



FOR **LEASE**

RIDGELY CORNER

1740 YORK RD | LUTHERVILLE-TIMONIUM, MD 21093

YOUR SIGN HERE

928 SF ±
HIGH VISIBILITY
RETAIL SPACE
AVAILABLE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

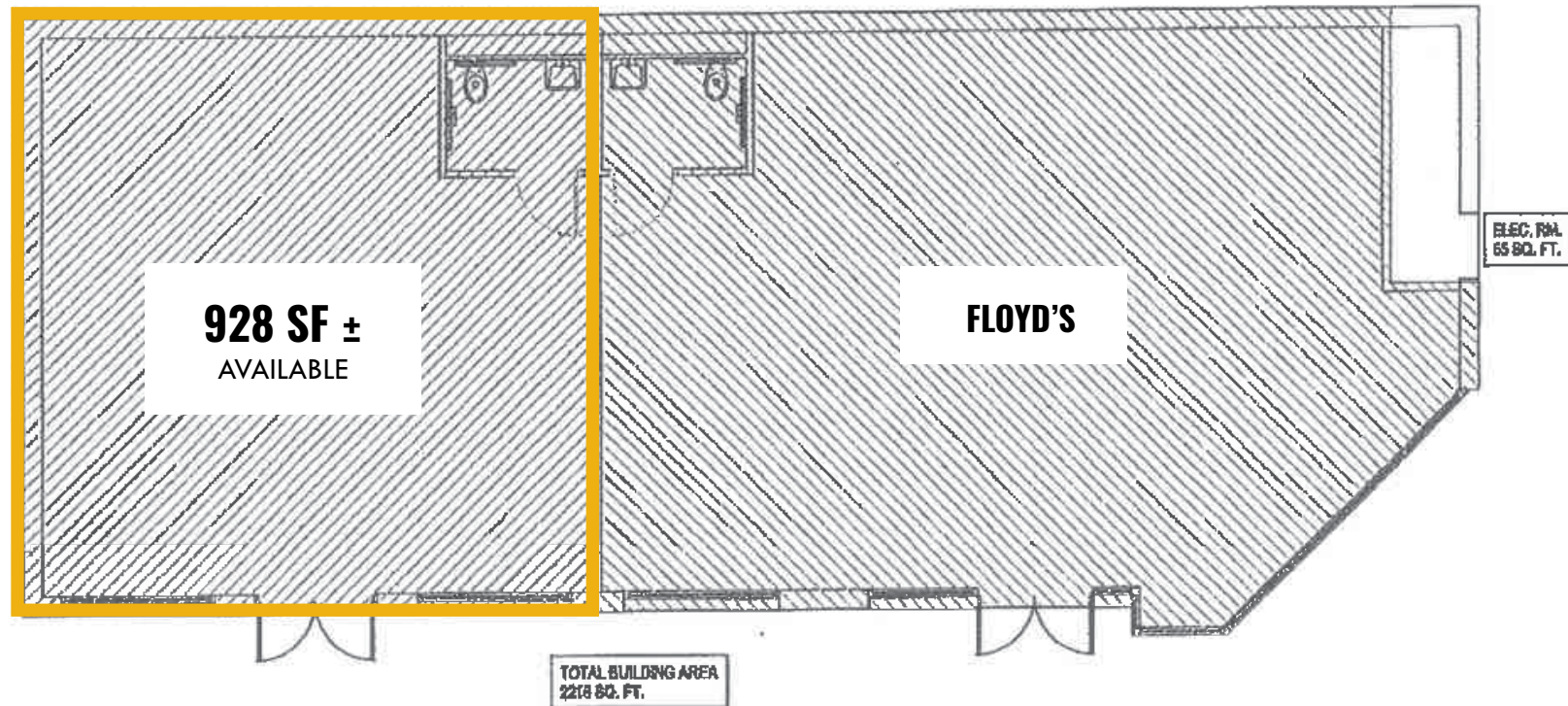
- High visibility freestanding building
- Located at the hard corner of a signalized intersection in Baltimore's premier retail corridor
- Access from both York & Ridgely Rd
- Minutes to I-695 and I-83
- Surrounded by major retail centers
- 17 parking spaces
- Signage - (2) pylon signs
- Perfect for retail, medical or service uses

AVAILABLE SPACE:	928 SF ±
BUILDING SIZE:	2,641 SF ±
LOT SIZE:	0.27 ACRES ±
YEAR BUILT:	1970
ZONING:	BL
CAM:	\$5.05 (est.)
RE TAXES:	\$3.22 (est.)



GOOGLE STREET VIEW

FLOOR PLAN



LOCAL BIRDSEYE



DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



6,313

44,866

125,177

DAYTIME POPULATION



12,637

90,373

252,372

AVERAGE HOUSEHOLD INCOME



\$168,197

\$150,807

\$146,250

NUMBER OF HOUSEHOLDS



4,857

35,263

103,829

MEDIAN AGE

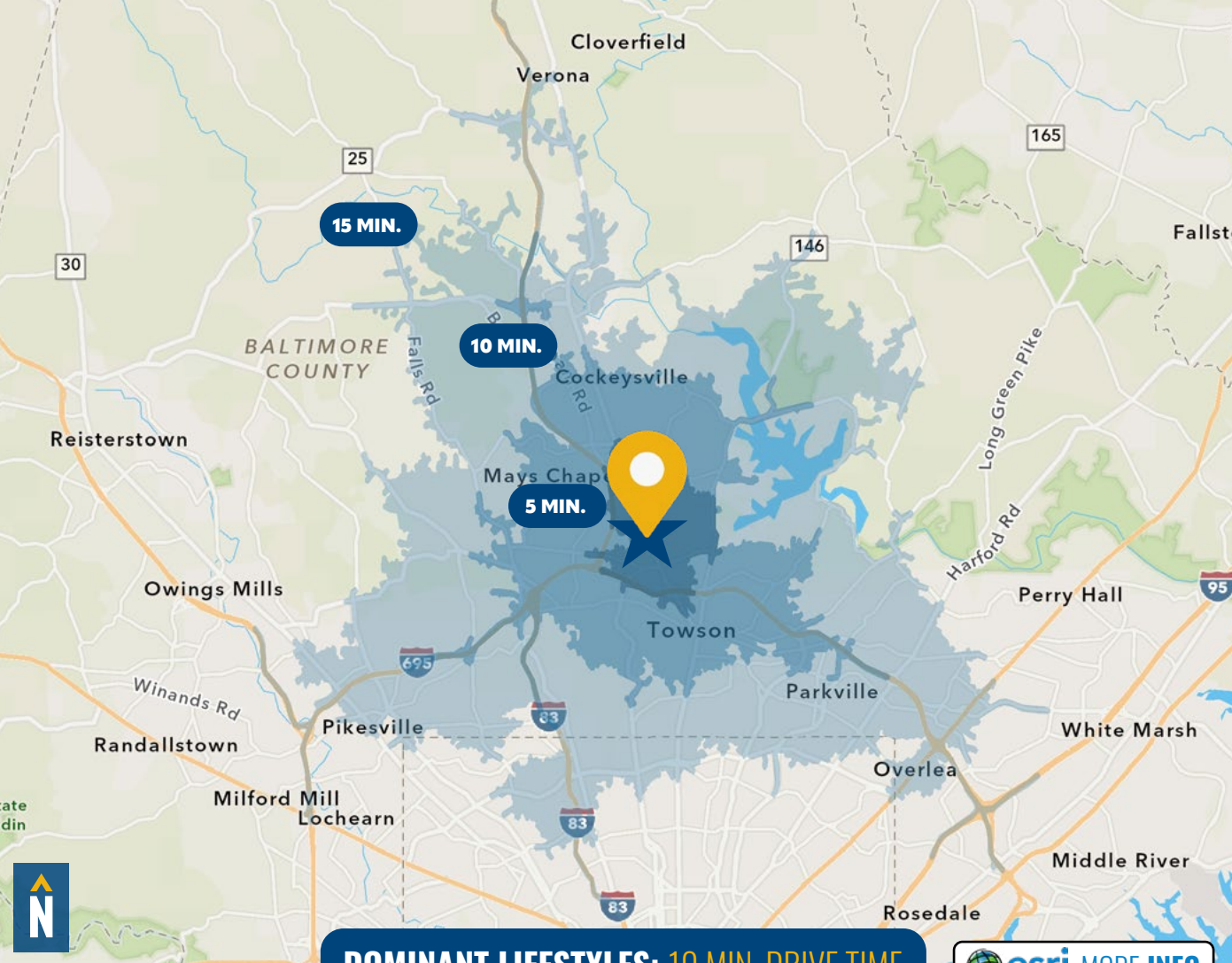


43.4

38.3

40.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[MORE INFO](#)

13%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

13%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

12%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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