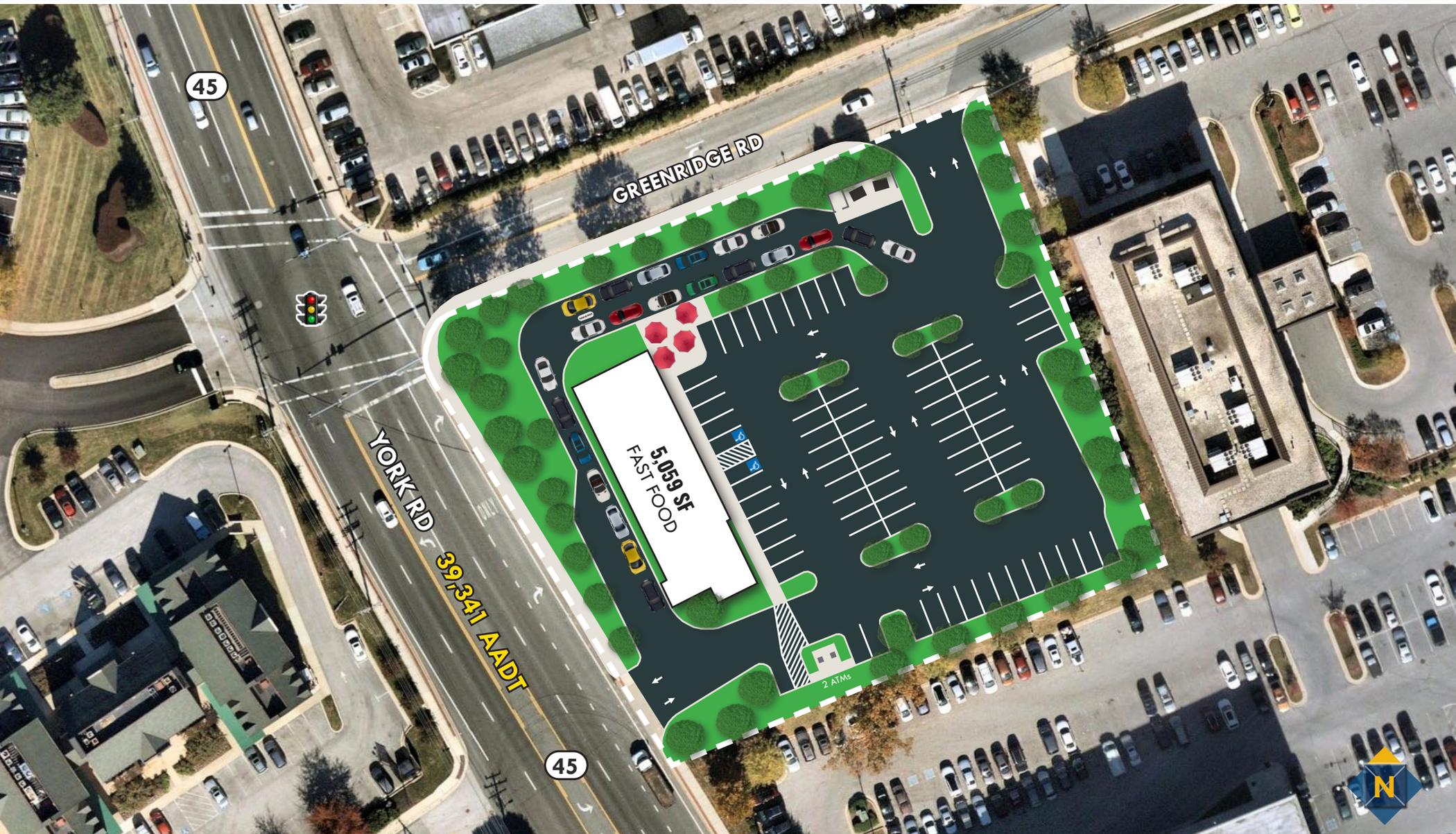


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CONCEPTUAL 'B': FAST FOOD W/ DRIVE-THRU

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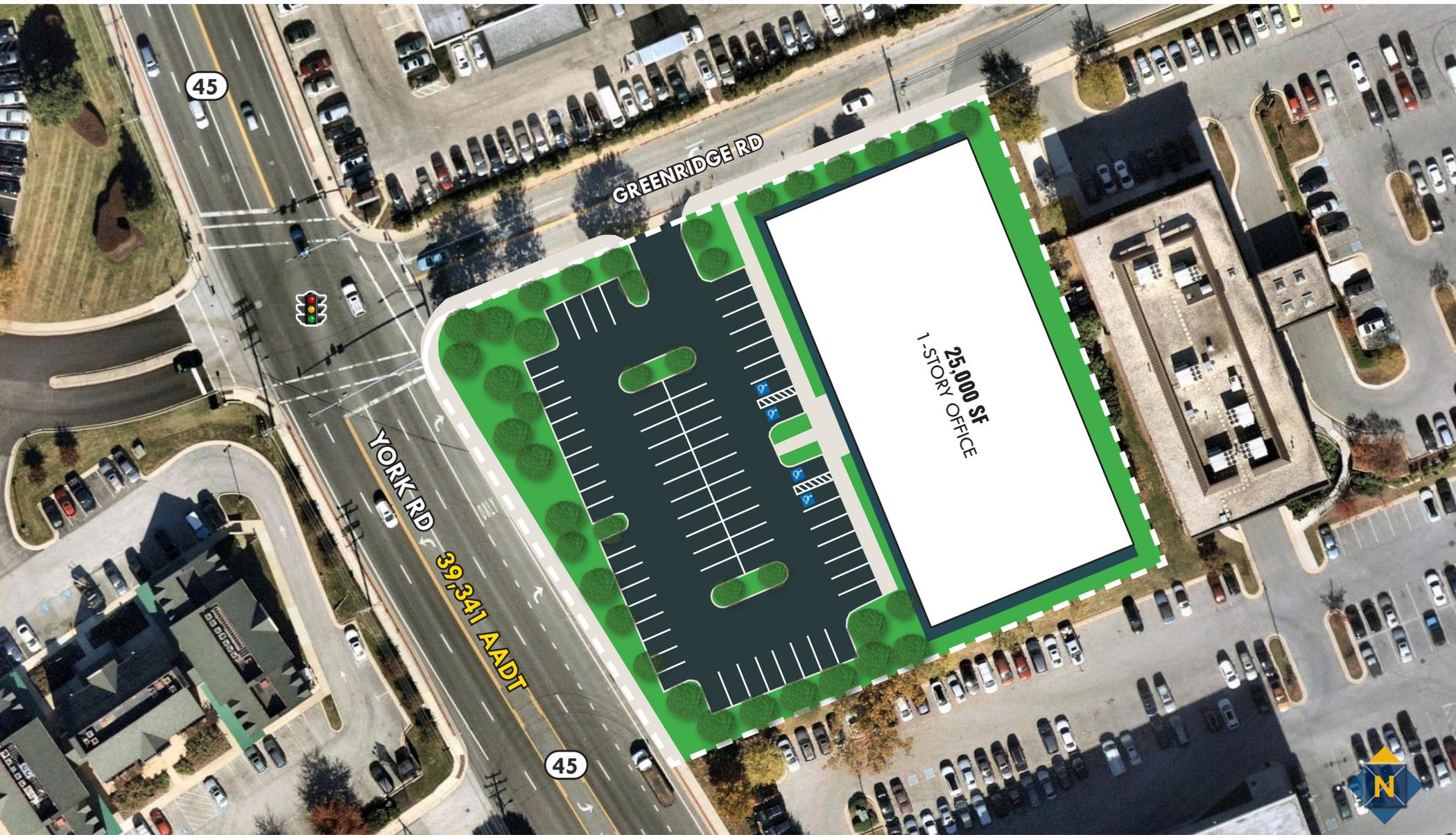


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CONCEPTUAL 'C': OFFICE BUILDING (1-STORY)

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BIRDSEYE

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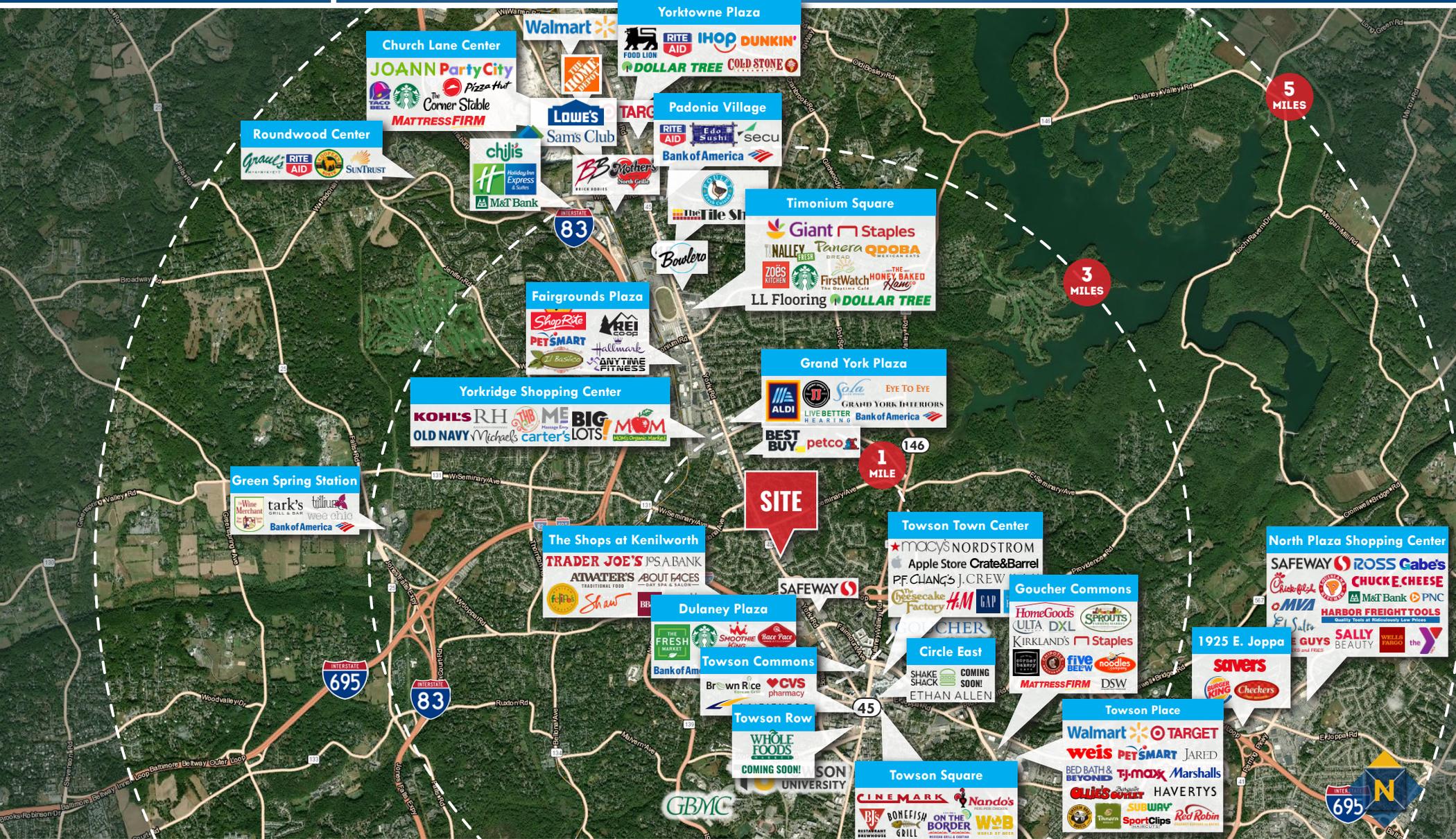


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TRADE AREA

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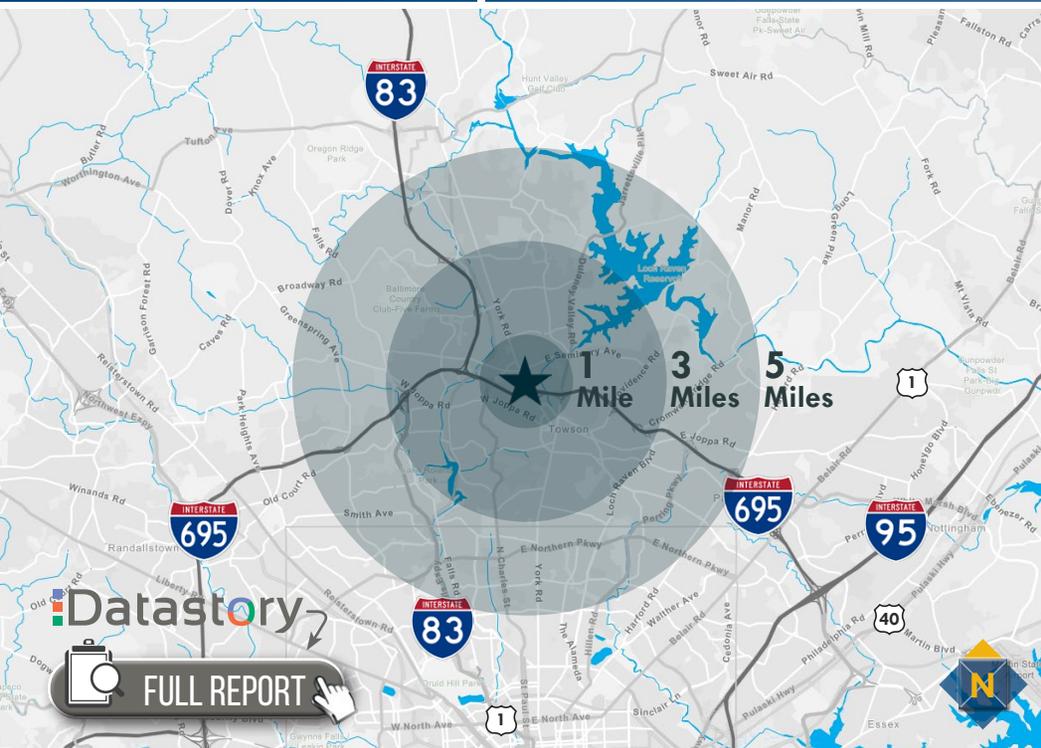


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LOCATION / DEMOGRAPHICS (2019)

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RESIDENTIAL POPULATION 15,122 1 MILE 83,240 3 MILES 243,260 5 MILES	NUMBER OF HOUSEHOLDS 6,068 1 MILE 32,183 3 MILES 98,016 5 MILES	AVERAGE HH SIZE 2.19 1 MILE 2.30 3 MILES 2.32 5 MILES	MEDIAN AGE 38.0 1 MILE 40.4 3 MILES 39.5 5 MILES
AVERAGE HH INCOME \$97,959 1 MILE \$122,057 3 MILES \$109,149 5 MILES	EDUCATION (COLLEGE+) 72.7% 1 MILE 82.2% 3 MILES 74.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.8% 1 MILE 97.1% 3 MILES 96.1% 5 MILES	DAYTIME POPULATION 17,434 1 MILE 116,685 3 MILES 245,939 5 MILES

17% PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

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17% COLLEGE TOWNS
2 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME

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14% GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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9% URBAN CHIC
2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

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