



# AYLESBURY BUSINESS PARK

15 W. AYLESBURY ROAD | TIMONIUM, MARYLAND 21093

FOR  
LEASE



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4,000 SF  $\pm$  retail/office space available
- Versatile layouts to accommodate a variety of uses from service retail to collaborative workspaces
- Conveniently located near I-83, I-695 and York Road, with easy access for clients and employees
- Positioned in a dynamic business community serving Towson, Lutherville-Timonium, Cockeysville, Hunt Valley and more
- Surrounded by strong residential density and high incomes, creating a great potential customer base
- Close proximity to Maryland State Fairgrounds and immediately adjacent to Bluestone Restaurant
- Pylon signage available

AVAILABLE:

4,000 SF  $\pm$  (UNIT 500)

BUILDING SIZE:

159,928 SF  $\pm$

PARKING:

175  $\pm$  SURFACE SPACES

ZONING:

BR IM (BUSINESS ROADSIDE)  
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

NEGOTIABLE





# AERIAL OVERVIEW



**NEW ROOF!  
SOLAR PANELS  
COMING  
SOON!**

**ABUNDANT  
PARKING  
ON-SITE**

**4,000 SF ±  
AVAILABLE**

**BlueStone**  
SPIRITED FOOD & DRINK

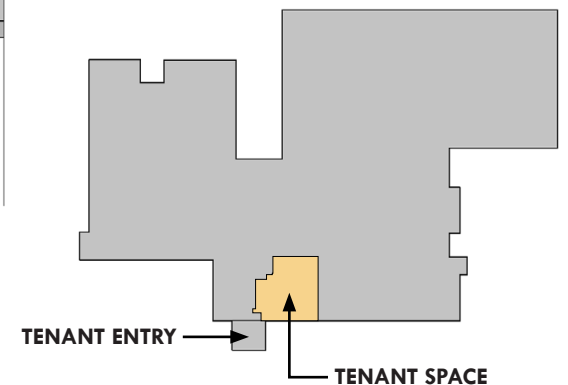
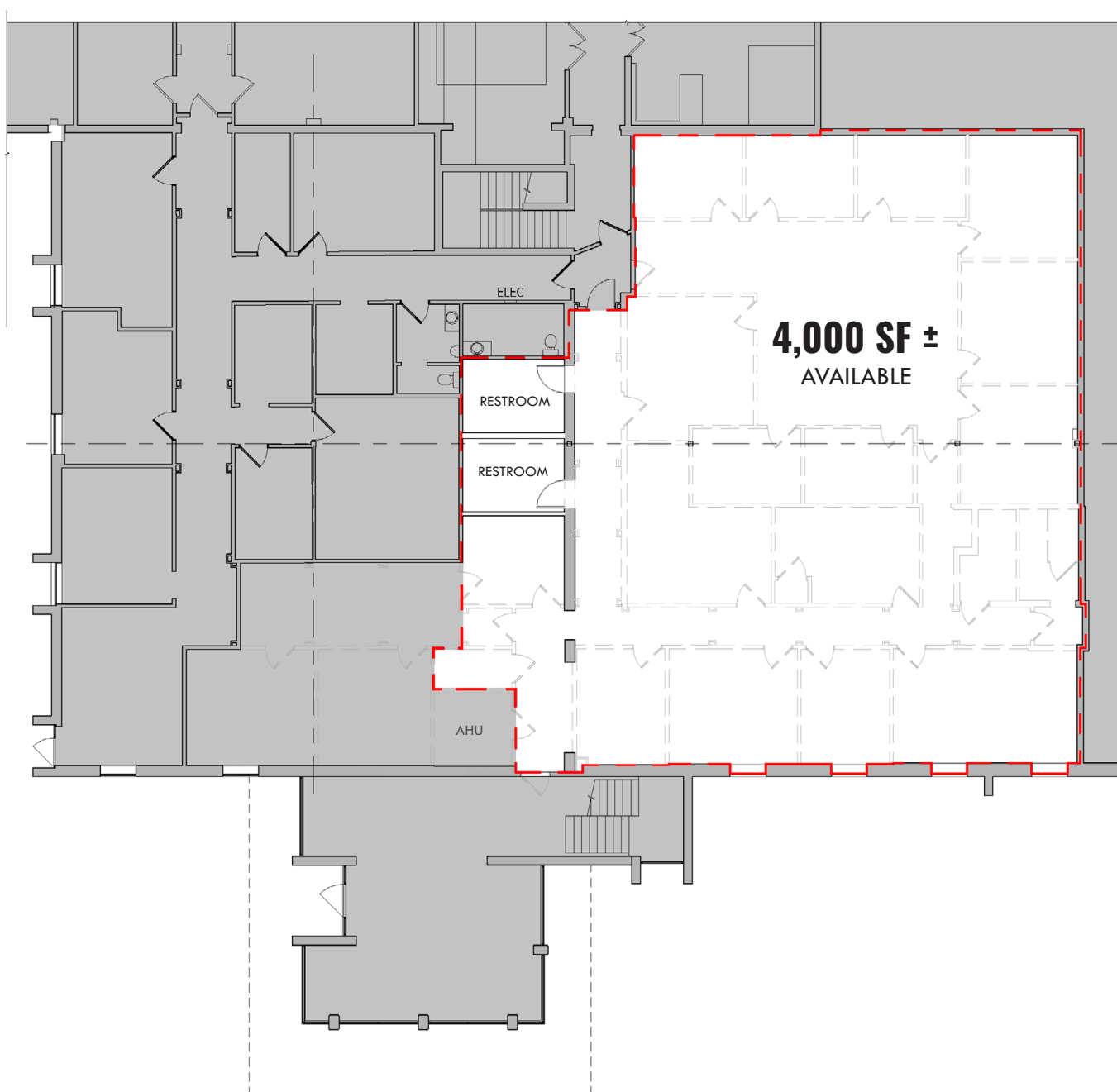
**BUSINESS PARK DR**

**W AYLESBURY RD**





# FLOOR PLAN: 4,000 SF $\pm$





# MARKET AERIAL





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,595

79,430

167,593

## DAYTIME POPULATION



14,450

107,734

206,272

## AVERAGE HOUSEHOLD INCOME



\$185,235

\$148,137

\$153,664

## NUMBER OF HOUSEHOLDS



3,561

31,511

66,938

## MEDIAN AGE

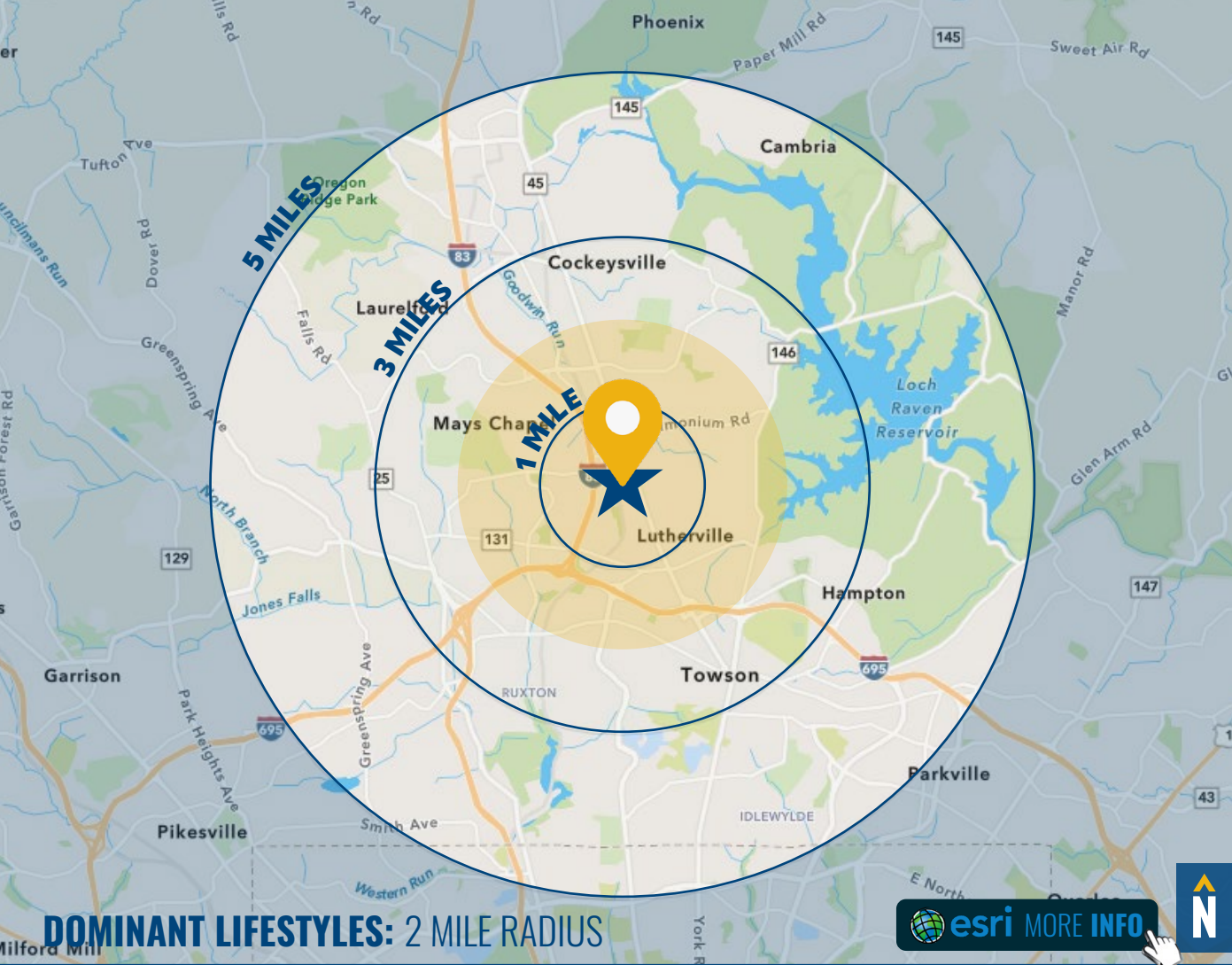


42.5

39.4

39.5

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**20%**  
EXURBANITES



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.

Median Age: **51.0**

Median Household Income: **\$103,400**

**20%**  
PLEASANTVILLE



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.

Median Age: **42.6**

Median Household Income: **\$92,900**

**13%**  
IN STYLE



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.

Median Age: **42.0**

Median Household Income: **\$73,000**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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