

**FOR LEASE**

Baltimore County, MD

**PAD SITE FOR LEASE**  
**400 W. PADONIA ROAD**  
**LUTHERVILLE-TIMONIUM, MD 21093**



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# HIGH VISIBILITY CORNER PAD SITE

400 W. PADONIA ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

## AVAILABLE

1.48 acres improved by a **6,196 square foot** restaurant building which can be repurposed or scraped and redeveloped

## ZONING

ML IM (Manufacturing Light)

## YEAR BUILT

1997

## TRAFFIC COUNT

42,241 AADT (W. Padonia Road)

## REAL ESTATE TAXES

\$22,005.29 (2020-2021)

## HIGHLIGHTS

- ▶ Formerly Bob Evans restaurant
- ▶ Located at the signalized intersection of Beaver Dam Road and W. Padonia Road, providing prime visibility
- ▶ Situated immediately off I-83
- ▶ Seconds from heavily populated York Road corridor
- ▶ Surrounding retailers include Sam's Club, Target, Lowe's, Holiday Inn, Chili's and more!



STREET VIEW



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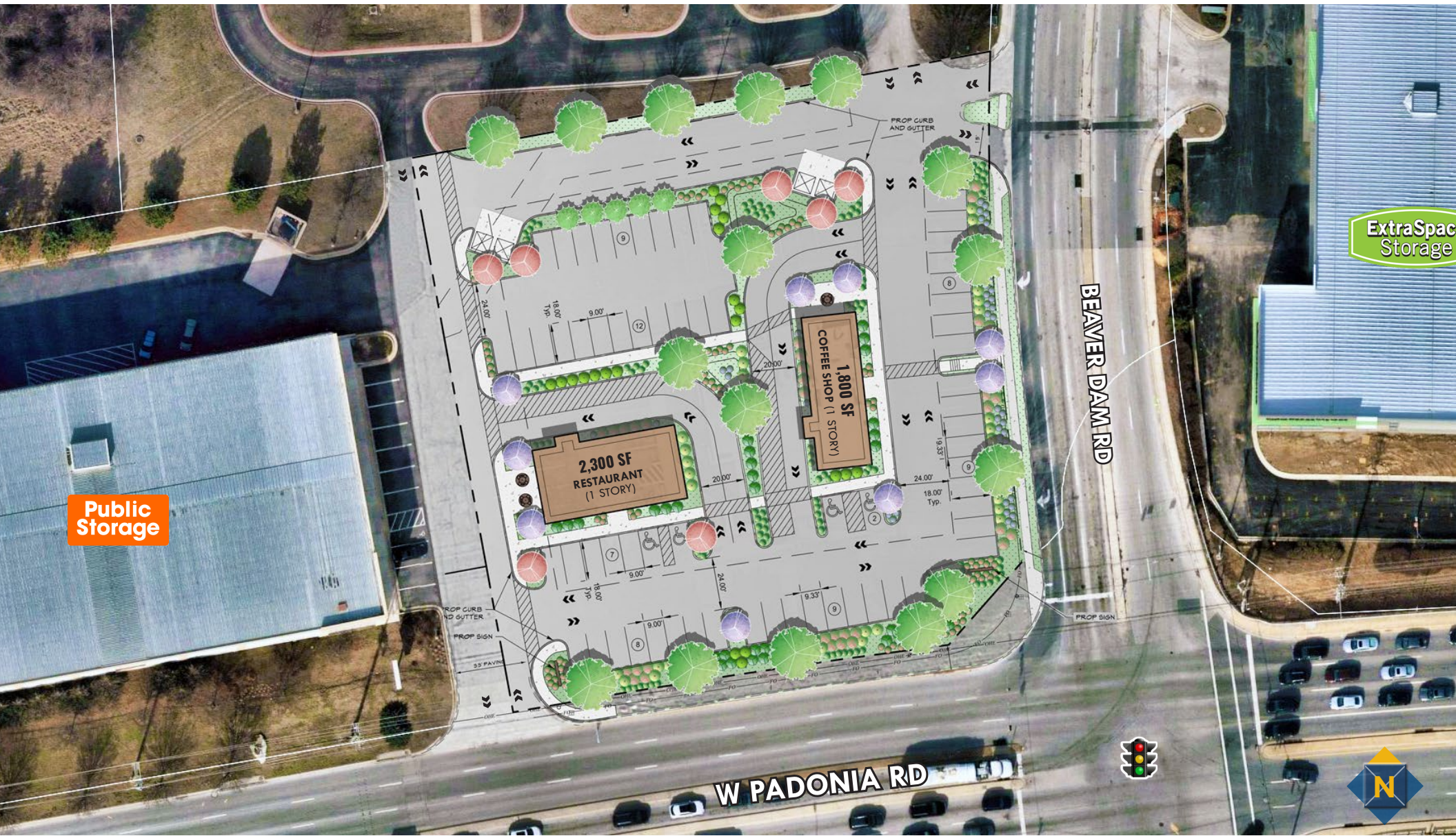
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# CONCEPTUAL SITE PLAN

400 W. PADONIA ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



Public Storage

ExtraSpac Storage

BEAVER DAM RD

W PADONIA RD

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# EXISTING SITE PLAN

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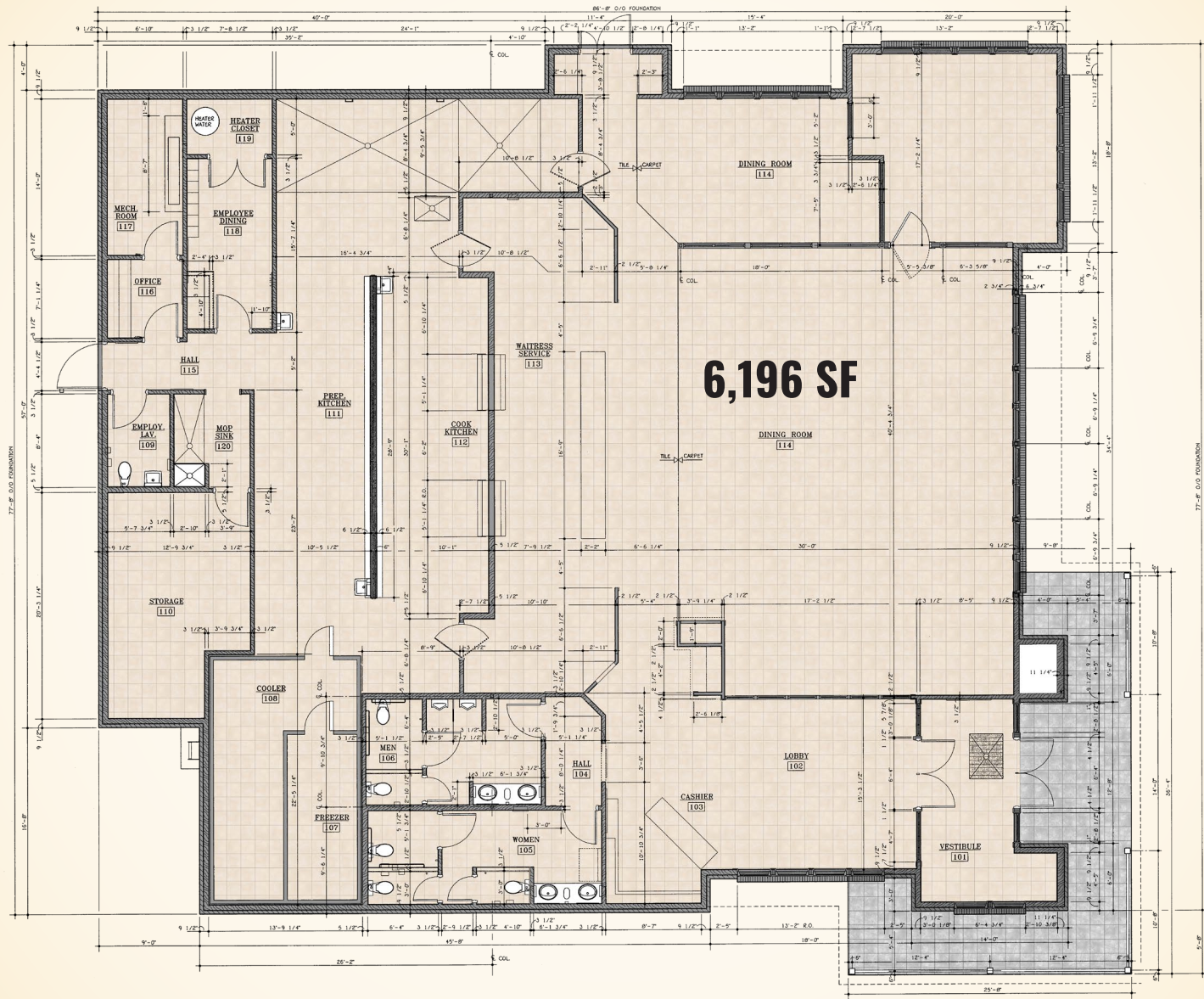
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# EXISTING FLOOR PLAN

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# LOCAL AERIAL

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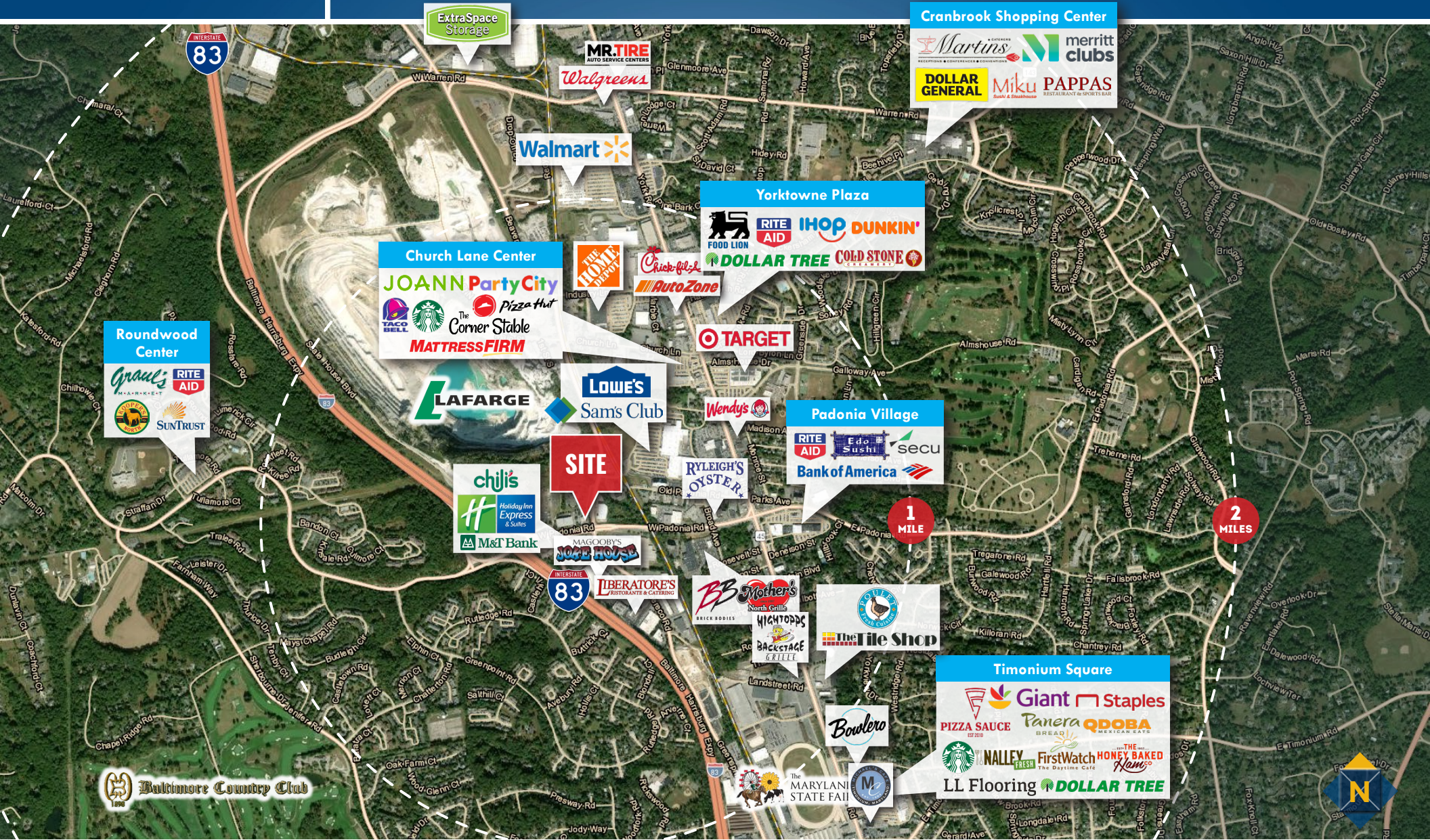
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# TRADE AREA

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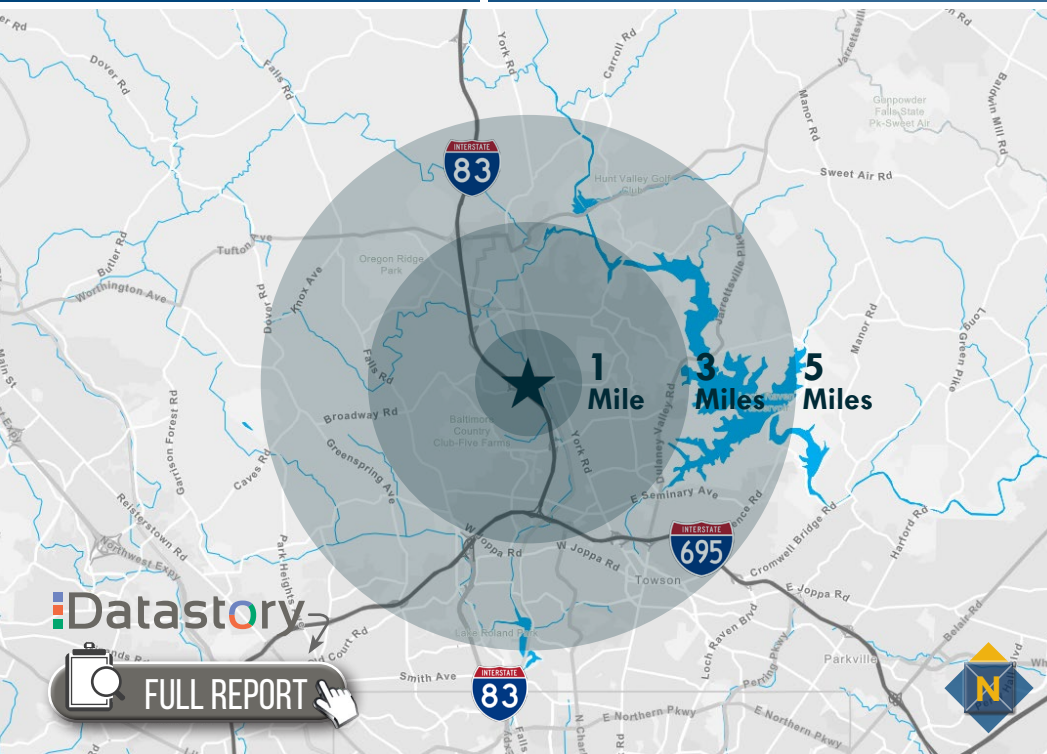


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# LOCATION / DEMOGRAPHICS (2020)

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<b>RESIDENTIAL POPULATION</b> 9,377 1 MILE 56,547 3 MILES 109,572 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 4,230 1 MILE 24,125 3 MILES 43,646 5 MILES	<b>AVERAGE HH SIZE</b> 2.21 1 MILE 2.31 3 MILES 2.29 5 MILES	<b>MEDIAN AGE</b> 41.4 1 MILE 44.9 3 MILES 42.7 5 MILES
<b>AVERAGE HH INCOME</b> \$110,231 1 MILE \$125,247 3 MILES \$135,429 5 MILES	<b>EDUCATION (COLLEGE+)</b> 77.2% 1 MILE 80.7% 3 MILES 81.8% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 89.6% 1 MILE 91.0% 3 MILES 90.9% 5 MILES	<b>DAYTIME POPULATION</b> 12,646 1 MILE 70,843 3 MILES 139,405 5 MILES

**21%**  
**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.

**19%**  
**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.

**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.

**10%**  
**SILVER AND GOLD**  
2 MILES

This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

**2.04**  
AVERAGE HH SIZE

**29.8**  
MEDIAN AGE

**\$40,500**  
MEDIAN HH INCOME

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**2.50**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$103,400**  
MEDIAN HH INCOME

[LEARN MORE](#)

**2.35**  
AVERAGE HH SIZE

**42.0**  
MEDIAN AGE

**\$73,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

**2.03**  
AVERAGE HH SIZE

**63.2**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME

[LEARN MORE](#)