

FOR LEASE

Baltimore County, MD

NEW RETAIL-YORK & PADONIA ROAD

2446 YORK ROAD | TIMONIUM, MARYLAND 21093

AVAILABLE

7,000 sf ± on .929 Acres

ZONING

BL AS (Business Local, Auto Service)

TRAFFIC COUNT

38,870 AADT (Padonia Rd)
25,753 AADT (York Rd/Rt. 45)

HIGHLIGHTS

- ▶ Highly visible corner location at the signalized intersection of York Rd (Rt 45) and Padonia Rd
- ▶ Easy access to I-83 and I-695
- ▶ Nearby retailers include Target, Lowe's Home Improvement, Walmart, The Home Depot, Goodwill, Brick Bodies, Giant, Bowlero, Panera Bread, Qdoba, Starbucks, Chili's, McDonald's
- ▶ Ideal for retail, service, medical and/or banking



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PROPOSED SITE PLAN

2446 YORK ROAD | TIMONIUM, MARYLAND 21093



W PADONIA RD

23

YORK RD

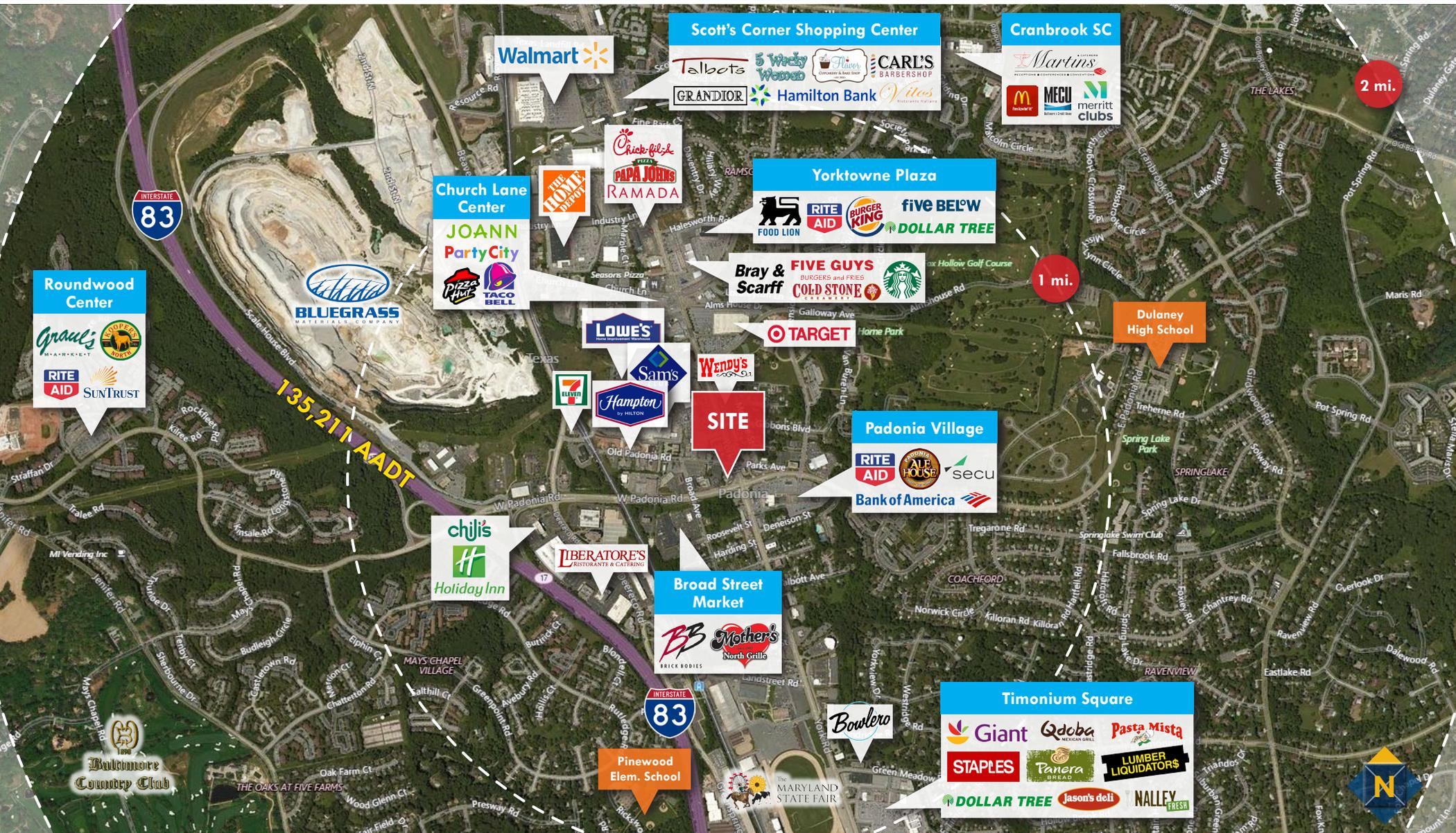
PROPOSED 1-STORY
6,917 SF RETAIL BLDG.
HEIGHT = 30' ±

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TRADE AREA

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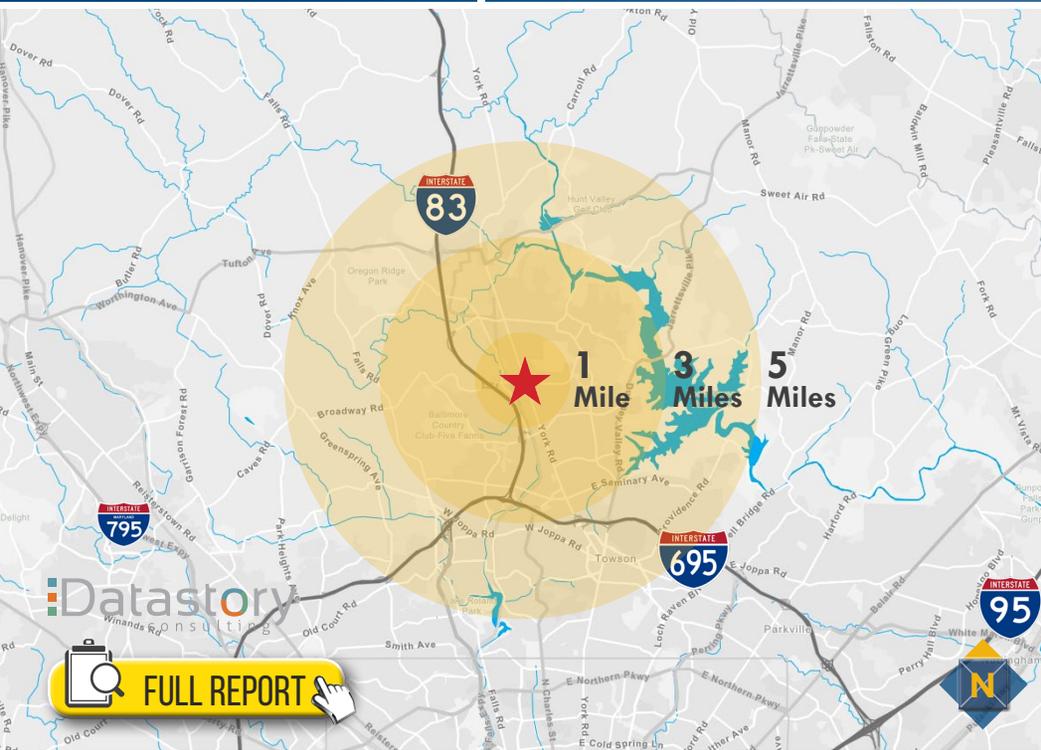


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LOCATION / DEMOGRAPHICS

2446 YORK ROAD | TIMONIUM, MARYLAND 21093



[FULL REPORT](#)

<p>RESIDENTIAL POPULATION</p> <p>9,107 1 MILE</p> <p>58,123 3 MILES</p> <p>112,723 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>3,786 1 MILE</p> <p>24,591 3 MILES</p> <p>44,492 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.40 1 MILE</p> <p>2.33 3 MILES</p> <p>2.32 5 MILES</p>	<p>MEDIAN AGE</p> <p>36.4 1 MILE</p> <p>44.7 3 MILES</p> <p>42.6 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$84,814 1 MILE</p> <p>\$110,370 3 MILES</p> <p>\$122,980 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>72.6% 1 MILE</p> <p>79.2% 3 MILES</p> <p>80.1% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.0% 1 MILE</p> <p>96.9% 3 MILES</p> <p>97.0% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>15,619 1 MILE</p> <p>79,669 3 MILES</p> <p>167,156 5 MILES</p>

25%
YOUNG AND RESTLESS
2 MILES

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.

2.02
AVERAGE HH SIZE

29.4
MEDIAN AGE

\$36,000
MEDIAN HH INCOME

[LEARN MORE](#)

17%
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.

2.48
AVERAGE HH SIZE

49.6
MEDIAN AGE

\$98,000
MEDIAN HH INCOME

[LEARN MORE](#)

10%
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.

2.33
AVERAGE HH SIZE

41.1
MEDIAN AGE

\$66,000
MEDIAN HH INCOME

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9%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

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