

# GRAND YORK *Plaza*

LUTHERVILLE-TIMONIUM, MARYLAND



**MACKENZIE**  
RETAIL

# FOR LEASE

Baltimore County, MD

# GRAND YORK PLAZA

1811-1821 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



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## AVAILABLE

- ▶ 1,321 sf
- ▶ 2,000 sf

## TRAFFIC COUNT

- ▶ 33,470 AADT (York Rd/Rt. 45)
- ▶ 8,171 AADT (E. Ridgely Rd)

## HIGHLIGHTS

- ▶ 59,000 sf shopping center anchored by high-volume ALDI
- ▶ Rare small shop availability
- ▶ Located at the signalized intersection of York Road (Rt. 45) and Ridgely Road
- ▶ Baltimore MSA's top retail trade area
- ▶ Join ALDI, Jimmy John's, Bank of America, F45 Training, Kirchmayr Chocolatier, Sola Salon Studios, Consumer Cellular, Eye to Eye, Live Better Hearing, Grand York Interiors



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# SITE PLAN

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- A ALDI
- B Sola Salon Studios
- C AVAILABLE: 2,000 sf
- D F45 Training
- E Kirchmayr Chocolatier
- F Animal Medical Clinic
- G Live Better Hearing
- H AVAILABLE: 1,321 sf
- I Grand York Day Spa
- J Consumer Cellular
- K Grand York Cleaners
- L Grand York Interiors
- M Eye to Eye
- N Jimmy John's
- O Bank of America



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# BIRDSEYE: YORK ROAD CORRIDOR

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# TRADE AREA

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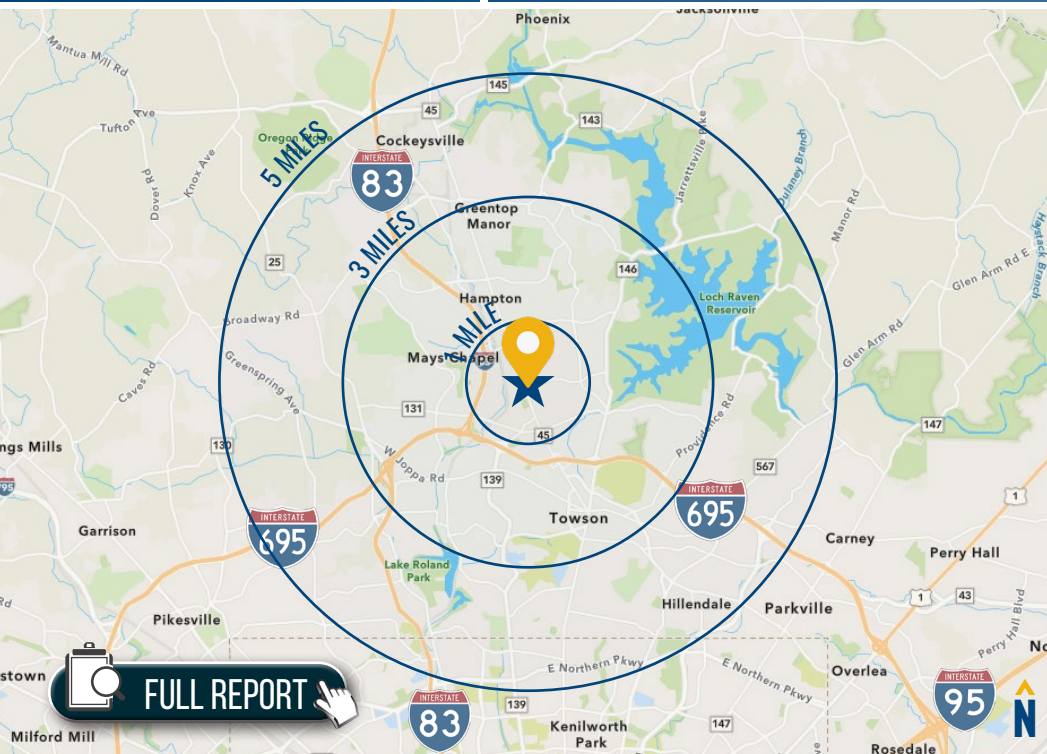


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# LOCATION / DEMOGRAPHICS (2022)

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**FULL REPORT**

<b>RESIDENTIAL POPULATION</b> 9,516 1 MILE 83,771 3 MILES 182,974 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 3,621 1 MILE 32,162 3 MILES 73,427 5 MILES	<b>AVERAGE HH SIZE</b> 2.62 1 MILE 2.30 3 MILES 2.34 5 MILES	<b>MEDIAN AGE</b> 48.6 1 MILE 39.3 3 MILES 40.5 5 MILES
<b>AVERAGE HH INCOME</b> \$148,606 1 MILE \$136,561 3 MILES \$139,914 5 MILES	<b>EDUCATION (COLLEGE+)</b> 82.4% 1 MILE 81.2% 3 MILES 79.4% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 98.1% 1 MILE 97.0% 3 MILES 96.5% 5 MILES	<b>DAYTIME POPULATION</b> 13,962 1 MILE 102,405 3 MILES 206,819 5 MILES

**19%**  
**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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**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

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**16%**  
**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

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**12%**  
**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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