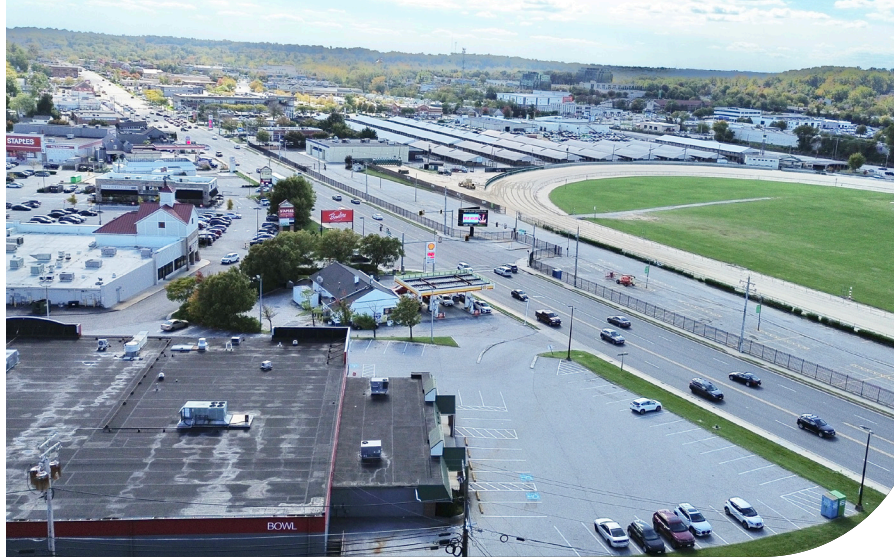




COMMERCIAL REAL ESTATE SERVICES

2165 York Road, Timonium, MD 21093  
RETAIL SPACE FOR LEASE





## RETAIL SPACE AVAILABLE FOR LEASE

2,500 sf of retail space for lease in a highly visible former bank building in front of the Bowlero bowling center in Timonium, the chain's busiest Baltimore-area location with over 116,000 visits per year! The property is adjacent to Timonium Square, one of the busiest neighborhood retail centers in the area, anchored by Giant and featuring national, regional and local retailers such as Giant, Starbucks, Cava, Panera Bread, First Watch, Nalley Fresh, GolfTEC, New Balance, GameStop, Staples, and Darrell Barrett Salon. The building sits on York Road and is seen by over 31,000 cars per day.

### BUILDING INFO:

- YEAR BUILT: 1960
- TOTAL BUILDING SIZE: 35,164 SF
- ZONING: BM (Baltimore County)
- PARKING SPACES: 38

### SPACES AVAILABLE:

- RETAIL SPACE: 2,500 SF
- RENTAL RATES: \$34/SF NNN

### DEMOGRAPHICS:

|                     | 2 MILE    | 3 MILE    | 5 MILE    |
|---------------------|-----------|-----------|-----------|
| POPULATION:         | 41,178    | 68,133    | 127,163   |
| HOUSEHOLDS:         | 16,870    | 28,042    | 49,754    |
| AVERAGE HH INCOME:  | \$149,516 | \$148,754 | \$151,670 |
| DAYTIME EMPLOYMENT: | 30,901    | 65,612    | 128,569   |

[LINK to Full Demographics Report](#)

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# RETAIL FOR LEASE

## 2,500 SF



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# TRADE AREA AND KEY RETAILERS



## TRADE AREA:

