



20 EAST TIMONIUM ROAD

TIMONIUM, MD 21093



**FOR
SALE**



CONFIDENTIALITY AND NON-DICLOSURE AGREEMENT

EXECUTIVE SUMMARY






20 EAST TIMONIUM ROAD

TIMONIUM, MARYLAND 21093

MacKenzie Commercial Real Estate Services, LLC is offering the opportunity to purchase in fee simple **20 East Timonium Road (also known as 20 Gerard Avenue in tax rolls)** in Timonium, Maryland.

20 East Timonium Road represents a unique opportunity to acquire a rarely available, 100% leased asset in a high barrier to entry infill market. With a diverse tenant base in market-appropriate lease sizes, 20 E Timonium Road offers low operational risk paired with a high stability of cash flow.

The property is well-located in an established business corridor and benefits from recent, significant renovations. The adjacent grocery anchored shopping center provides tenants with an attractive amenity base accessible via a shared footpath while the demographics of the area reveal a wealthy customer base. Located less than one mile east of an exit to Interstate 83, 20 East Timonium Road is easily accessible.

	BUILDING SIZE:	33,316 MRSF ±
	LOT SIZE:	1.54 ± AC
	STORIES:	3
	PARKING:	3.14/1,000 SF
	SALE PRICE:	\$6,400,000 (\$192 PSF)
	2027 NOI:	\$563,493 (8.80%)



OFFERING HIGHLIGHTS



TENANTS

- » 100% leased to established tenants
- » Diversified rent roll by size and industry
- » Embedded medical practices provide stability

PHYSICALS

- » Recent, significant capital improvements/renovations (\$945,000)
- » Well-maintained physical plant
- » Ample parking and high visibility
- » Exempted from Building Energy Performance Standards due to size

LOCATION

- » Private pathway to grocery anchored shopping center with several restaurants
- » Infill location with stable, quality neighbors
- » One turn access from York Road; ¾ mile from I-83
- » Center of commerce for the vibrant York Road corridor

ALL OFFERS SHOULD INCLUDE:

- » Price
- » Study Period
- » Deposit
- » Closing time frame
- » Source of capital for the acquisition

The information contained herein is provided by the owner and other sources deemed reliable. Prospective purchasers should make their own inquiries as to the suitability of the investment and the elements contained herein.



PROPERTY SPECS

Address:	20 Gerard Ave Timonium, MD 21093
Parcel ID:	08-1600001743
Map/Grid/Parcel:	0060/0012/0579
Building Size:	Rentable: 33,316 SF ±
Site Size:	1.54 Acres ±
Tenants:	14
Leasing:	100%
Construction:	Masonry
Stories:	3
Year Built:	1985
Utilities:	BGE, Verizon, Comcast
HVAC:	6 Roof top units (RTU)
Parking:	3.14/1,000 SF Surface - 110
Elevators:	Hydraulic
Zoning:	RO

RO (Residential Office)

Baltimore County, MD

Permits house conversions to office buildings as of right; small conventional office buildings permitted by special exception.



LOCAL BIRDSEYE



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



9,380	71,729	146,239
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DAYTIME POPULATION



14,803	91,070	192,526
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AVERAGE HOUSEHOLD INCOME



\$156,259	\$141,658	\$148,778
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NUMBER OF HOUSEHOLDS



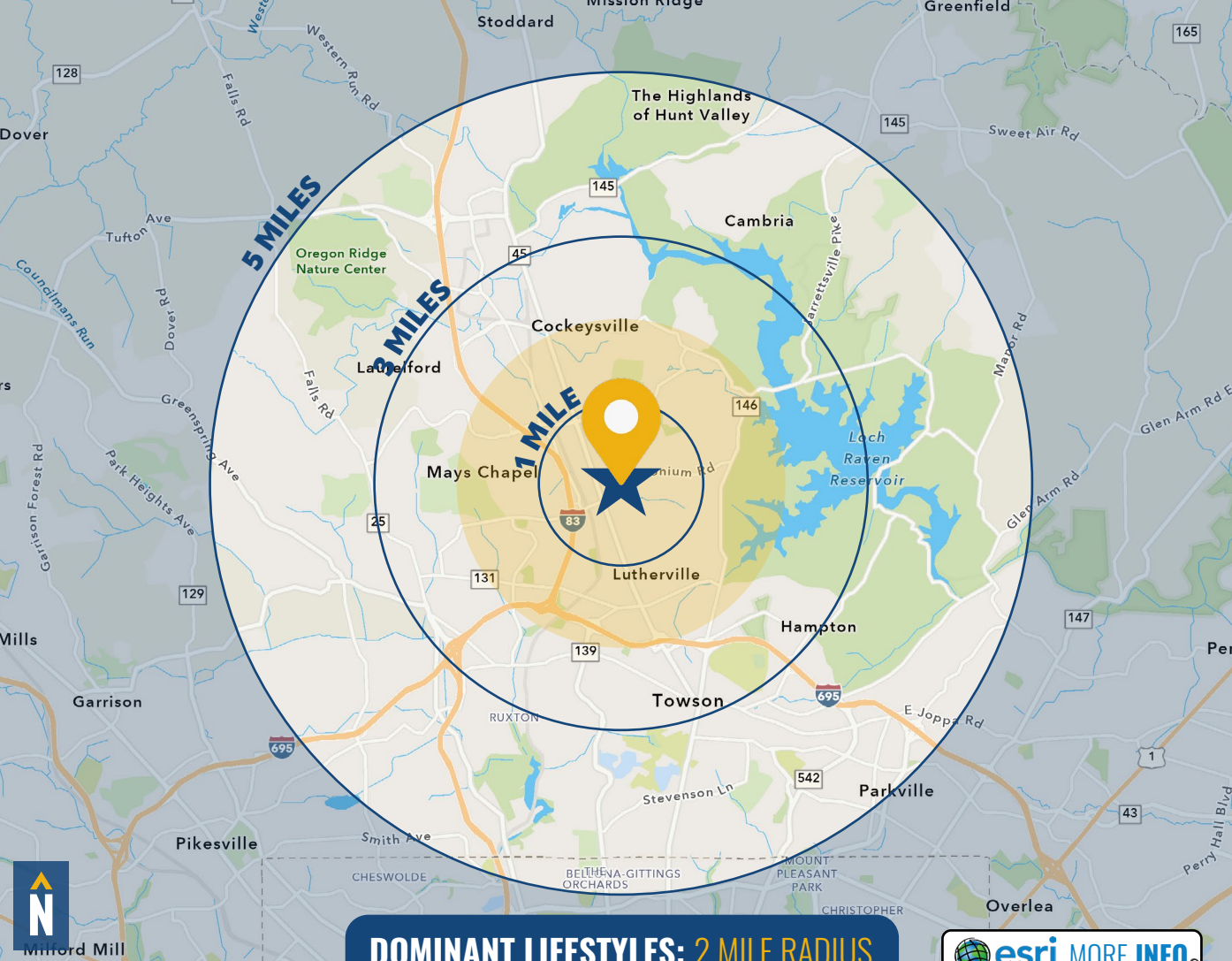
3,570	29,829	58,190
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MEDIAN AGE



41.7	41.7	40.0
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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

23% 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.

17% 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% YOUNG AND RESTLESS



MEDIAN
AGE: 31.4
HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.





SUBMIT ALL OFFERS TO:

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