



YORK ROAD PAD SITE

936 YORK ROAD | TOWSON, MARYLAND 21204

FOR
**GROUND
LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- .60 Acre retail pad site with great visibility at the signalized intersection of York Road and Fairmount Avenue with over **60,000 vehicles per day \pm**
- 40+ parking spaces on-site
- Nearby amenities include Safeway, Walgreens, CVS, McDonald's, Burger King, Patient First, Verizon
- 1/2 mile from the heart of Towson (Towson Town Center, Towson Square, Circle East)
- Easy access to I-695 and I-83
- Multiple scenarios possible (see pages 4-5)

LOT SIZE:

.60 ACRES \pm

TRAFFIC COUNT:

41,891 AADT (YORK ROAD/RT. 45)

18,930 AADT (FAIRMOUNT AVE)

PARKING:

40 SURFACE SPACES

ZONING:

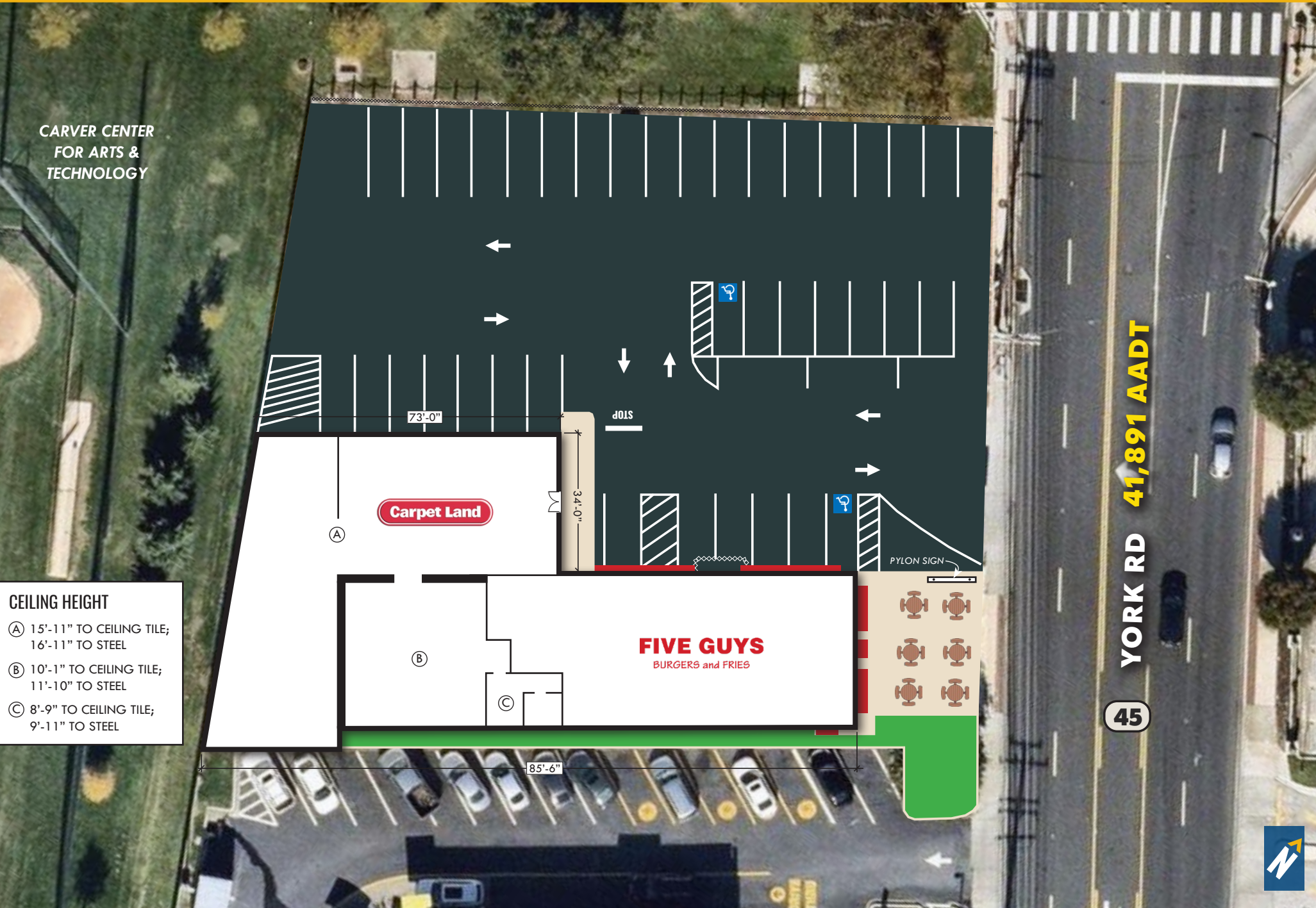
BR (BUSINESS ROADSIDE)

RENTAL RATE:

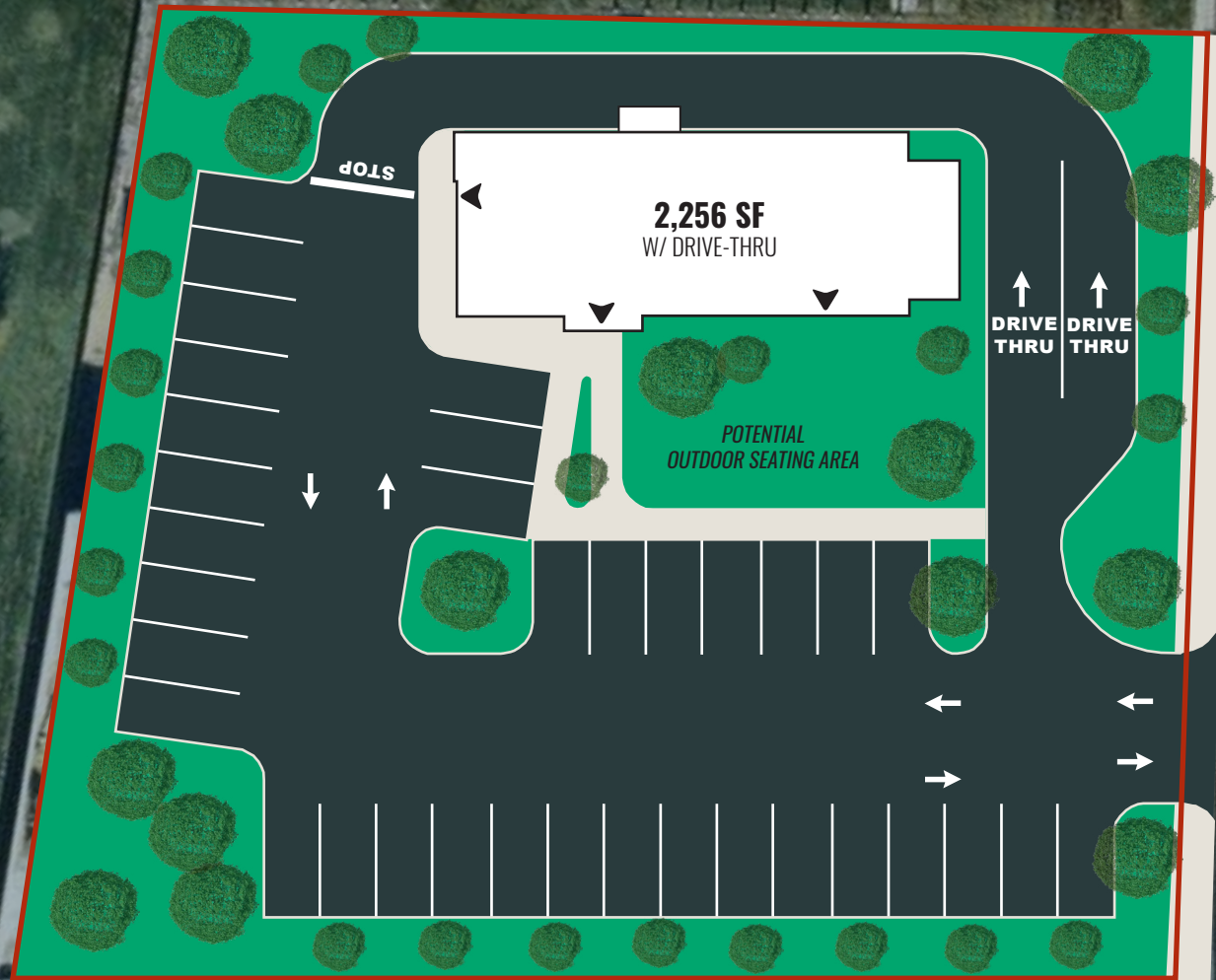
NEGOTIABLE



SITE PLAN: EXISTING CONDITIONS



SITE PLAN: **CONCEPTUAL 'A'**

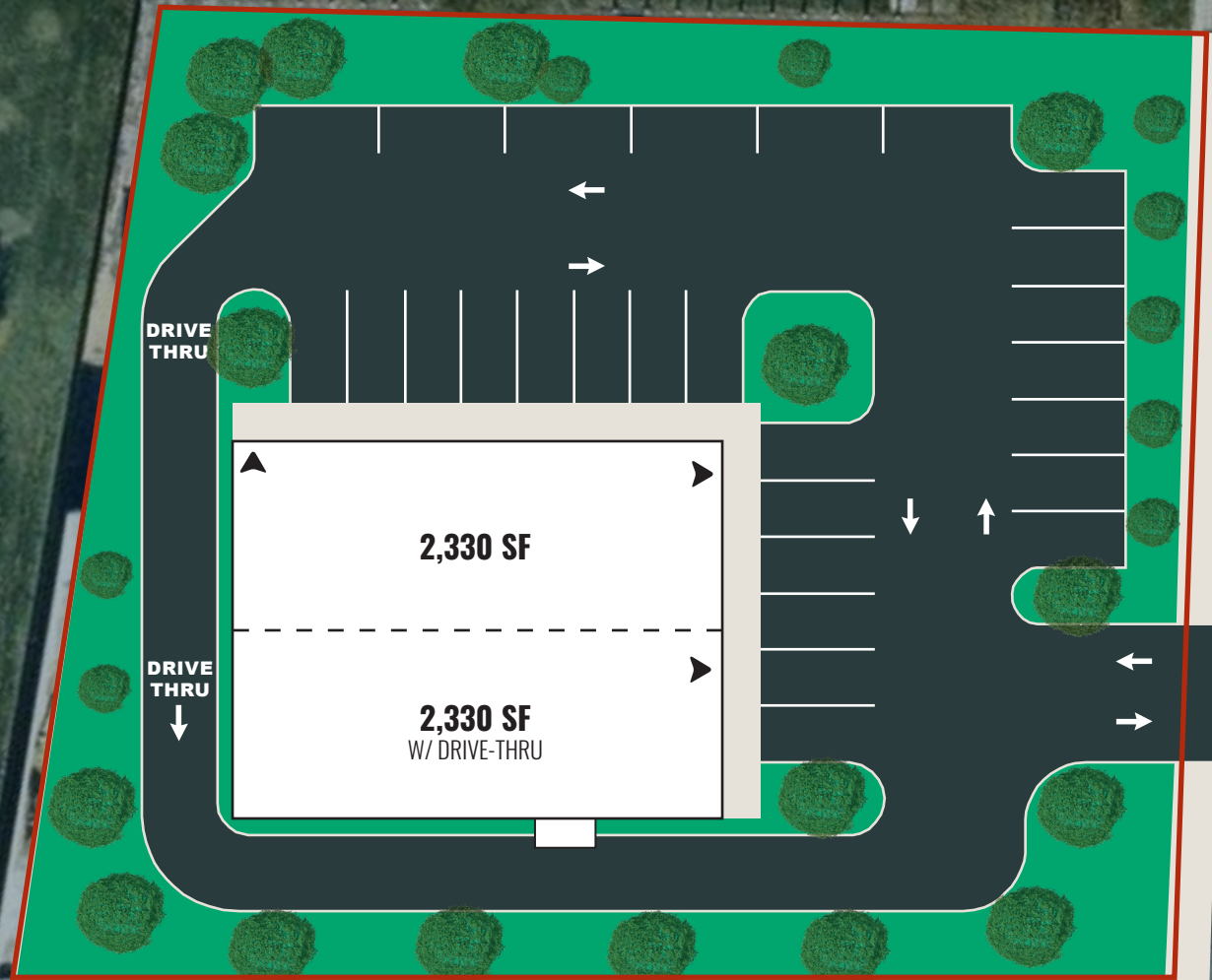


YORK RD 41,891 AADT

45



SITE PLAN: **CONCEPTUAL 'B'**

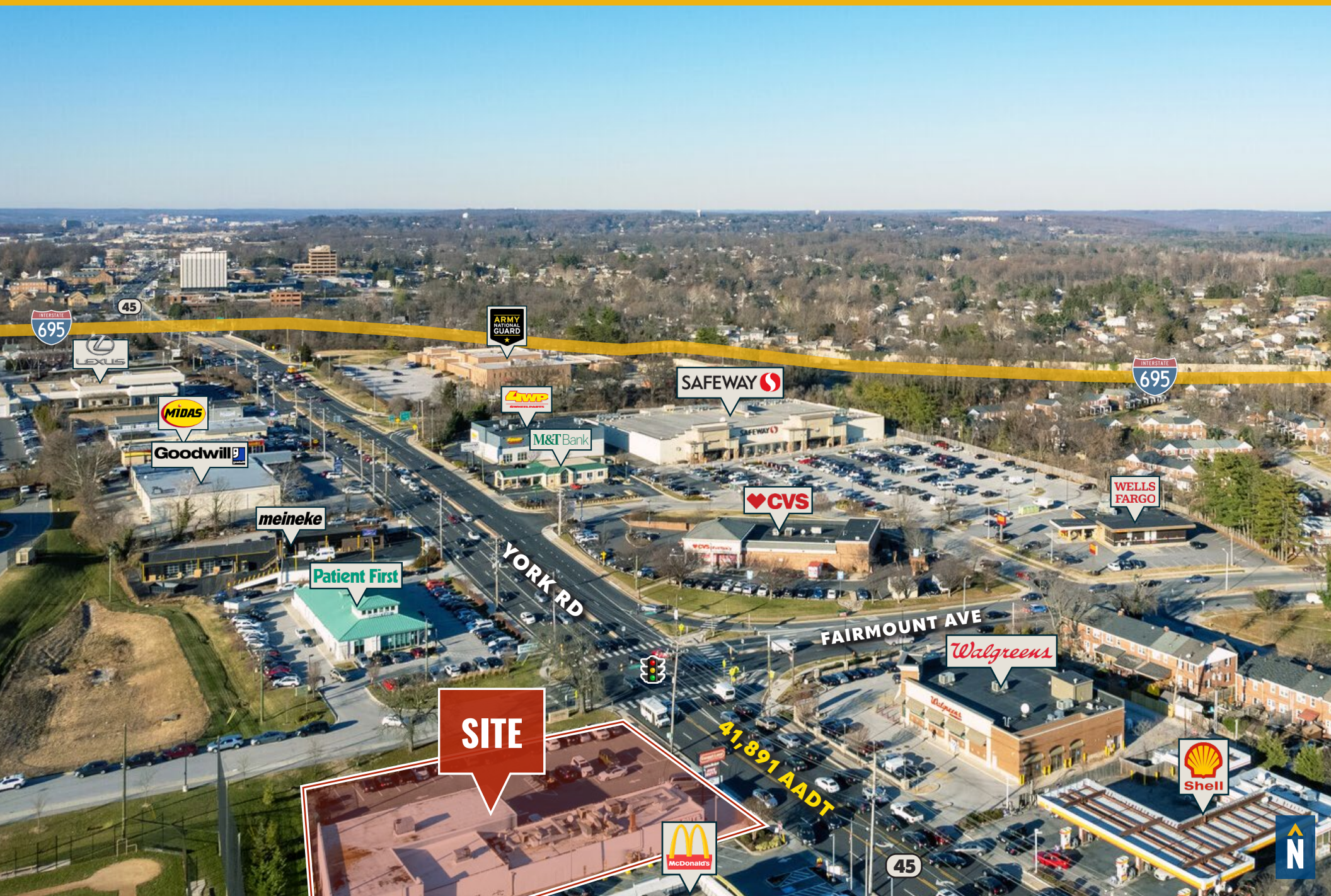


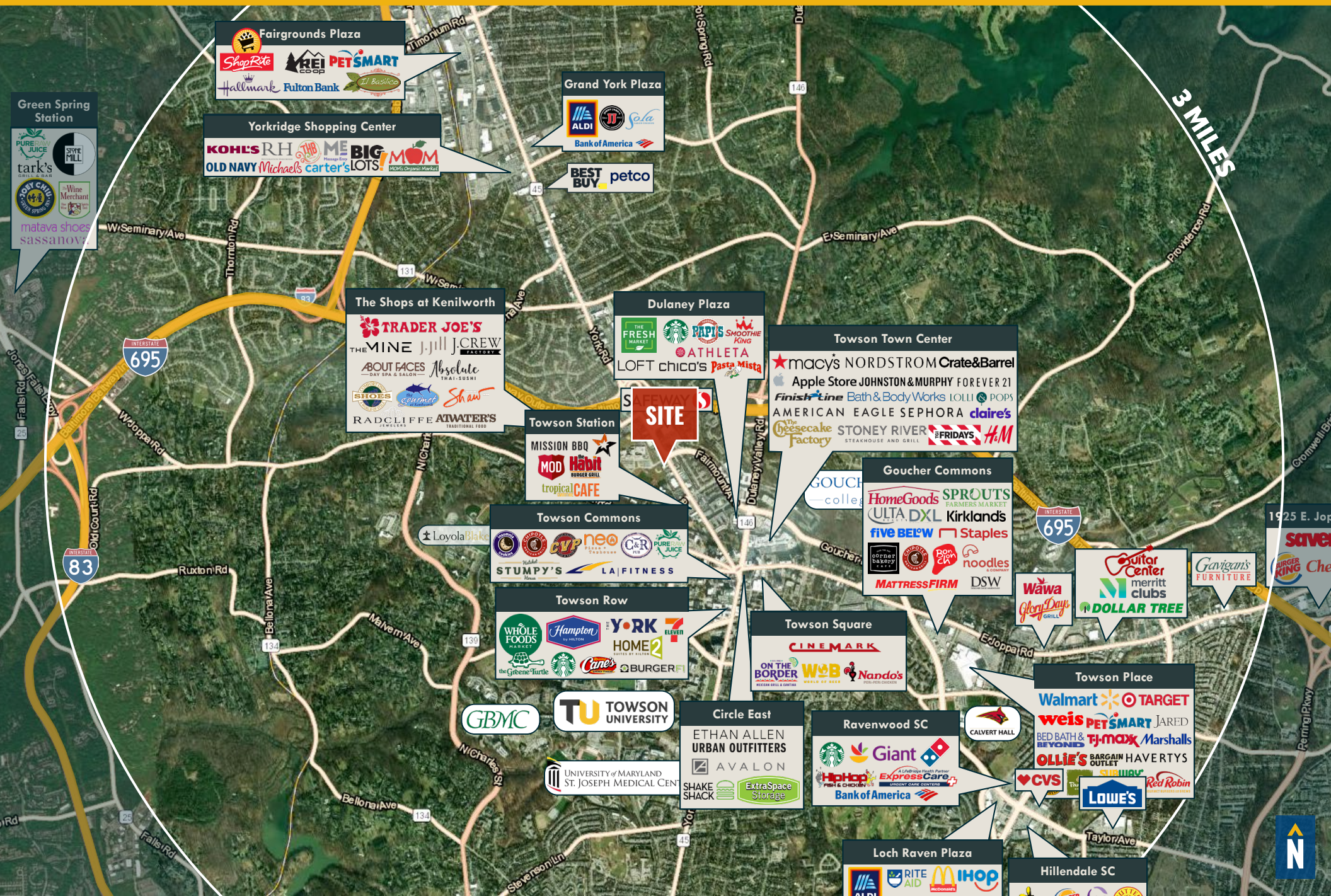
YORK RD 41,891 AADT

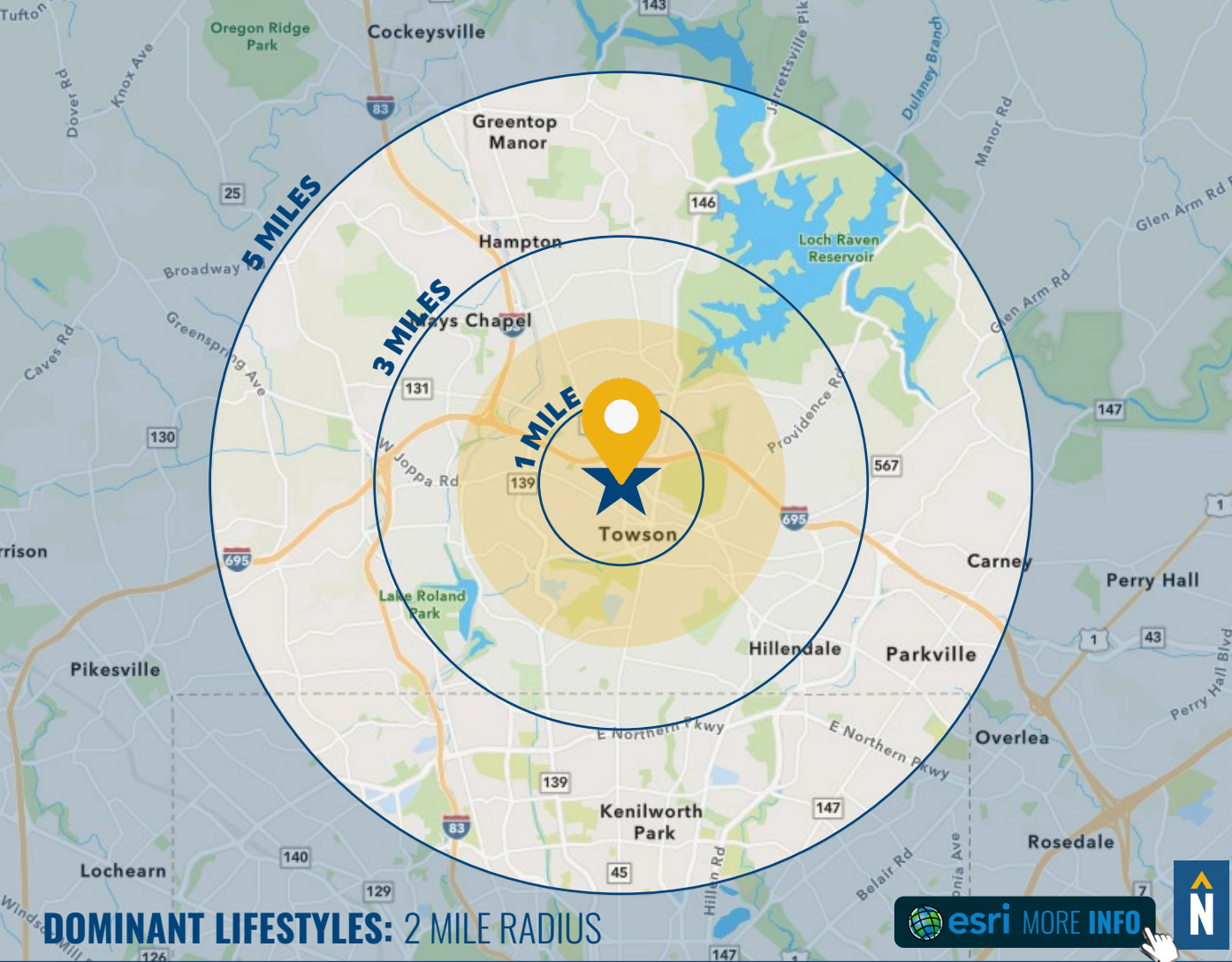
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LOCAL BIRDSEYE



[illegible]



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



19,849

103,358

282,179

DAYTIME POPULATION



36,338

119,190

277,291

AVERAGE HOUSEHOLD INCOME



\$113,041

\$149,055

\$129,241

NUMBER OF HOUSEHOLDS



8,502

39,756

113,647

MEDIAN AGE



37.7

39.4

39.8

17%
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**

Median Household Income: **\$109,400**

16%
COLLEGE TOWNS



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.

Median Age: **24.5**

Median Household Income: **\$32,200**

11%
GOLDEN YEARS



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.

Median Age: **52.3**

Median Household Income: **\$71,700**

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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