

FOR LEASE Available Immediately



The Timonium Building

65-75 West Timonium Road, Lutherville-Timonium, MD 21093






Overview

The Timonium Building sits at the gateway to the submarket, offering 15,000 square feet of prominent, easily accessible retail space. Located at the first Timonium Road intersection east of I-83, the site has outstanding convenience and visibility, at an intersection that carries over 40,000 cars per day.

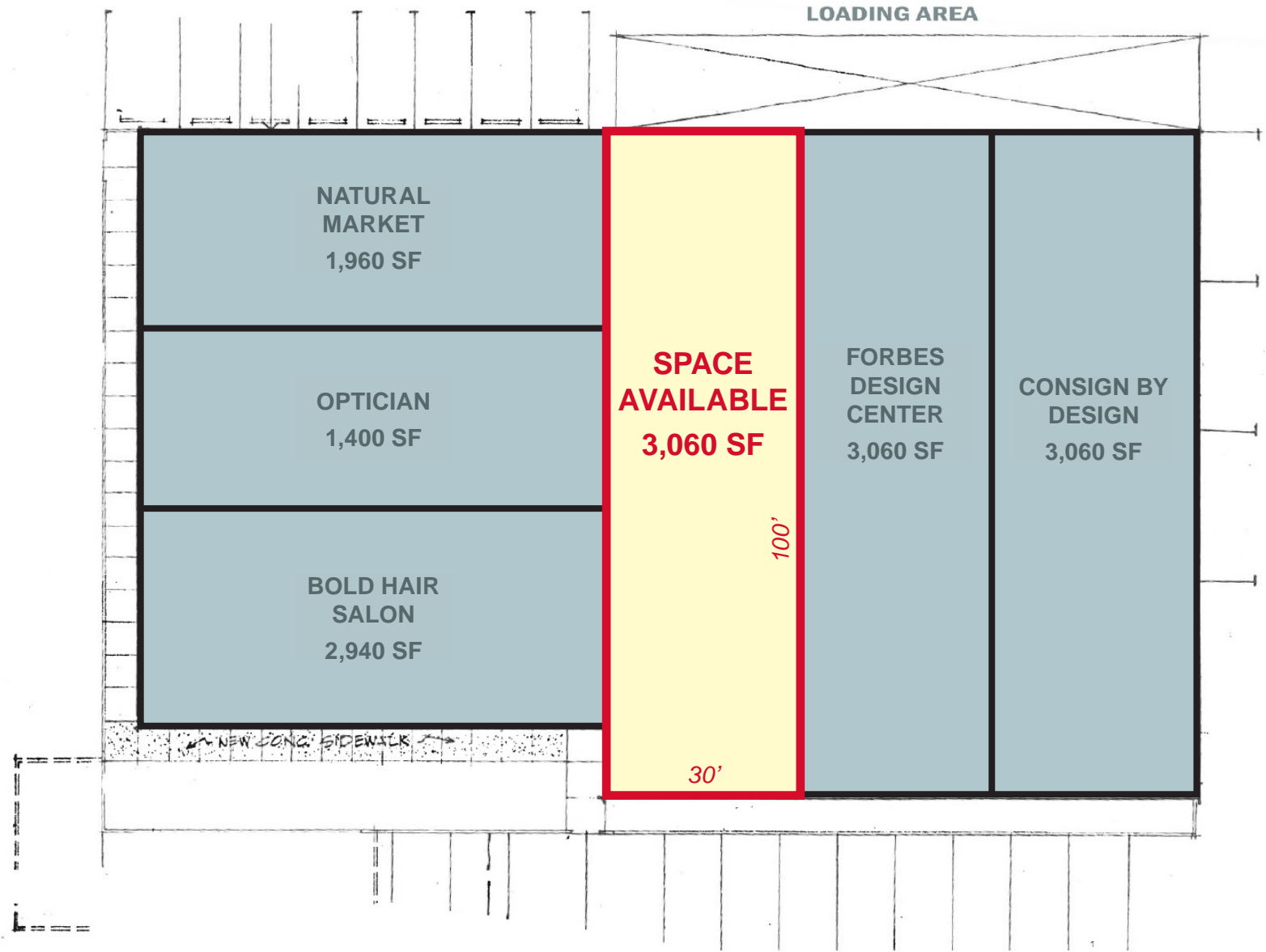
Quick Facts

Availability	Immediate
Size	3,060 square feet (30' x 100')
Rental Rate	Negotiable
Net Charges	\$2.50 per square foot (Estimated 2021 projected expenses; includes CAM and TAX)
Zoning	BR - Business Roadside



2020 Demographics	1 mile	3 mile	5 miles
 POPULATION	9,161	71,816	149,529
 HOUSEHOLDS	3,606	30,116	60,215
 AVG. HH INCOME	\$126,805	\$121,052	\$131,503
 DAYTIME POPULATION	12,761	83,741	177,371
 TRAFFIC COUNT	28,340 AADT (Timonium Road)	11,631 AADT (Greenspring Drive)	

Timonium Road



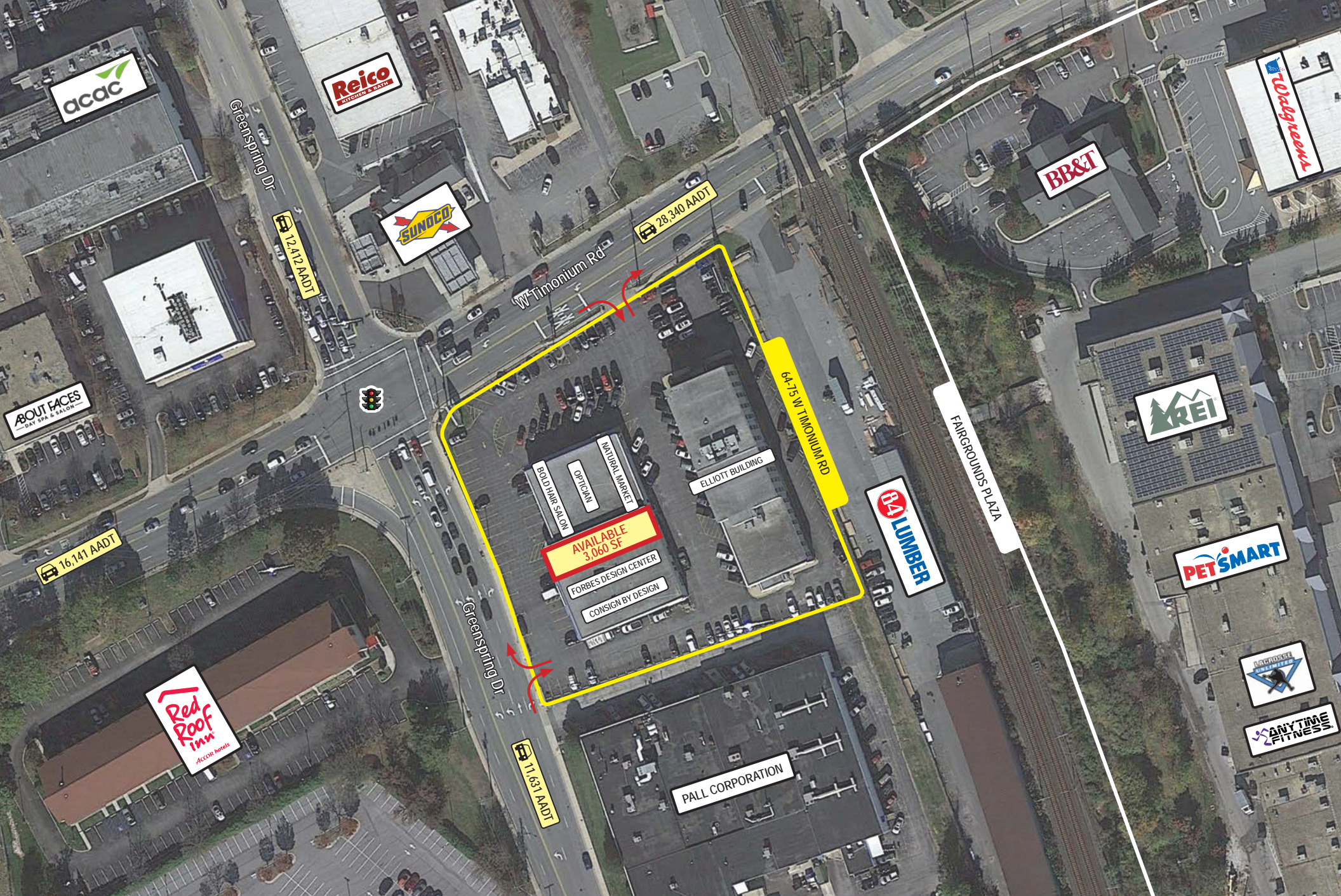
Greenspring Drive

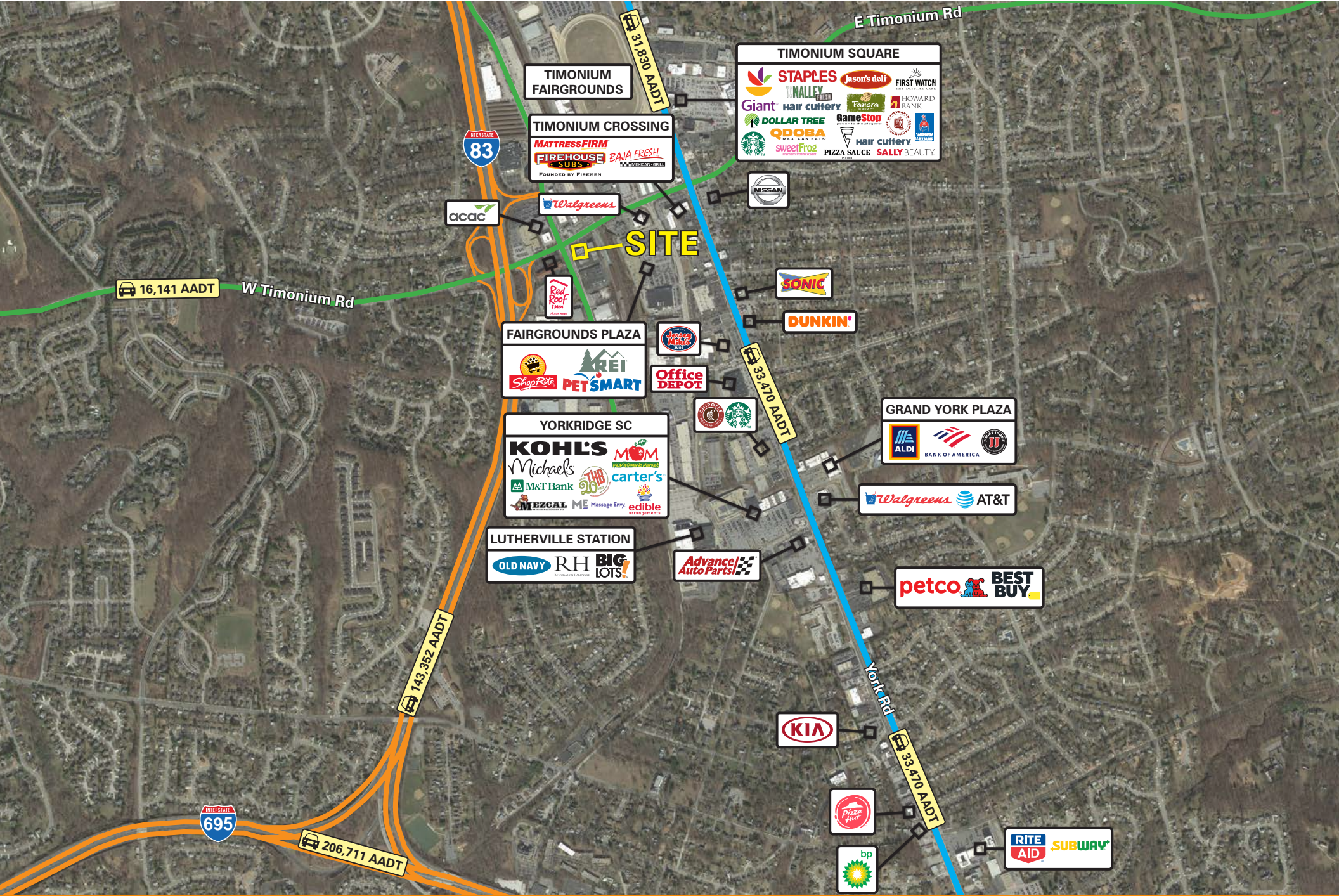


PROPOSED BUILDING ELEVATION ON TIMONIUM RD



PROPOSED BUILDING ELEVATION ON GREENSPRING DRIVE





Interested? Contact:

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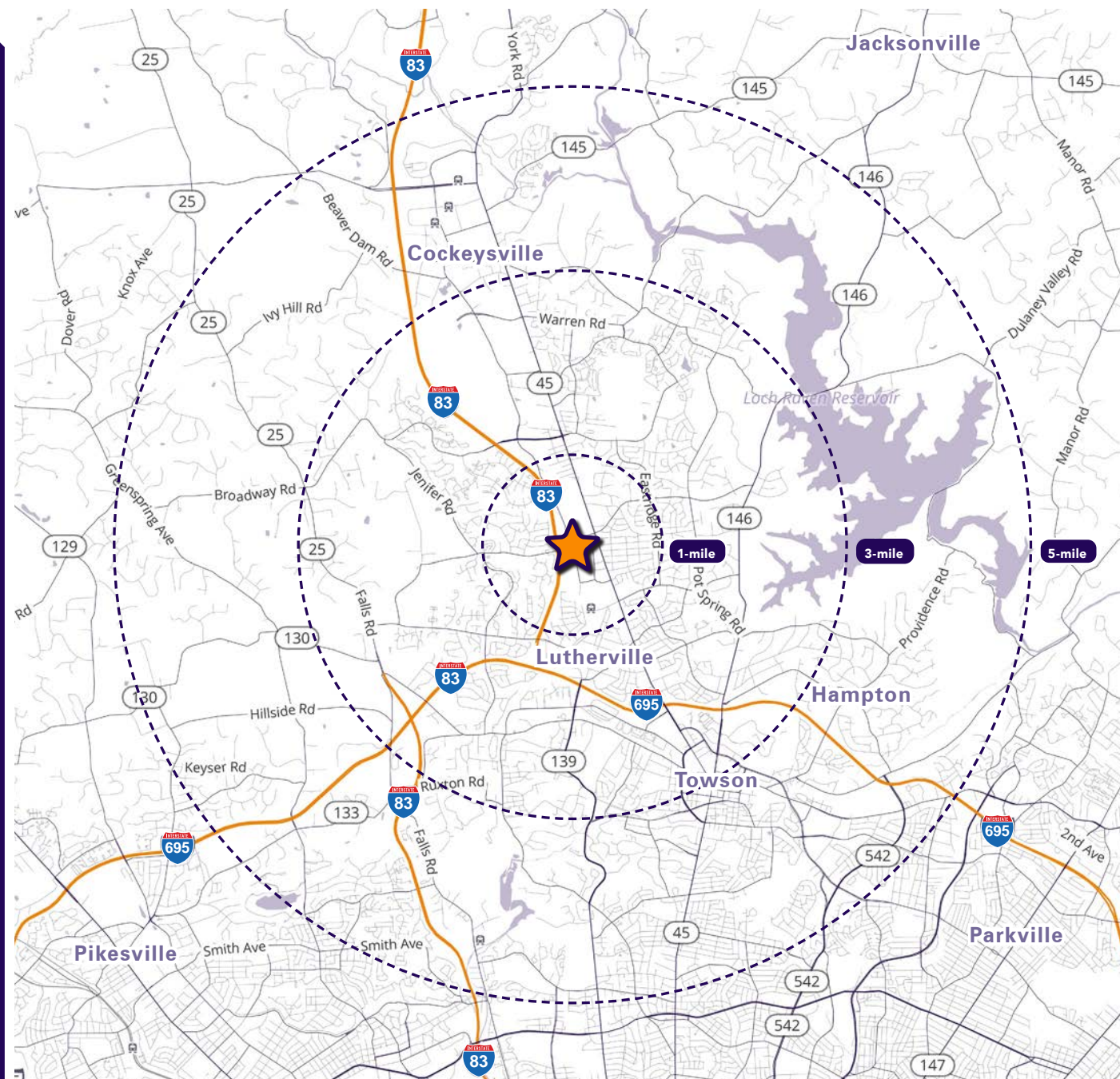
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