



Sean Langford

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1301 York Road

Lutherville-Timonium, MD 21093

FOR LEASE

Baltimore County, MD

NEW RETAIL OPPORTUNITIES @ 1301 YORK

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

AVAILABLE

Suite 110: 2,872 sf

LOT SIZE

5.72 Acres

ZONING

BL (Business Local)
DR 1/5.5 (Density Residential)

TRAFFIC COUNT

38,420 AADT (York Rd/Rt. 45)

PARKING

400 existing surface spaces

HIGHLIGHTS

- ▶ New ownership: Upgraded facade and front entrance
- ▶ Join popular local restaurant The Peppermill and First Financial Federal Credit Union
- ▶ Signalized intersection
- ▶ Easy access to I-695 and I-83
- ▶ Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square)



CONCEPTUAL



Sean Langford | Vice President

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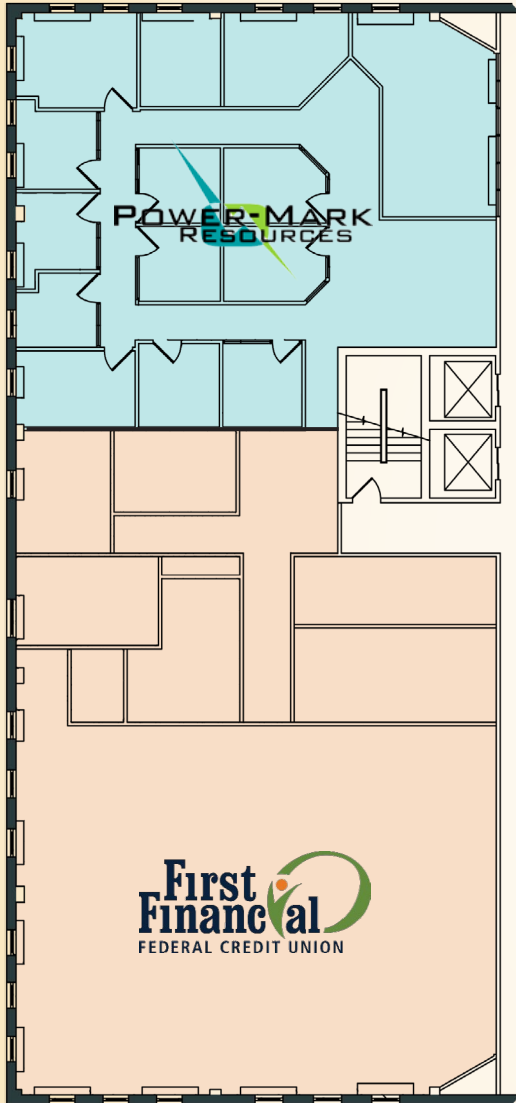
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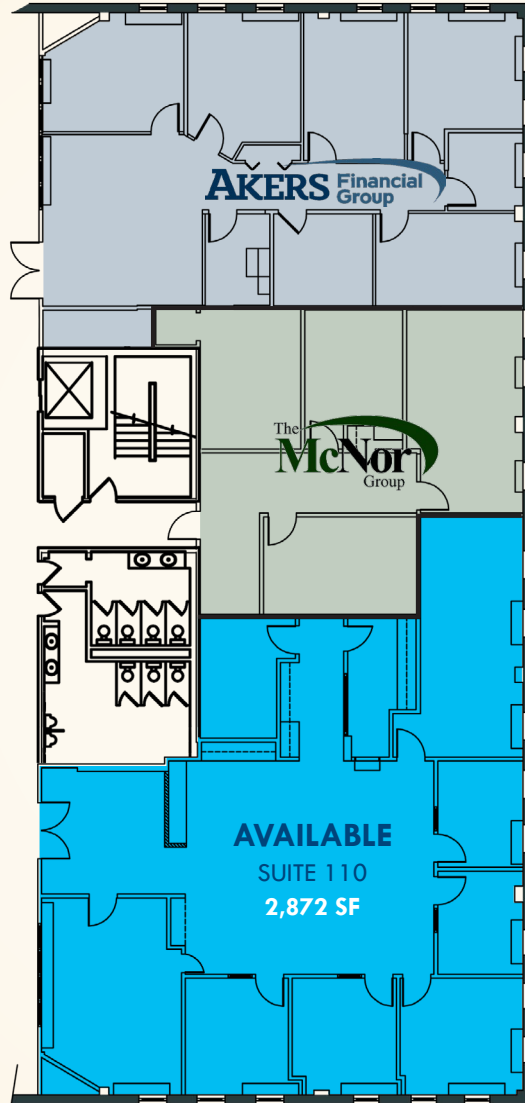
Baltimore County, MD

FLOOR PLAN: 1ST FLOOR RETAIL

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FRONT ENTRANCE



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BIRDSEYE

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BIRDSEYE

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TRADE AREA

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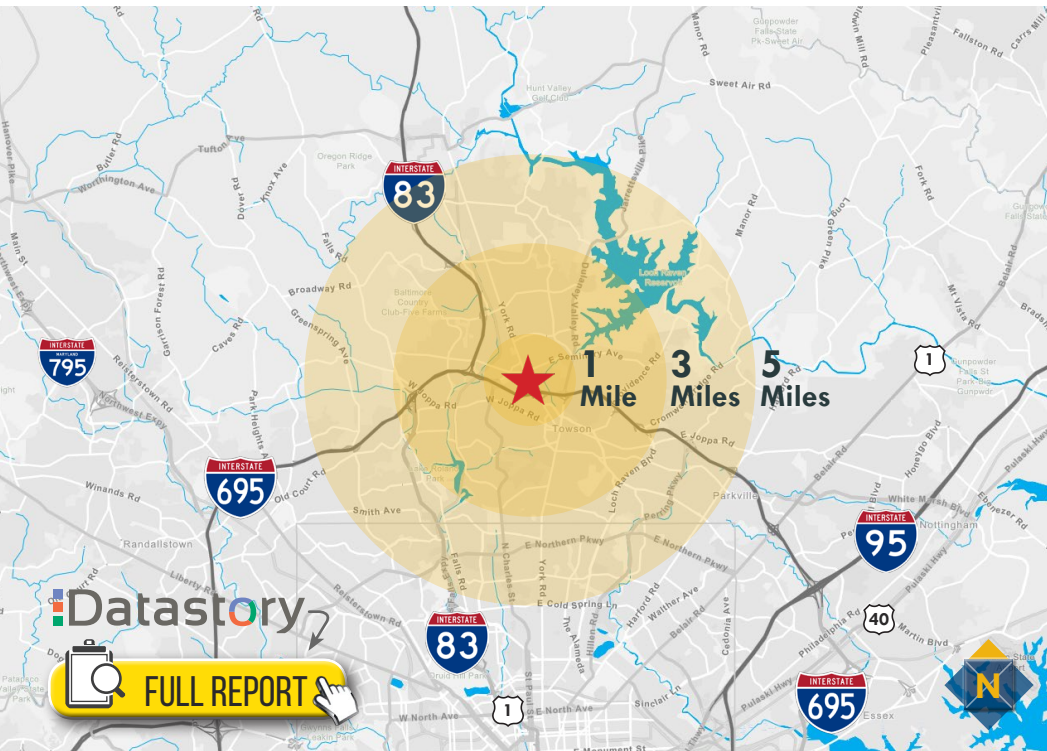


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LOCATION / DEMOGRAPHICS

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



RESIDENTIAL POPULATION 16,029 1 MILE 83,944 3 MILES 241,691 5 MILES	NUMBER OF HOUSEHOLDS 6,419 1 MILE 32,282 3 MILES 96,892 5 MILES	AVERAGE HH SIZE 2.19 1 MILE 2.32 3 MILES 2.35 5 MILES	MEDIAN AGE 38.7 1 MILE 40.4 3 MILES 39.4 5 MILES
AVERAGE HH INCOME \$94,910 1 MILE \$119,372 3 MILES \$102,231 5 MILES	EDUCATION (COLLEGE+) 73.3% 1 MILE 81.0% 3 MILES 73.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.6% 1 MILE 96.9% 3 MILES 95.5% 5 MILES	DAYTIME POPULATION 17,608 1 MILE 114,743 3 MILES 244,327 5 MILES

17%
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

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17%
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

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14%
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

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9%
TOP TIER
2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.



2.84
AVERAGE HH SIZE
47.3
MEDIAN AGE
\$173,200
MEDIAN HH INCOME

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