

FOR LEASE



Baltimore County, MD

FLEX/COMMERCIAL PROPERTY

1928 GREENSPRING DRIVE | LUTHERVILLE-TIMONIUM, MARYLAND 21093

BUILDING SIZE

18,500 SF ±

LOT SIZE

0.85 Acres ±

ZONING

ML- IM (Manufacturing, Light)

PARKING

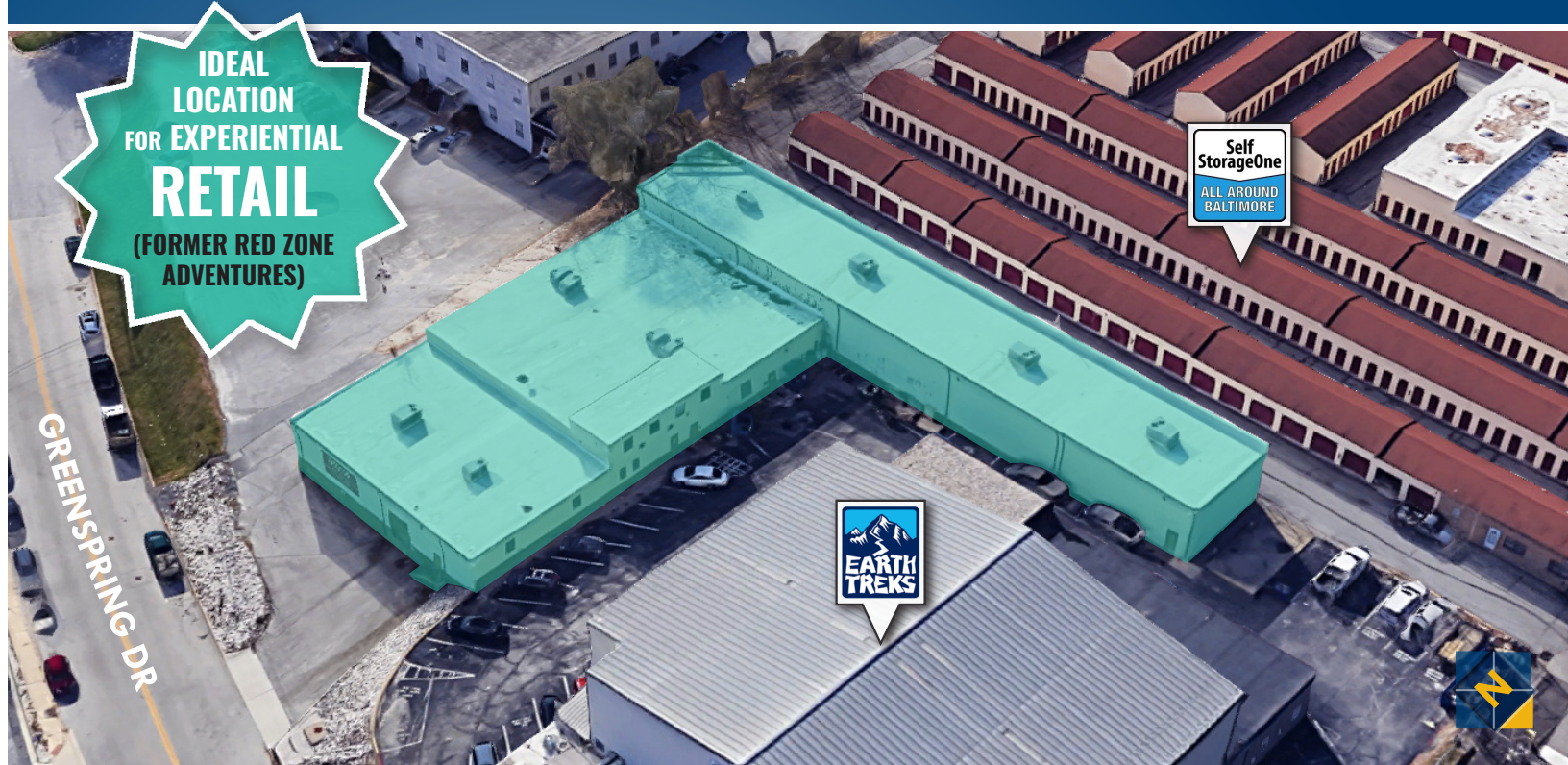
Onsite parking

RENTAL RATE

\$8.95 psf, NNN

HIGHLIGHTS

- ▶ 18,500 SF ± 1-story, L-shaped building, currently built out as flex/office, with retail potential
- ▶ Two minute walk to Lutherville Light Rail stop
- ▶ Easy access to I-83, I-695 and the York Road corridor
- ▶ Close to many nearby amenities
- ▶ ML-IM zoning allows for a wide variety of permitted uses, including wholesale, showroom, fitness & wellness, storage, daycare, micro-brewery, as well as industrial warehouse and more



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AERIAL

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1928 GREENSPRING DRIVE | LUTHERVILLE-TIMONIUM, MARYLAND 21093

100% fully heated and air conditioned



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BIRDSEYE

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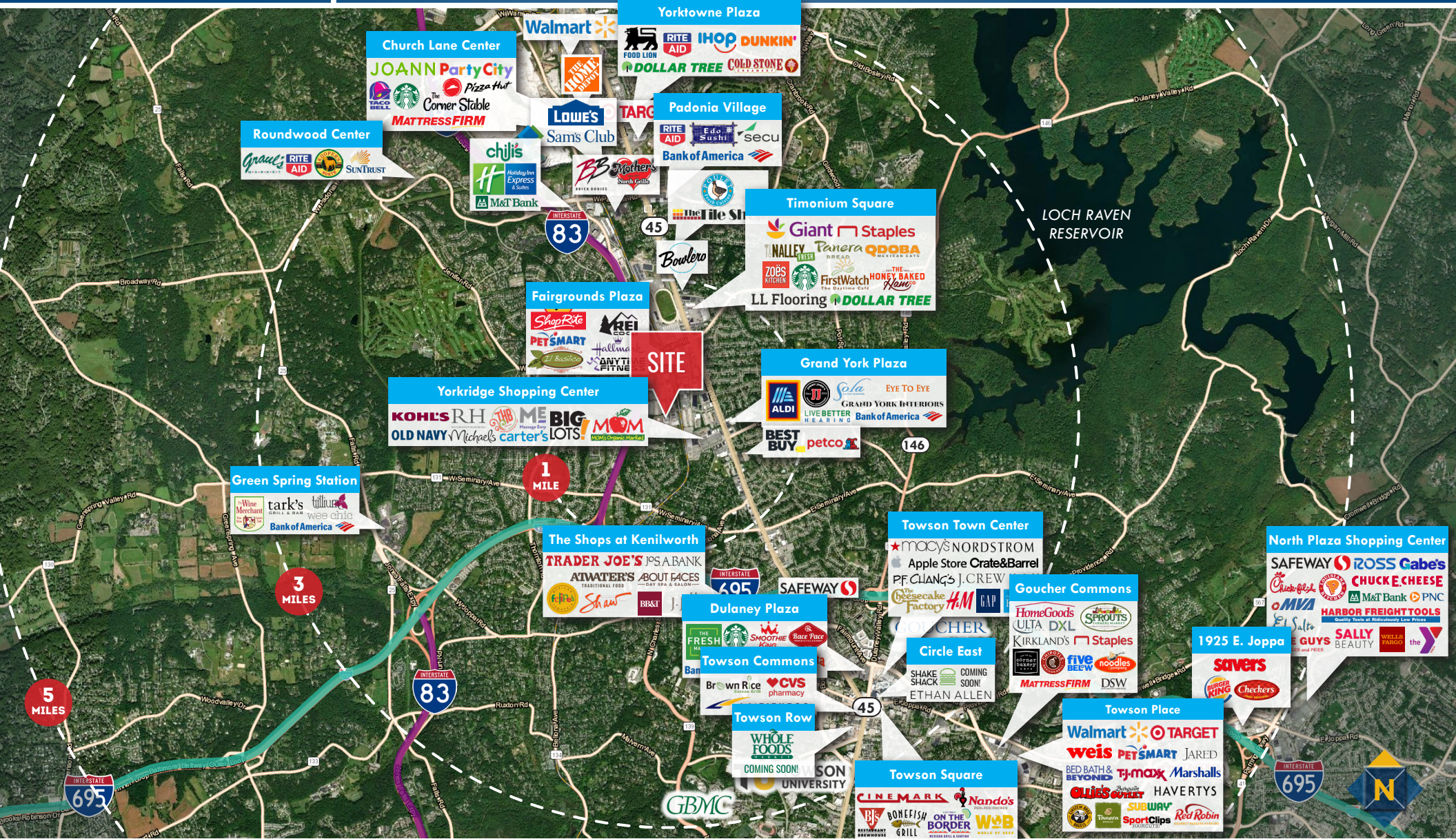
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TRADE AREA

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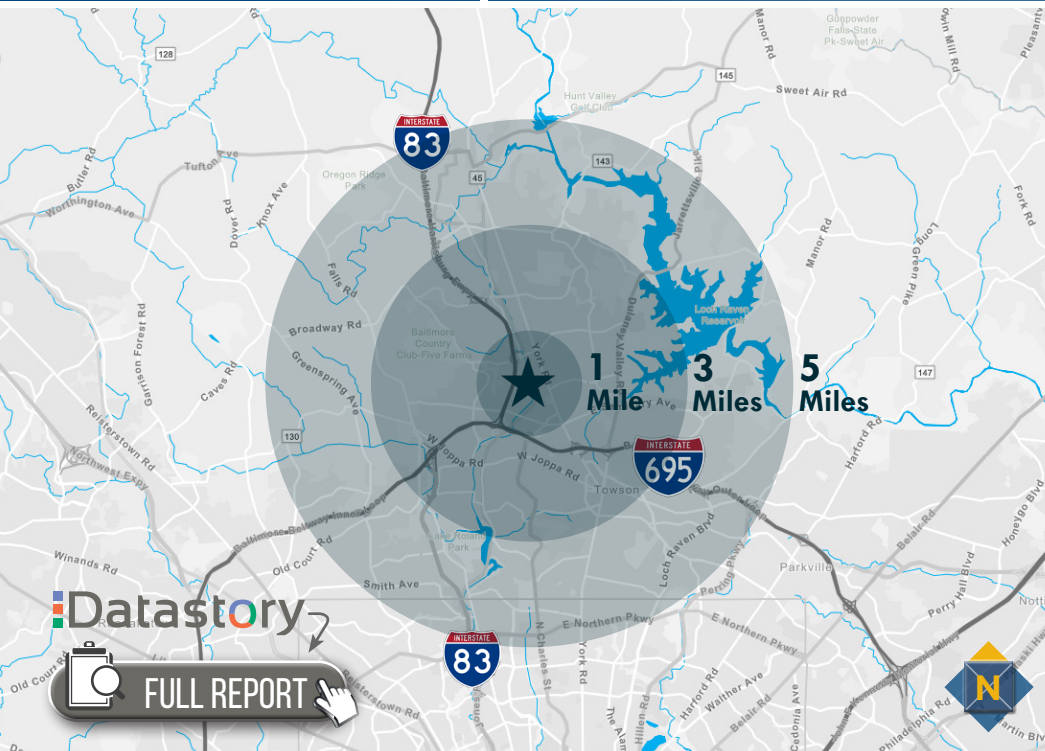
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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION

8,861
1 MILE
77,190
3 MILES
171,996
5 MILES

NUMBER OF HOUSEHOLDS

3,557
1 MILE
30,826
3 MILES
69,490
5 MILES

AVERAGE HH SIZE

2.49
1 MILE
2.23
3 MILES
2.33
5 MILES

MEDIAN AGE

46.5
1 MILE
40.4
3 MILES
40.6
5 MILES

AVERAGE HH INCOME

\$129,281
1 MILE
\$120,615
3 MILES
\$127,431
5 MILES

EDUCATION (COLLEGE+)

82.7%
1 MILE
80.4%
3 MILES
80.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.9%
1 MILE
90.5%
3 MILES
90.7%
5 MILES

DAYTIME POPULATION

12,566
1 MILE
93,633
3 MILES
194,232
5 MILES

19%

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

LEARN MORE

18%

EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

LEARN MORE

12%

IN STYLE

2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

LEARN MORE

11%

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

LEARN MORE



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