

**FOR  
GROUND LEASE**  
Baltimore County, MD

# RETAIL PAD SITE AVAILABLE

2111 YORK ROAD | TIMONIUM, MARYLAND 21093

## LOT SIZE

.34 Acres ± (14,942 sf ±)

## ZONING

BR AS

(Business Roadside - Automotive Service)

## TRAFFIC COUNT

31,830 AADT (York Rd/Rt. 45)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Rare York Road Corridor corner retail pad site
- ▶ Approximately 14,924 SF pad site with ingress/egress on both York Road and Gerard Avenue
- ▶ An average of 31,830 vehicles pass in front of the site per day
- ▶ Unparalleled Timonium location with superb visibility (120 ft. ± of frontage on York Rd)
- ▶ Ideal for automotive, fast food, coffee users



# FOR GROUND LEASE

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# SURVEY

2111 YORK ROAD | TIMONIUM, MARYLAND 21093

**EXHIBIT "A" - LEGAL DESCRIPTION**  
(PER S.M. 10857-0134)

**BEGINNING** for the same at a pin and cap now set on the westerly right of way line of Maryland Route 45, 1000 feet at the beginning of that tract or parcel of land described in a Memorandum of Lease by and between L. Franklin Price & Sons, Inc., Price and Exxon Corporation executed June 23, 1982 and recorded among the Land Records of Baltimore County in Liber DM 37, folio 1649. Said point of beginning also lies South 71 degrees 12 minutes 54 seconds West 138.66 feet from an iron bar herebefore set and said point of beginning bears coordinates referenced to the Baltimore County Metropolitan District datum of North 2428.4443 and West 3047.4344. Thence from the point of beginning and binding on the easterly right of way line of Maryland Route 45 as shown on State Highway Administration Plat No. 42188 and as conveyed to the State Highway Administration by L. Franklin Price by a deed, recorded among the aforesaid Land Records in Liber DM 37, folio 175.

1) By a curve to the left in a northeasterly direction of radius 9775.70 feet an arc distance of 102.19 feet and subtended by a chord South 19 degrees 44 minutes 01 seconds West 102.19 feet to a pin and cap now set at a point of reverse curvature.

2) By a fillet curve to the right in a northeasterly direction of radius 18.88 feet an arc distance of 30.28 feet and subtended by a chord North 33 degrees 03 minutes 54 seconds East 30.28 feet to an "X" cap now set at a point of tangency. Thence leaving the right of way as outlined on the aforementioned State Highway Administration Plat, and binding on the easterly right of way line of Gerard Avenue, a 40 foot wide right of way herebefore laid out and shown on a Plat entitled, "VORSHIER", as recorded among the Land Records of Baltimore County in Plat Book WPC 7, Part 1-21 and as conveyed by L. Franklin Price to Baltimore County, Maryland by a Deed dated November 18, 1959 and recorded among the aforesaid Land Records in Liber DM 399, folio 619.

3) North 88 degrees 22 minutes 32 seconds East 119.04 feet to an "X" cap now set in the concrete sidewalk at the northwestmost corner of Lot 1 in Block "A" as shown on a Plat entitled, "Re subdivision Plat Part of sections 1-8 & 9, Vorshier and Part of Haverford", as recorded among the aforesaid Land Records in Plat Book DM 32, folio 29. Thence leaving Gerard Avenue and binding on the division line between the said Lot 1 in Block "A" and Lots 2, 3, 4 and 5 of Section 8 as shown on the Plat of Vorshier recorded in Plat Book WPC 7, Part 1-21.

4) South 18 degrees 47 minutes 02 seconds East, passing over an iron bar herebefore set at 1.01 feet, a total distance of 80.15 feet to an iron bar herebefore set at the beginning of the fifth course of the parcel described in the aforesaid lease unto the Exxon Corporation and at the beginning of the fifth course of that tract or parcel of land covered by Timonium Building, Inc. to Timonium Building Company by a Deed dated December 3, 1957, recorded among the aforesaid Land Records in Liber DM 397, folio 141. Thence leaving the said Lot 1 in Block "A" and binding on the fifth course of the parcel described in the lease unto Exxon Corporation, on a part of the fifth course of the conveyance unto Timonium Building Company, said course also being the division line between Lots 3 and 4 of Section 8 as shown on the Plat of Vorshier recorded in Plat Book WPC 7, Part 1-21.

5) South 71 degrees 12 minutes 54 seconds West, passing over an iron bar at 132.84 feet a total distance of 137.00 feet to the point of beginning hereof.

CONTAINING 14924 square feet (0.3426 acre) of land, more or less.

BEING the remainder of Lots 1, 2, 3, 4 and 5 of Section 8 as shown on a Plat entitled, "VORSHIER" as recorded among the Land Records of Baltimore County in Plat Book WPC 7, Part 1-21.

BEING that tract or parcel of land covered by Edith L. Price to Edith L. Price, Trustee of the Revocable Trust Agreement created under the Edith L. Price Revocable Trust Agreement dated March 11, 1992 by a deed dated May 30, 1992 and recorded among the Land Records of Baltimore County in Liber DM 9849, folio 144.

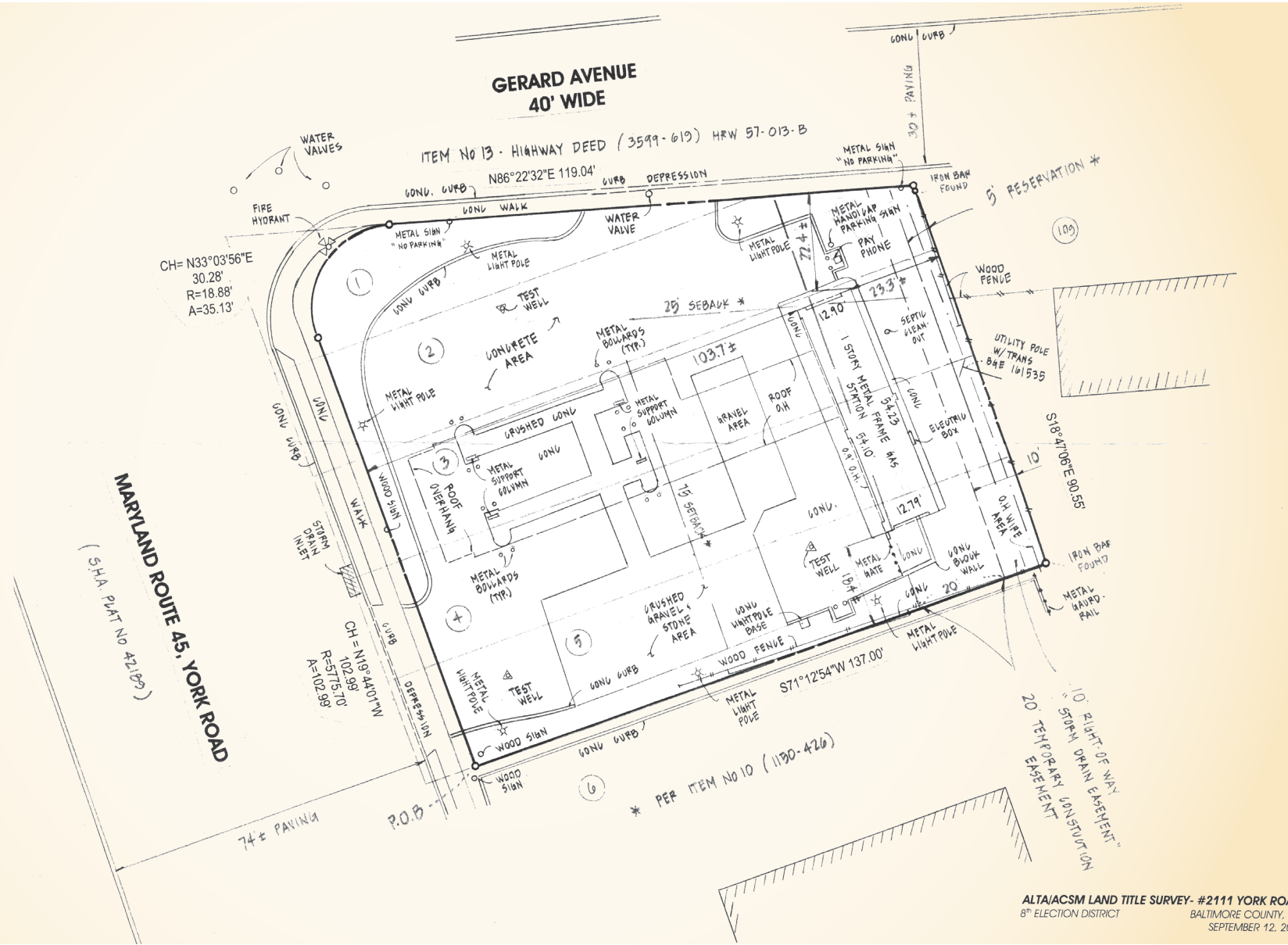
TO EXXONMOBIL OIL CORPORATION, BALTIMORE COUNTY SAVINGS BANK, STEWART TITLE GUARANTY COMPANY, AND 2111 YORK ROAD, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*Jonathan Scott Dallas* 9.12.07  
JONATHAN SCOTT DALLAS, SR., P.L.S. NO. 468 DATE

**J.S. DALLAS, INC.**  
SURVEYING & ENGINEERING  
P.O. BOX 26  
BALDWIN, MD. 21013  
(410) 817-4600

**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



MARYLAND ROUTE 45, YORK ROAD  
(SHA PLAT No 42189)

\* PER ITEM NO 10 (1190-426)

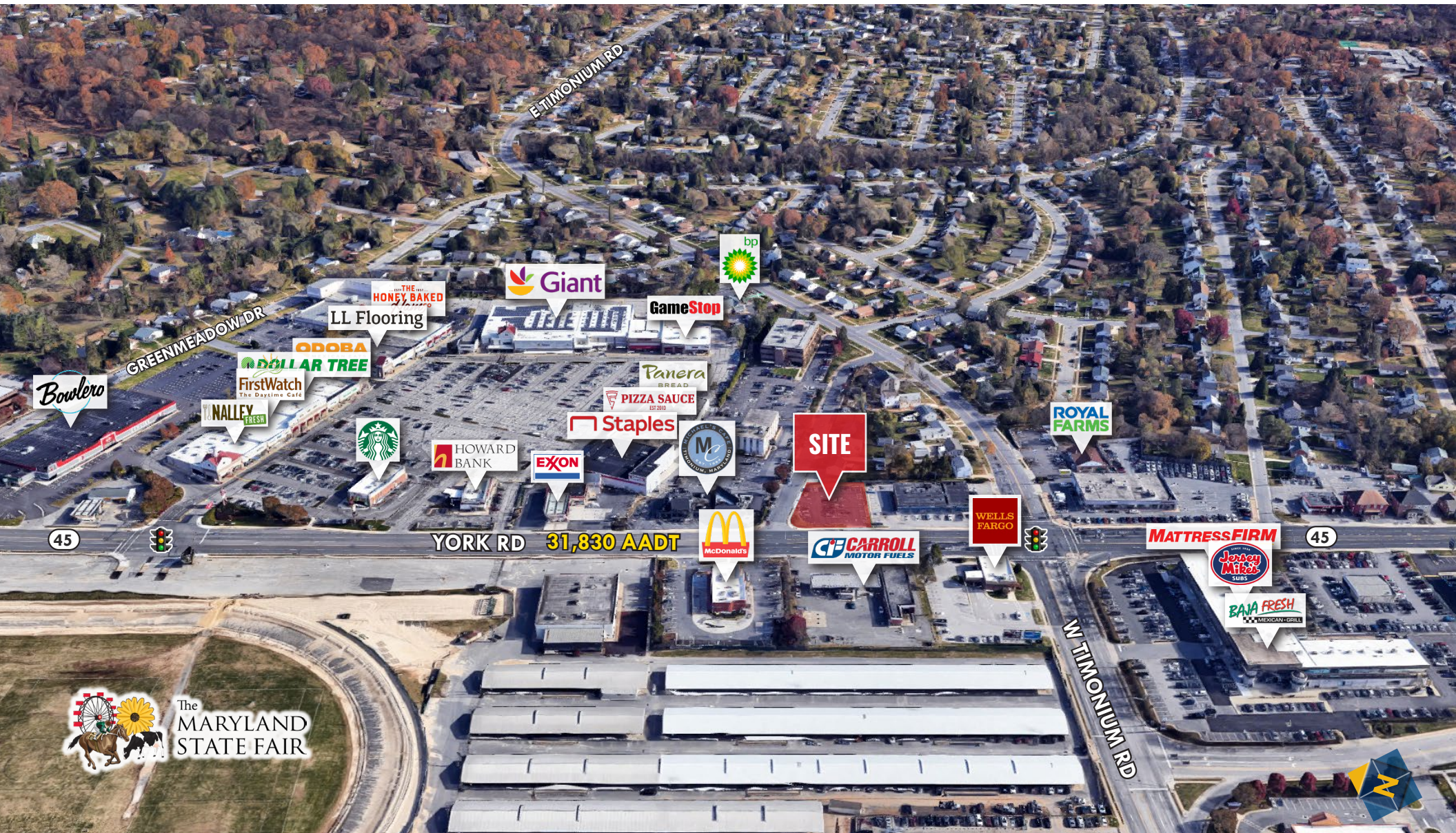
ALTA/ACSM LAND TITLE SURVEY - #2111 YORK ROAD  
8<sup>th</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD  
SEPTEMBER 12, 2007

**Henry Deford | Vice President**  
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**FOR GROUND LEASE**  
Baltimore County, MD

**BIRDSEYE**  
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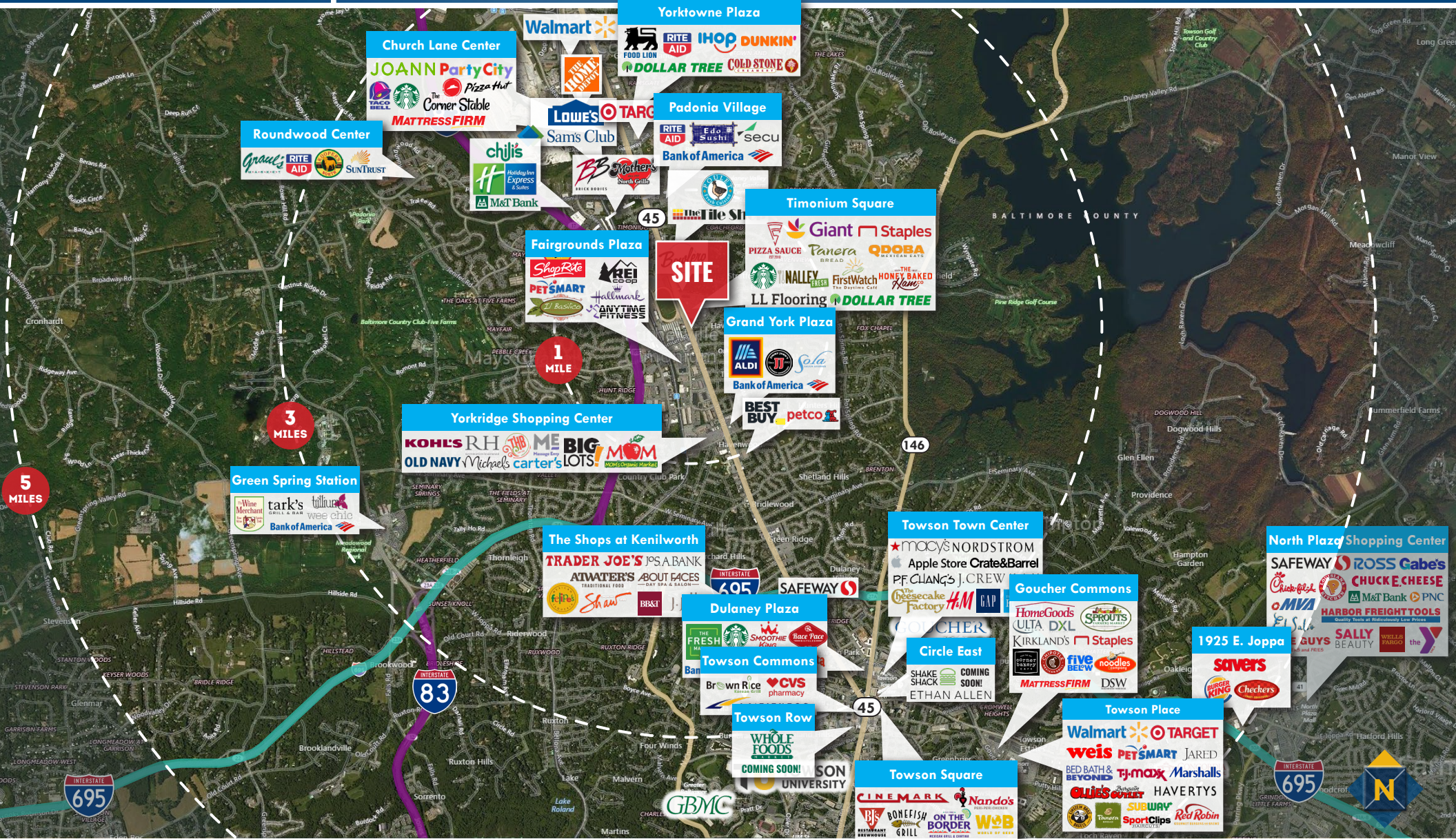
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**FOR GROUND LEASE**  
 Baltimore County, MD

**TRADE AREA**  
 2111 YORK ROAD | TIMONIUM, MARYLAND 21093



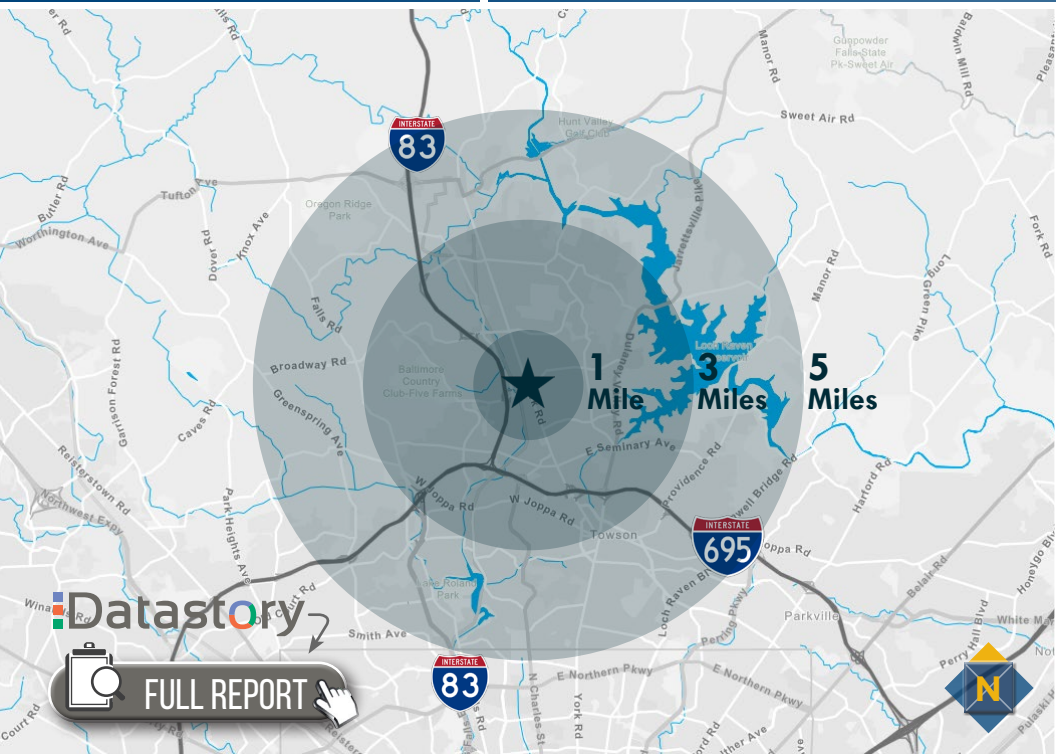
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# LOCATION / DEMOGRAPHICS (2020)

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<b>RESIDENTIAL POPULATION</b> 8,313 1 MILE 70,312 3 MILES 144,177 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 3,261 1 MILE 29,401 3 MILES 58,101 5 MILES	<b>AVERAGE HH SIZE</b> 2.55 1 MILE 2.26 3 MILES 2.31 5 MILES	<b>MEDIAN AGE</b> 47.0 1 MILE 43.1 3 MILES 41.2 5 MILES
<b>AVERAGE HH INCOME</b> \$123,968 1 MILE \$119,769 3 MILES \$129,828 5 MILES	<b>EDUCATION (COLLEGE+)</b> 83.1% 1 MILE 79.9% 3 MILES 82.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 91.8% 1 MILE 90.8% 3 MILES 90.8% 5 MILES	<b>DAYTIME POPULATION</b> 11,954 1 MILE 79,388 3 MILES 174,102 5 MILES

**18%**  
**PLEASANTVILLE**  
 2 MILES

**2.88**  
AVERAGE HH SIZE  
**42.6**  
MEDIAN AGE  
**\$92,900**  
MEDIAN HH INCOME

[LEARN MORE](#)

**18%**  
**EXURBANITES**  
 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.

**2.50**  
AVERAGE HH SIZE  
**51.0**  
MEDIAN AGE  
**\$103,400**  
MEDIAN HH INCOME

[LEARN MORE](#)

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.

**15%**  
**YOUNG AND RESTLESS**  
 2 MILES

**2.04**  
AVERAGE HH SIZE  
**29.8**  
MEDIAN AGE  
**\$40,500**  
MEDIAN HH INCOME

[LEARN MORE](#)

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

**11%**  
**IN STYLE**  
 2 MILES

**2.35**  
AVERAGE HH SIZE  
**42.0**  
MEDIAN AGE  
**\$73,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

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.