



FOR **GROUND LEASE/SALE**

.66 AC OF RETAIL/OFFICE/MEDICAL LAND

2412-2416 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime corner suitable for retail, office, or medical use
- Concept plans suggest a 6,600 SF ± retail/office/medical building
- Located just south of the signalized intersection of York and Padonia Roads
- Situated on amenity-rich York Road corridor in-between Lutherville-Timonium and Cockeysville
- Great York Road visibility (30,131 AADT)
- Near Padonia Road interchange with I-83

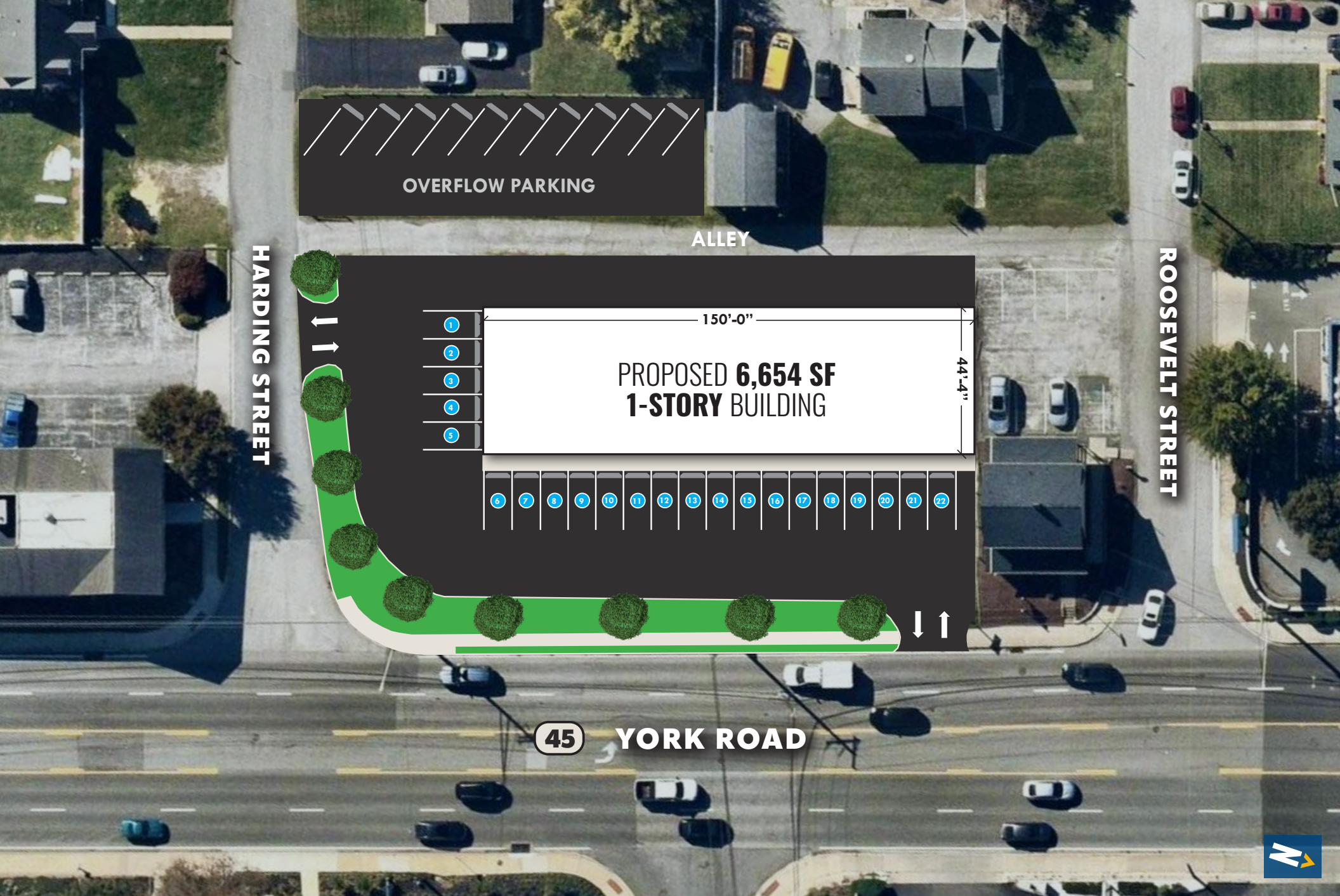
AVAILABLE:	0.66 ACRES ±
BUILDING SIZE:	6,654 SF ± (PROPOSED)
TRAFFIC COUNT:	30,131 AADT (YORK RD)
ZONING:	BL (BUSINESS LOCAL)
UTILITIES:	PUBLIC WATER, SEWER, GAS, & ELECTRIC
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	\$1,200,000



GOOGLE STREET VIEW



CONCEPTUAL SITE PLAN



OVERFLOW PARKING

ALLEY

HARDING STREET

ROOSEVELT STREET

150'-0"

44'-4"

PROPOSED **6,654 SF**
1-STORY BUILDING

- 1
- 2
- 3
- 4
- 5

- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23

45

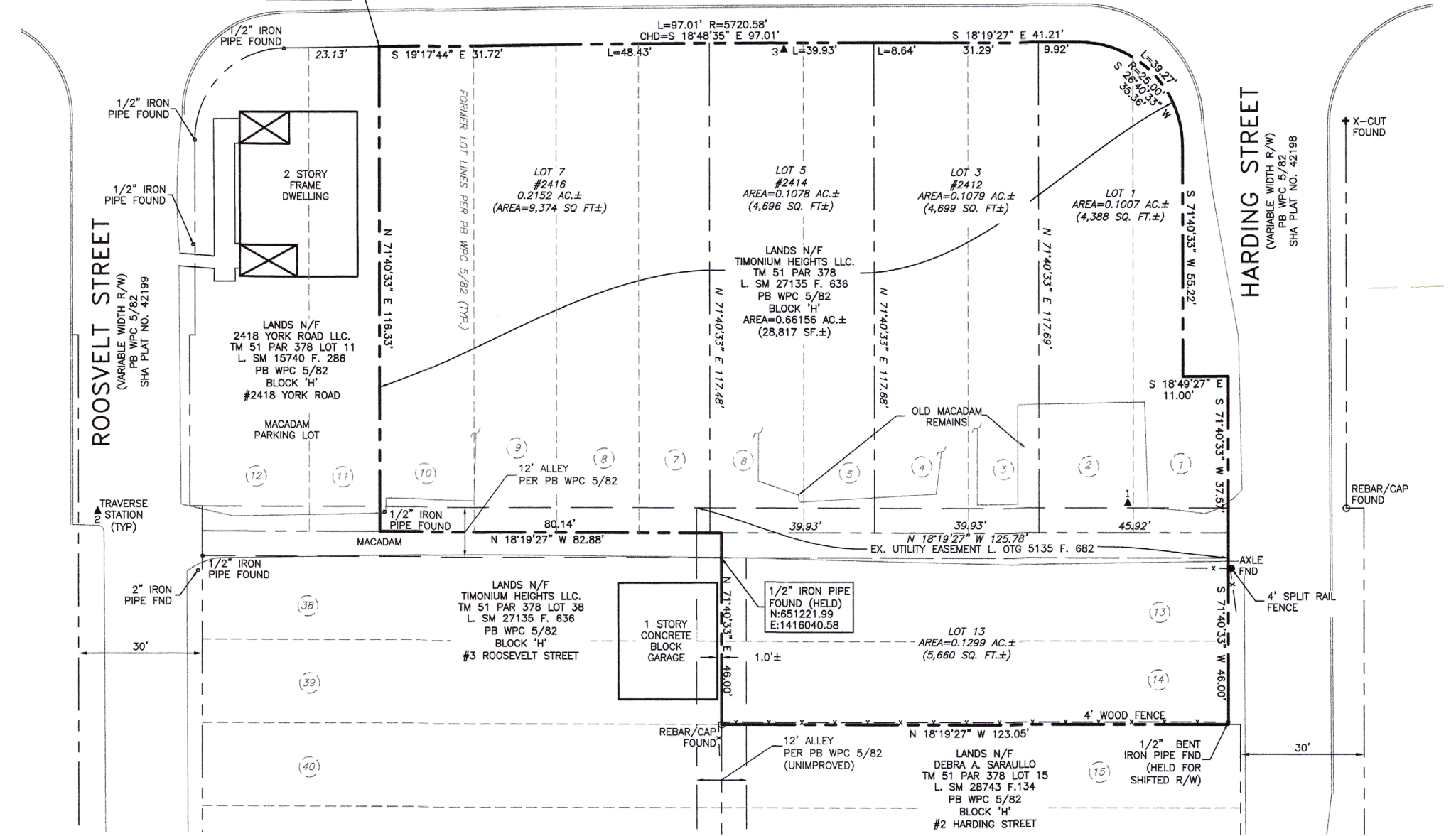
YORK ROAD



SITE SURVEY

YORK ROAD (MD RT 45)

(80' WIDE R/W)
 SHA PLAT NOS. 42198 & 42199
 SEE ALSO L. EHK 5438 F. 638, L. EHK 5428 F. 415,
 L. EHK 5454 F. 24, L. EHK 5418 F. 909, &
 L. EHK 5412 F. 73



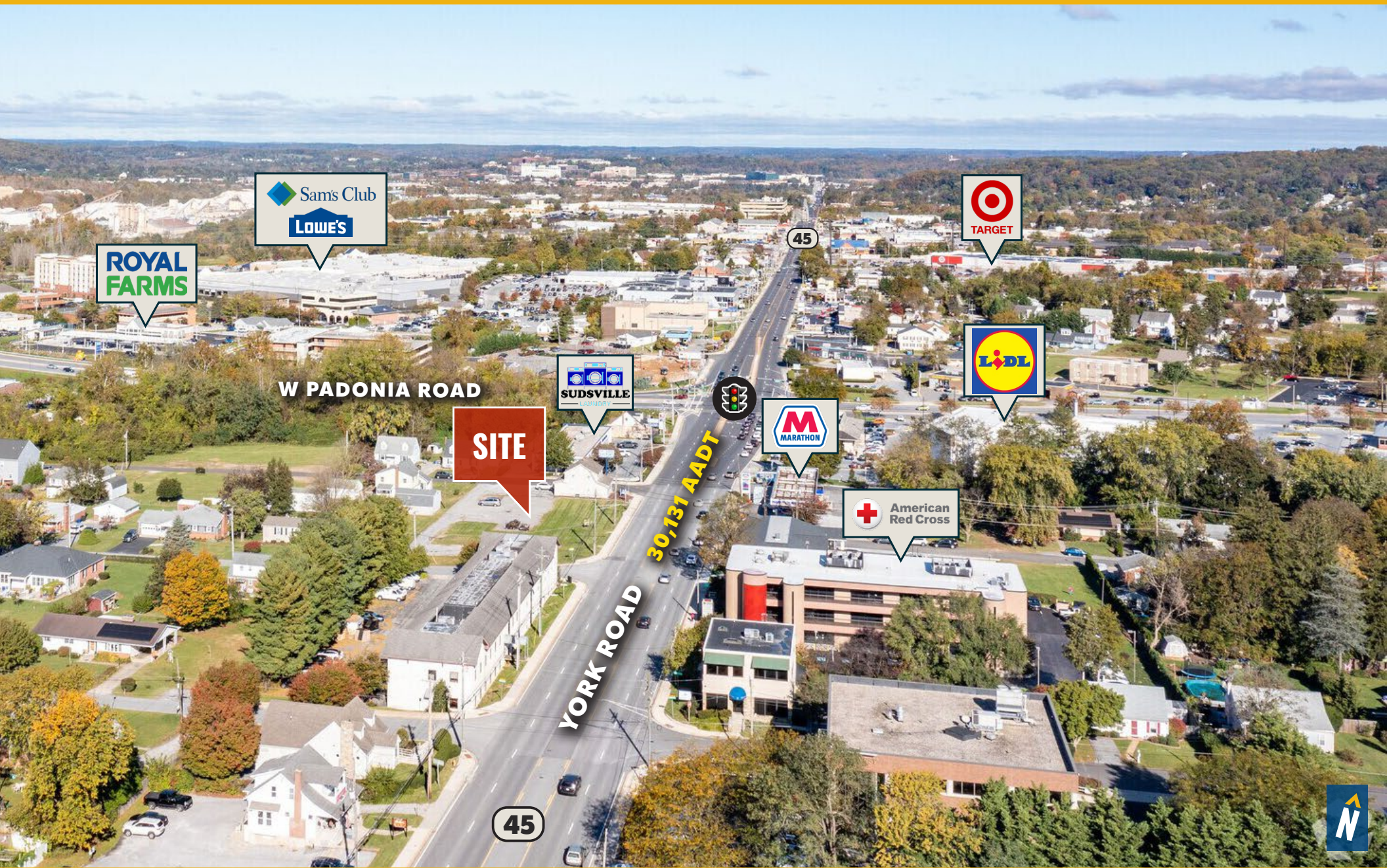
1/2" IRON PIPE FOUND (HELD)
 N:651339.12
 E:1416130.64

1/2" IRON PIPE FOUND (HELD)
 N:651221.99
 E:1416040.58

HARDING STREET
 (VARIABLE WIDTH R/W)
 PB WPC 5/82
 SHA PLAT NO. 42198

ROOSEVELT STREET
 (VARIABLE WIDTH R/W)
 PB WPC 5/82
 SHA PLAT NO. 42199

LOCAL BIRDSEYE



Sam's Club
LOWE'S

ROYAL
FARMS

W PADONIA ROAD

SITE

SUDSVILLE
LCS 41051

M
MARATHON

American
Red Cross

LIDL

TARGET

30,131 AADT

45

45



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,634

58,647

118,320

DAYTIME POPULATION



15,204

77,051

167,473

AVERAGE HOUSEHOLD INCOME



\$123,124

\$149,659

\$152,874

NUMBER OF HOUSEHOLDS



3,848

24,129

46,956

MEDIAN AGE

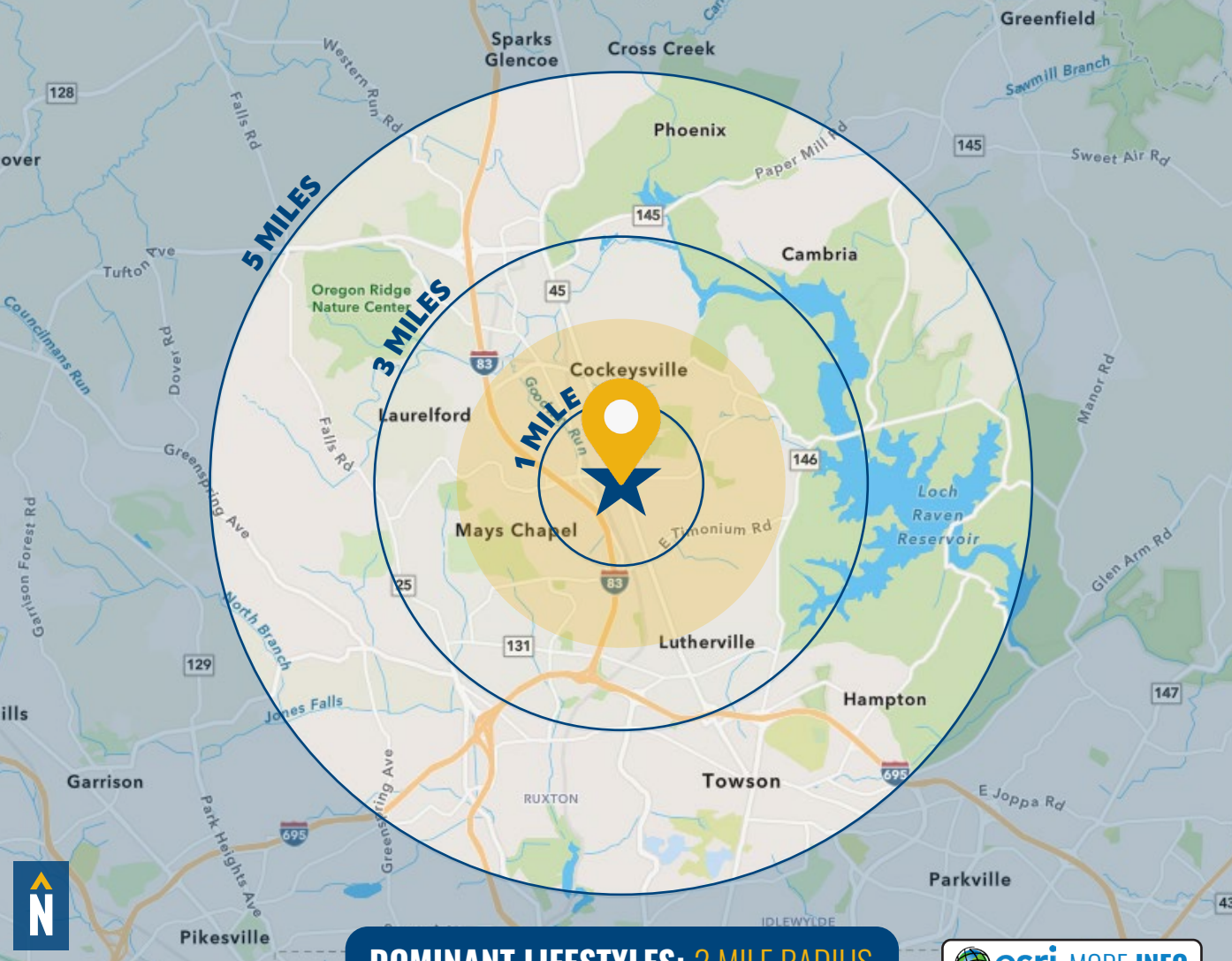


37.1

42.9

40.9

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

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.

16% 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% METRO FUSION



MEDIAN

AGE: 32.8

HH INCOME: \$55,443

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

FOR MORE INFO **CONTACT:**



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