

FOR LEASE

Baltimore County, MD



RIDGELY PLAZA

1734-1776 YORK ROAD

LUTHERVILLE, MARYLAND 21093



John Harrington | Senior Vice President & Principal

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Tim Harrington | Real Estate Advisor

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AVAILABLE

1,315 sf ±

OCCUPANCY

Immediate

REAL ESTATE TAXES

\$4.09 psf (2020-2021)

CAM/INSURANCE

\$4.82 psf

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Prime retail, office or medical office space available
- ▶ Excellent exposure to the signalized intersection of York Road and Ridgely Road
- ▶ Superior York Road visibility (33,000+ vehicles per day)
- ▶ York Rd pylon signage available
- ▶ Anchored by Mercy Medical Physicians Pavilion (45,000 sf)
- ▶ Easy access to I-695 and I-83



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SITE PLAN

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- A** Bakery
- B** Raimondi's Florist
- C** Mercy Personal Physicians
- D** Ridgely Wines & Spirits
- E** Fitness Together
- F** Available: 1,315 sf
- G** Sam's Barber Shop
- H** Olympia Pizzeria
- I** Mercy Health Services
- J** Bruce Lee Chinese Carryout
- K** LabCorp
- L** Lutherville Pharmacy



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BIRDSEYE

RIDGELY PLAZA | 1734-1776 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

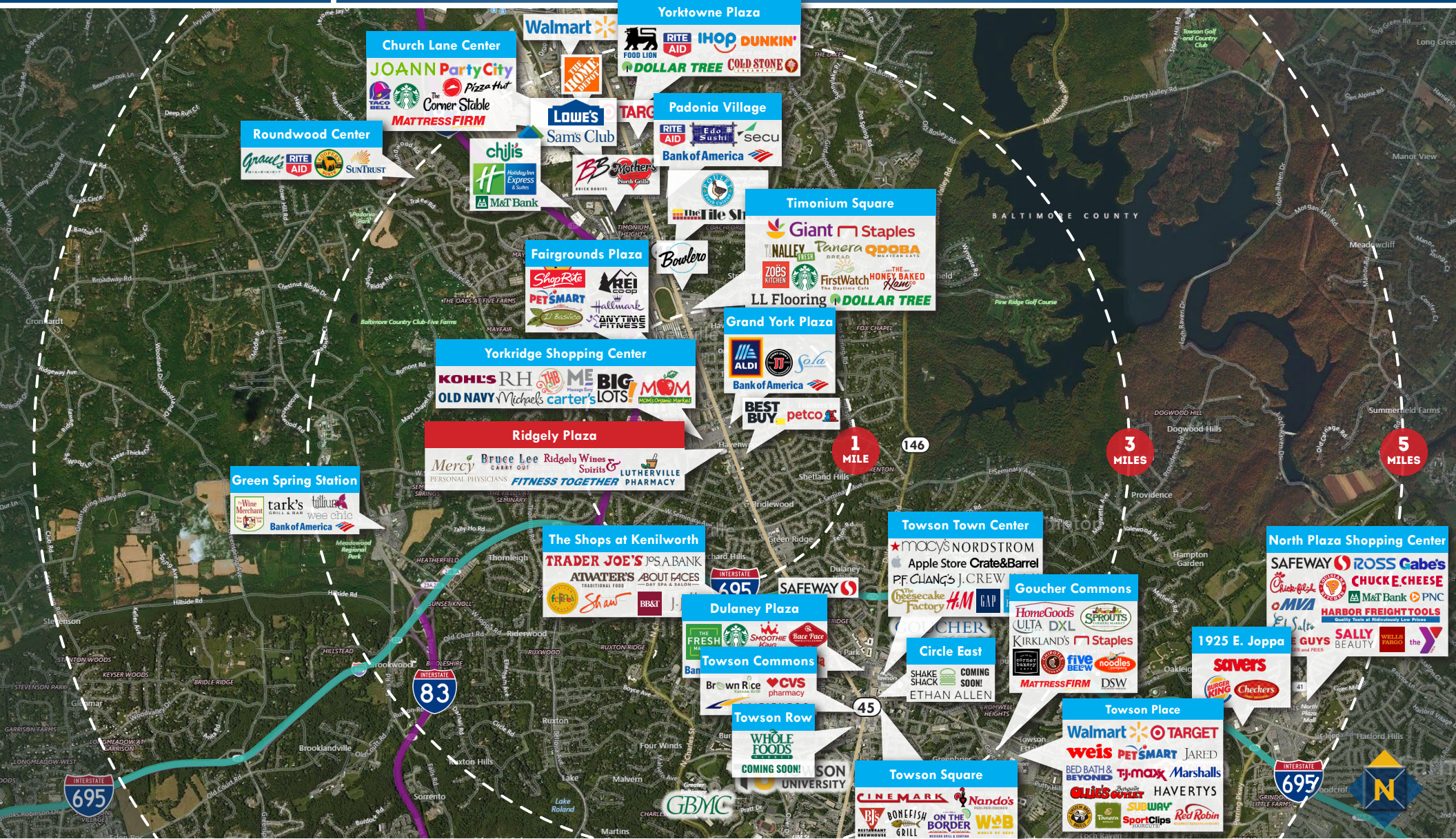


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TRADE AREA

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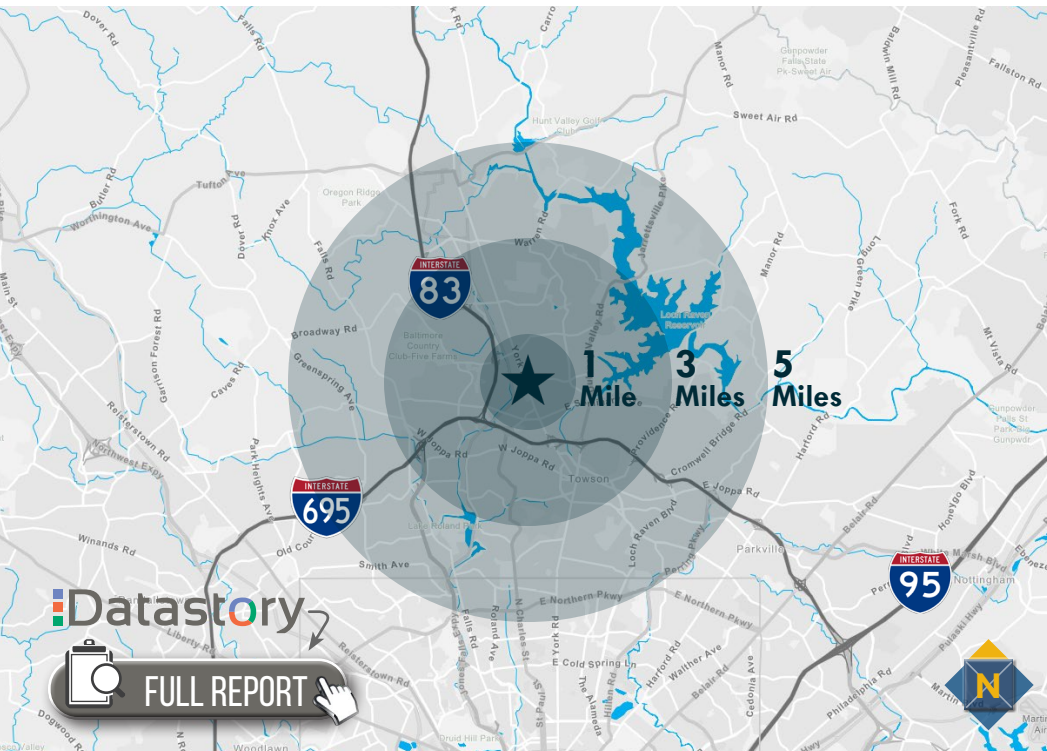
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LOCATION / DEMOGRAPHICS (2020)

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Datastory

FULL REPORT

RESIDENTIAL POPULATION

9,032
1 MILE
79,169
3 MILES
184,958
5 MILES

NUMBER OF HOUSEHOLDS

3,654
1 MILE
31,337
3 MILES
75,401
5 MILES

AVERAGE HH SIZE

2.47
1 MILE
2.24
3 MILES
2.32
5 MILES

MEDIAN AGE

47.4
1 MILE
39.2
3 MILES
40.1
5 MILES

AVERAGE HH INCOME

\$124,060
1 MILE
\$120,624
3 MILES
\$121,378
5 MILES

EDUCATION (COLLEGE+)

81.0%
1 MILE
80.9%
3 MILES
78.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.4%
1 MILE
90.5%
3 MILES
90.4%
5 MILES

DAYTIME POPULATION

13,120
1 MILE
96,558
3 MILES
204,085
5 MILES

18%

PLEASANTVILLE

2 MILES

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.

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

LEARN MORE

18%

COLLEGE TOWNS

2 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE
24.5
MEDIAN AGE
\$32,200
MEDIAN HH INCOME

LEARN MORE

15%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE
52.3
MEDIAN AGE
\$71,700
MEDIAN HH INCOME

LEARN MORE

14%

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.

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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