



# PADONIA CENTER

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

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4,672 SF  $\pm$  end cap space (former automotive service shop with rear roll-up bay door)
- Extremely well-located center on W. Padonia Road, between York Road and I-83
- Ample on-site surface parking
- Join Goodwill Superstore, Prestige Automotive, Universal Lacrosse, Mr. Tire and Hillen Tire and Auto Service
- Nearby retailers include Target, Sam's Club, Food Lion, Chili's, Lowe's Home Improvement and more!

AVAILABLE:

4,672 SF  $\pm$

TRAFFIC COUNT:

37,140 AADT (W. PADONIA RD)

OCCUPANCY:

IMMEDIATE

ZONING:

BM CCC (BUSINESS MAJOR)  
[COMMERCIAL, COMMUNITY CORE DIST.]

RENTAL RATE:

NEGOTIABLE

CAM/WATER/  
INS./TAXES\*:

\$2.47 / \$0.05 / \$2.07 / \$0.39

\* As of 2/1/25



GOOGLE STREET VIEW



# SITE PLAN



W PADONIA RD

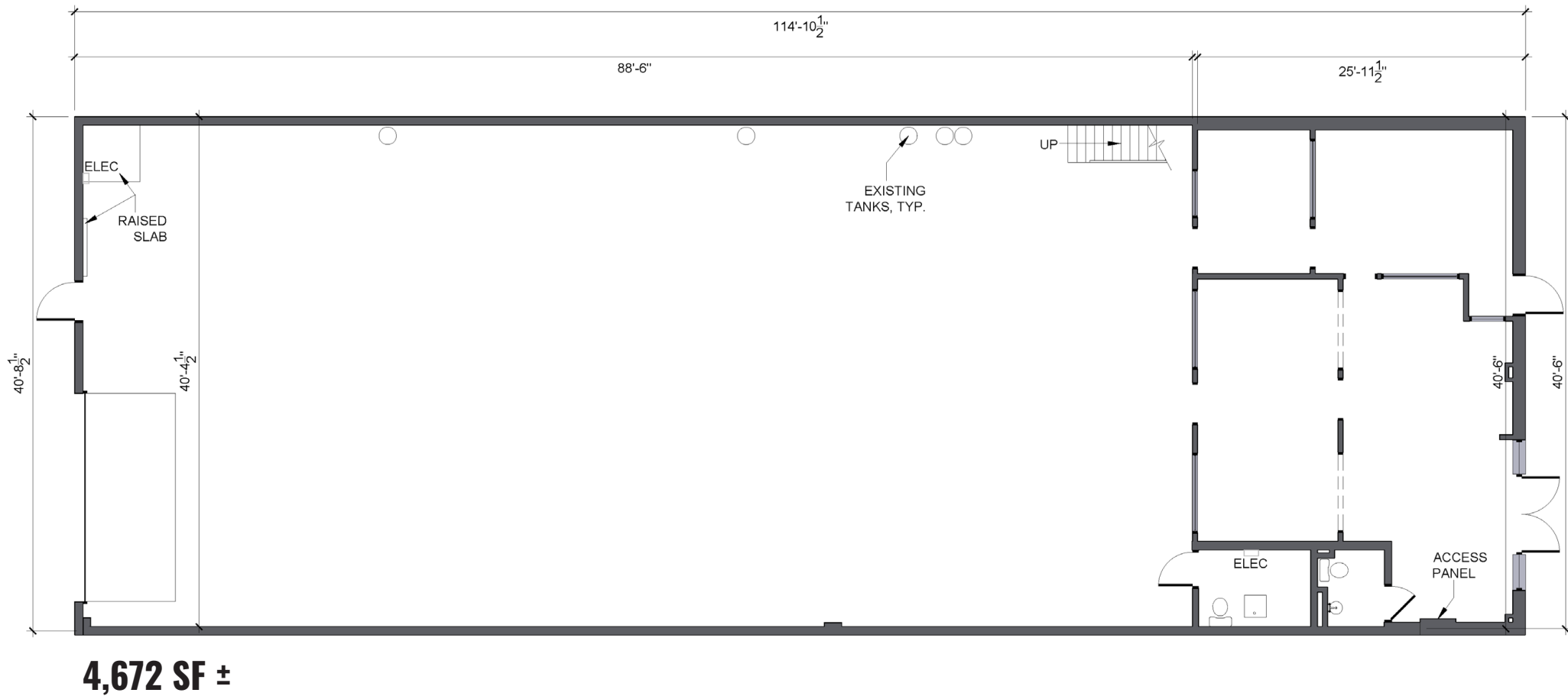
37,140 AADT

ROYAL FARMS





# FLOOR PLAN: SUITE F





# LOCAL BIRDSEYE



TOWSON

The MARYLAND STATE FAIR

PETSMART

KAISER PERMANENTE

83

YORK RD

BROAD AVE

W PADONIA RD

37,140 AADT

OLD PADONIA RD

secu

CHASE

Dignity RYLEIGH'S OYSTER

ROYAL FARMS

PARRISH POOLS

StateFarm

CAPITAL WINDOW SCREEN REPAIR

MDV INTERACTIVE

HAWKEYE CONSTRUCTION

Mothers South Gables

elements massage

BB RICK RODRIGUEZ

Home Depot

BOV egg special

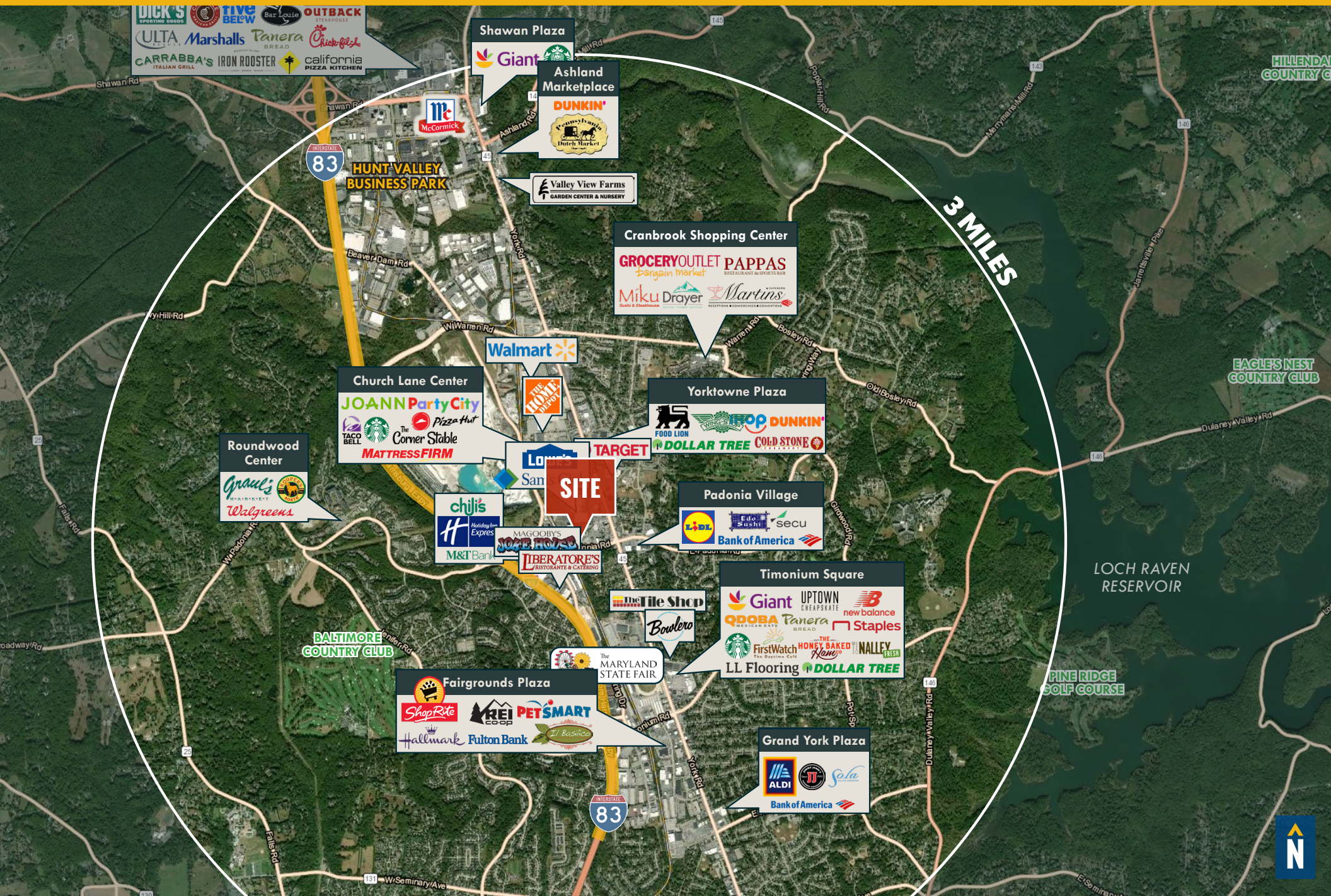
Montreal

Hampton by HILTON





# MARKET AERIAL





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,616

57,660

114,511

## DAYTIME POPULATION



17,329

83,367

166,963

## AVERAGE HOUSEHOLD INCOME



\$130,739

\$155,349

\$161,837

## NUMBER OF HOUSEHOLDS



4,437

23,754

45,261

## MEDIAN AGE

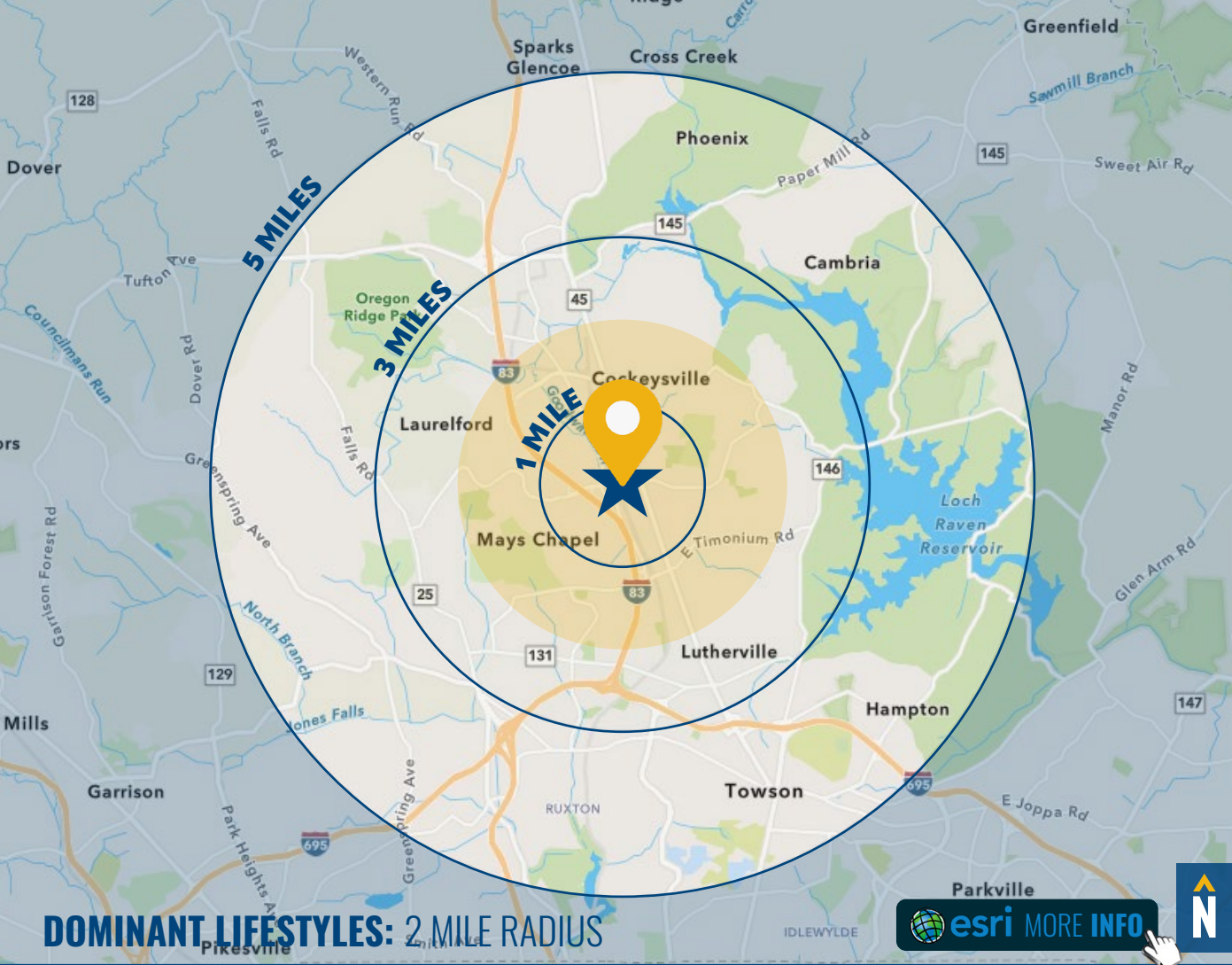


36.8

42.8

40.6

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**26%**  
YOUNG AND  
RESTLESS



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.

Median Age: **29.8**

Median Household Income: **\$40,500**

**18%**  
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**

**11%**  
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**



# FOR MORE INFO **CONTACT:**



## **JOHN HARRINGTON**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4863**

**JHARRINGTON@mackenziecommercial.com**



## **TIM HARRINGTON**

*VICE PRESIDENT*

**410.494.4855**

**TIMHARRINGTON@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200**

**Lutherville, MD 21093**

OFFICES IN: ANnapolis, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



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