



AYLESBURY BUSINESS PARK

15 W. AYLESBURY ROAD | TIMONIUM, MARYLAND 21093

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,871 SF ± retail/office space available
 - » Can be demised to 2 spaces (949 SF ± and 3,669 SF ±) with shared entryway
- Versatile layouts to accommodate a variety of uses from service retail to collaborative workspaces
- Conveniently located near I-83, I-695 and York Road, with easy access for clients and employees
- Positioned in a dynamic business community serving Towson, Lutherville-Timonium, Cockeysville, Hunt Valley and more
- Surrounded by strong residential density and high incomes, creating a great potential customer base
- Close proximity to Maryland State Fairgrounds and immediately adjacent to Bluestone Restaurant

AVAILABLE:

4,871 SF ± (UNIT 500)

BUILDING SIZE:

159,928 SF ±

PARKING:

175 SURFACE SPACES ± (4.00/1,000 SF)

ZONING:

BR IM (BUSINESS ROADSIDE)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

NEGOTIABLE



AERIAL OVERVIEW



**NEW ROOF!
SOLAR PANELS
COMING
SOON!**

**ABUNDANT
PARKING
ON-SITE**

**949-
4,871 SF
AVAILABLE**

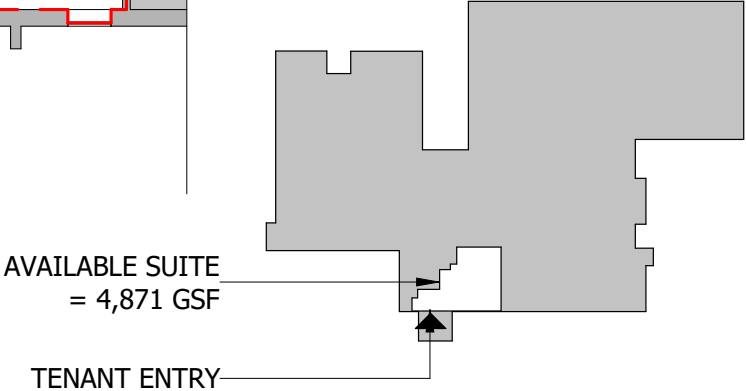
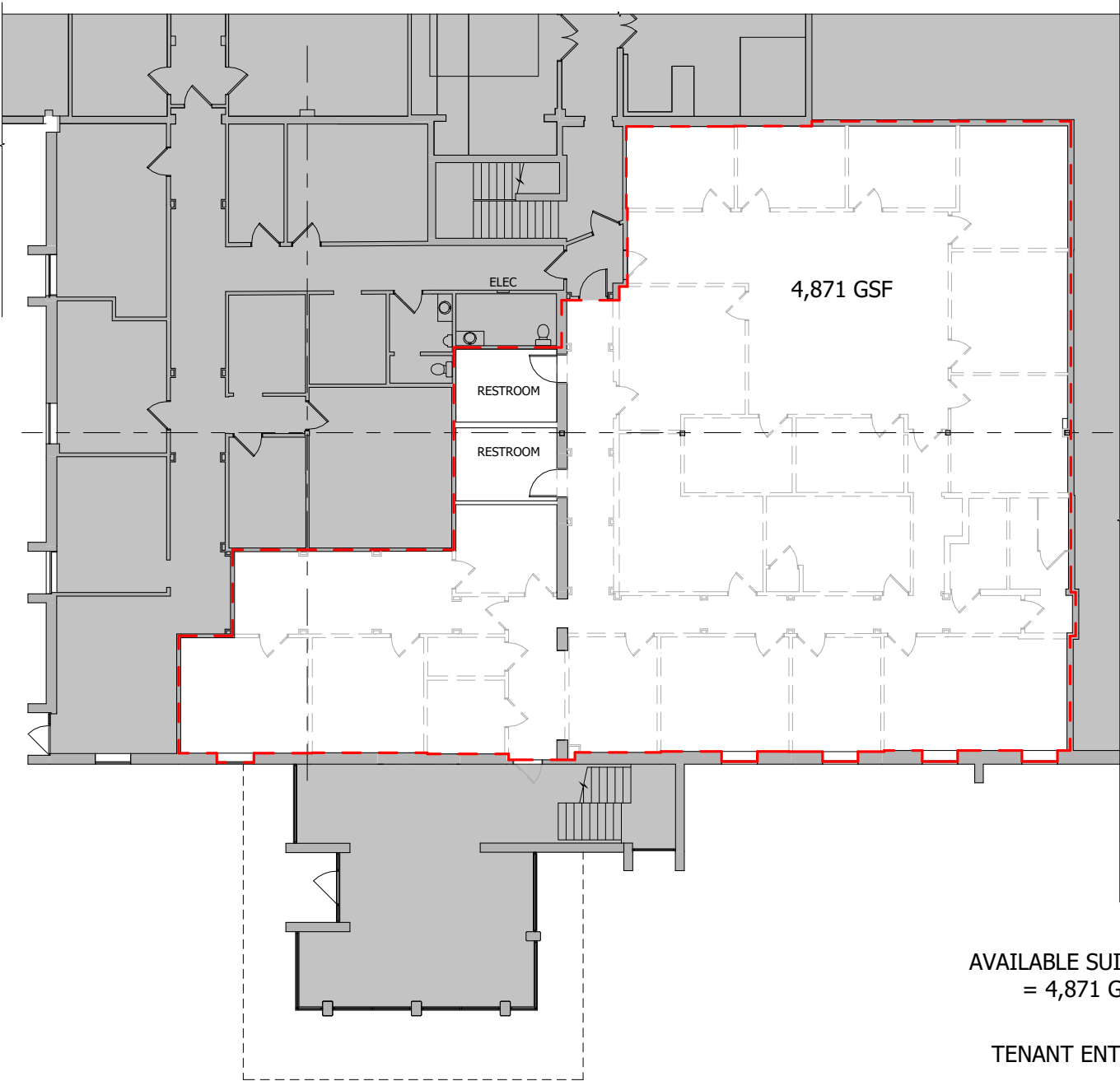
BlueStone
SPIRITED FOOD & DRINK

BUSINESS PARK DR

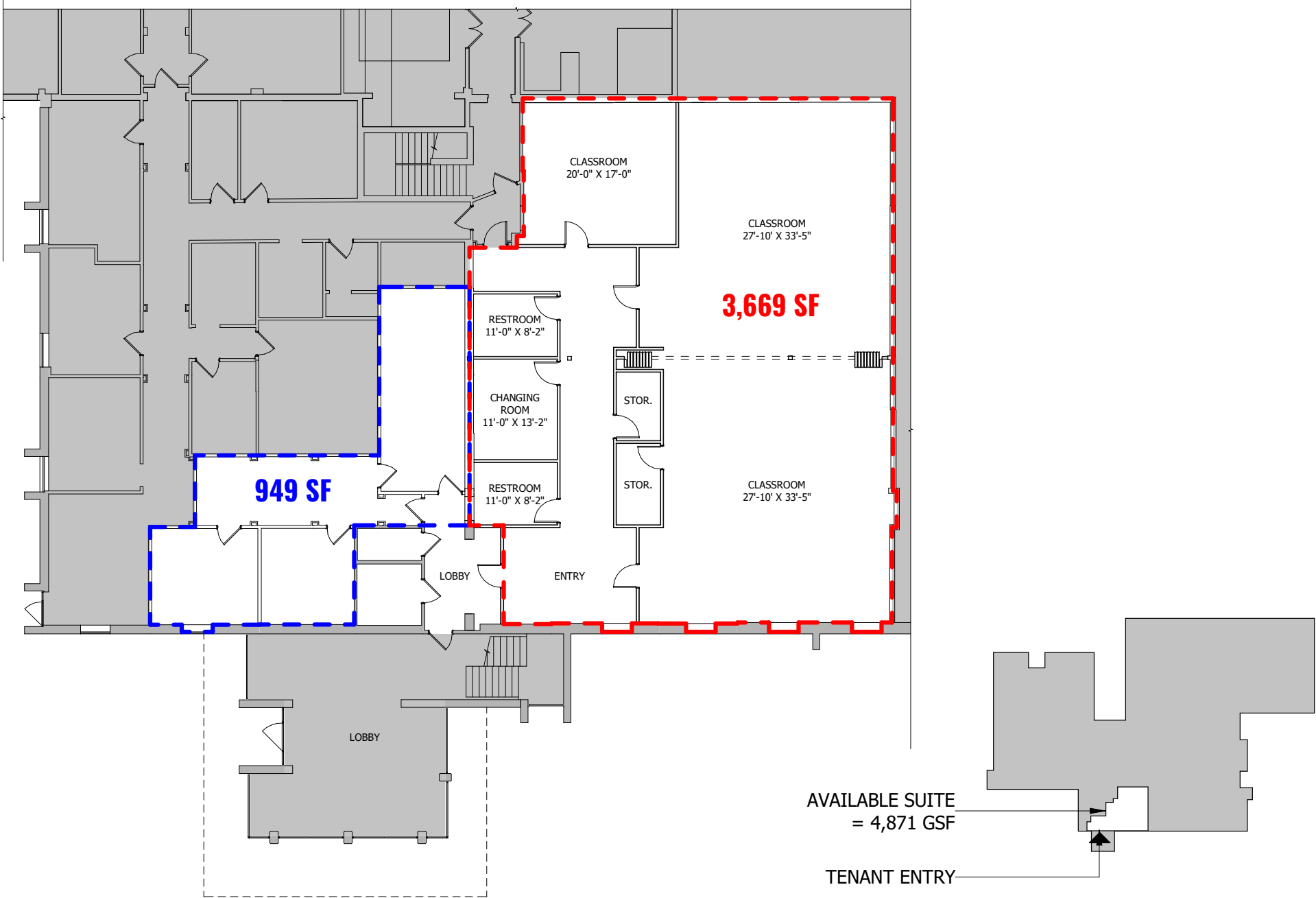
W AYLESBURY RD



FLOOR PLAN SCENARIO 'A': 4,871 SF



FLOOR PLAN SCENARIO 'B': 949 SF & 3,669 SF



MARKET AERIAL



HUNT VALLEY

eggsspection
restaurant - cafe - bar
LA Z BOY

Timonium Square
Giant **UPTOWN** **new balance**
QDOBA **Panera** **Staples**
Starbucks **FirstWatch** **HONEY BAKED** **THE VALLEY FRESH**
LL Flooring **DOLLAR TREE**

The MARYLAND STATE FAIR

Self StorageOne
ALL AROUND BALTIMORE

Fairgrounds Plaza
ShopRite **REI** **PETSMART**
Hallmark **Fulton Bank** **LI Basilico**

SITE

CRAVCH
HARBOR FREIGHT

Grand York Plaza
ALDI **Bank of America**

Yorkridge Shopping Center
THE MASSAGE **OLD NAVY** **KOHL'S** **MOM**
carter's **Michaels** **MOM'S Organic Market**

Bertucci's

Walgreens

BEST BUY **petco**

RISE
WATSON'S
FIREPLACE & PATIO

TOWSON



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,595

79,430

167,593

DAYTIME POPULATION



14,450

107,734

206,272

AVERAGE HOUSEHOLD INCOME



\$185,235

\$148,137

\$153,664

NUMBER OF HOUSEHOLDS



3,561

31,511

66,938

MEDIAN AGE

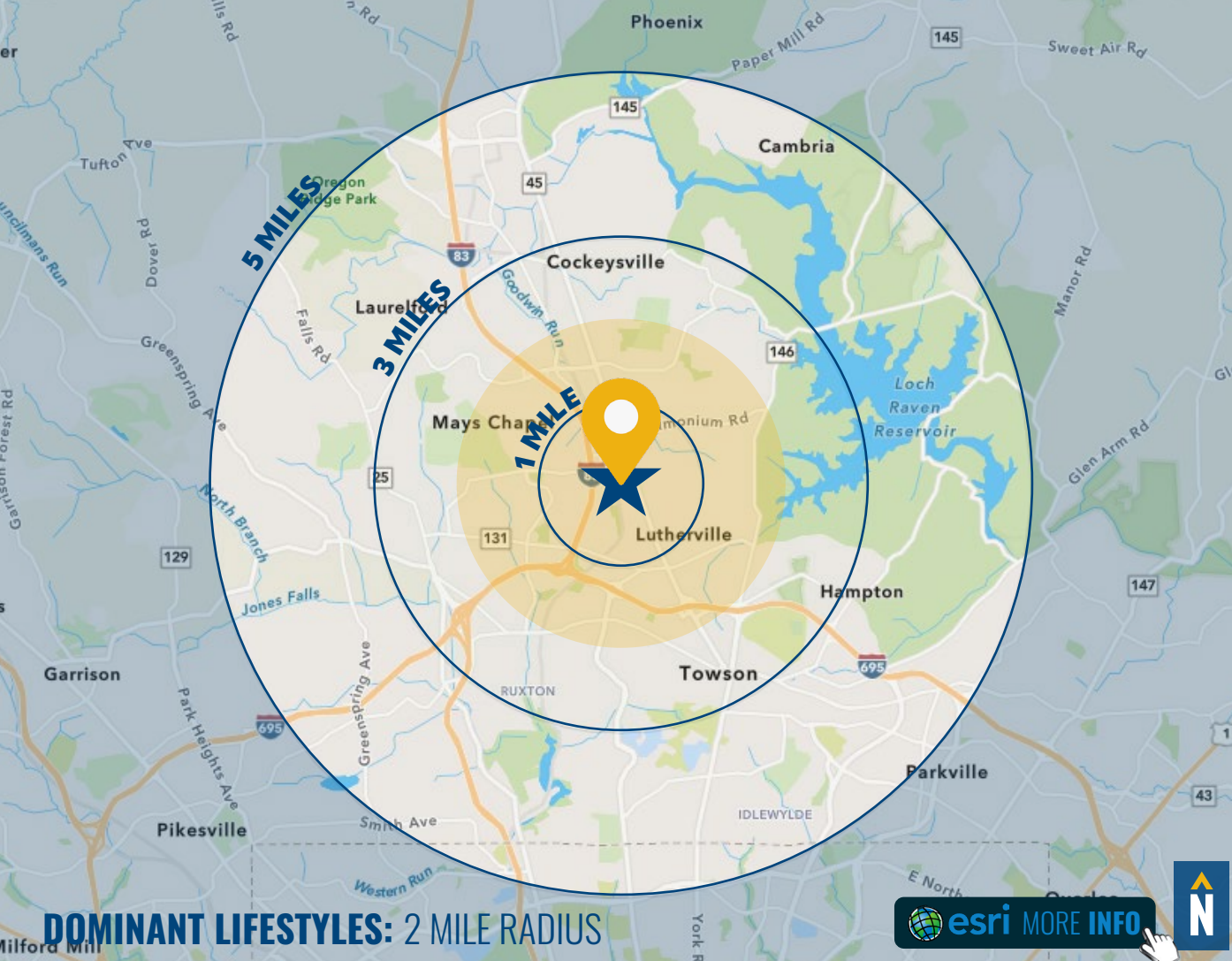


42.5

39.4

39.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

20%
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**

20%
PLEASANTVILLE



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.

Median Age: **42.6**

Median Household Income: **\$92,900**

13%
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**

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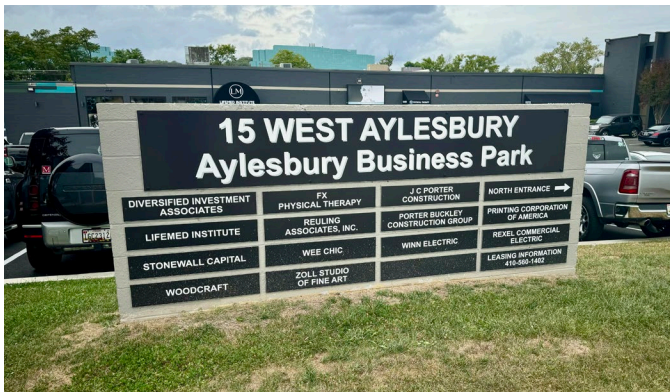


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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