

## East York Road

1629 York Road

Lutherville, Maryland 21093



### Location Highlights

- 1629 York Road is split into three separate suites, two of which are currently being used as medical offices.
- The area boasts a strong daytime population, with approximately 15,000 daytime workers in a 1-mile vicinity.
- Highly visible, located within a mile to strong traffic drivers such as an Aldi, Walgreens, and Kohl's
- The area is also within 15 minutes to both Goucher College and Towson University.
- York Road AADT: 35,062 vehicles

### Suite 101 Highlights

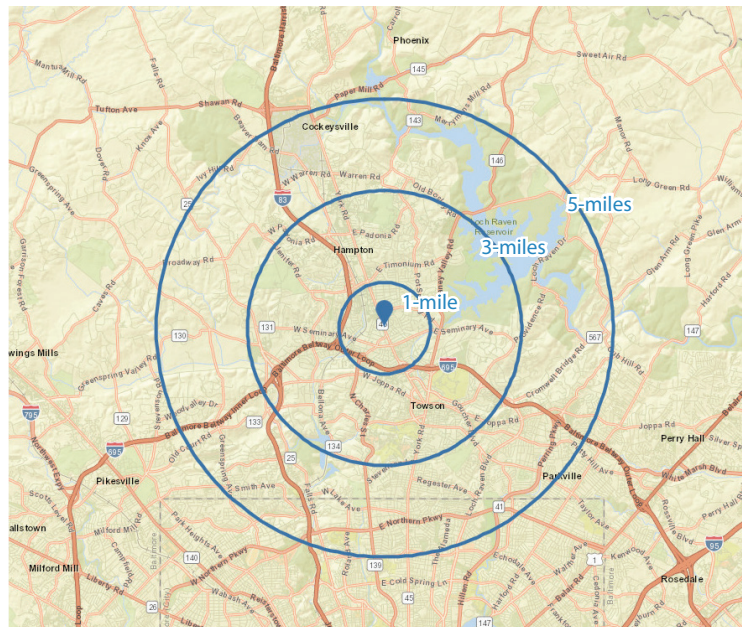
- The space was most recently used as a hair salon
- Suite 101 has the following features:
  - Three (3) Offices
  - Reception Area
  - One (1) Half Bath
- Would be a fantastic space for the following uses:
  - Hair or Nail Salon
  - Tanning Studio
  - Spa
  - Medical Office

### NOW LEASING:

840 SF

#### Demographics (2023 Estimates)

|                   | 1-mile<br>radius | 3-mile<br>radius | 5-mile<br>radius |
|-------------------|------------------|------------------|------------------|
| Population        | 9,674            | 83,077           | 204,953          |
| Average HH Income | \$122,950        | \$97,743         | \$86,540         |



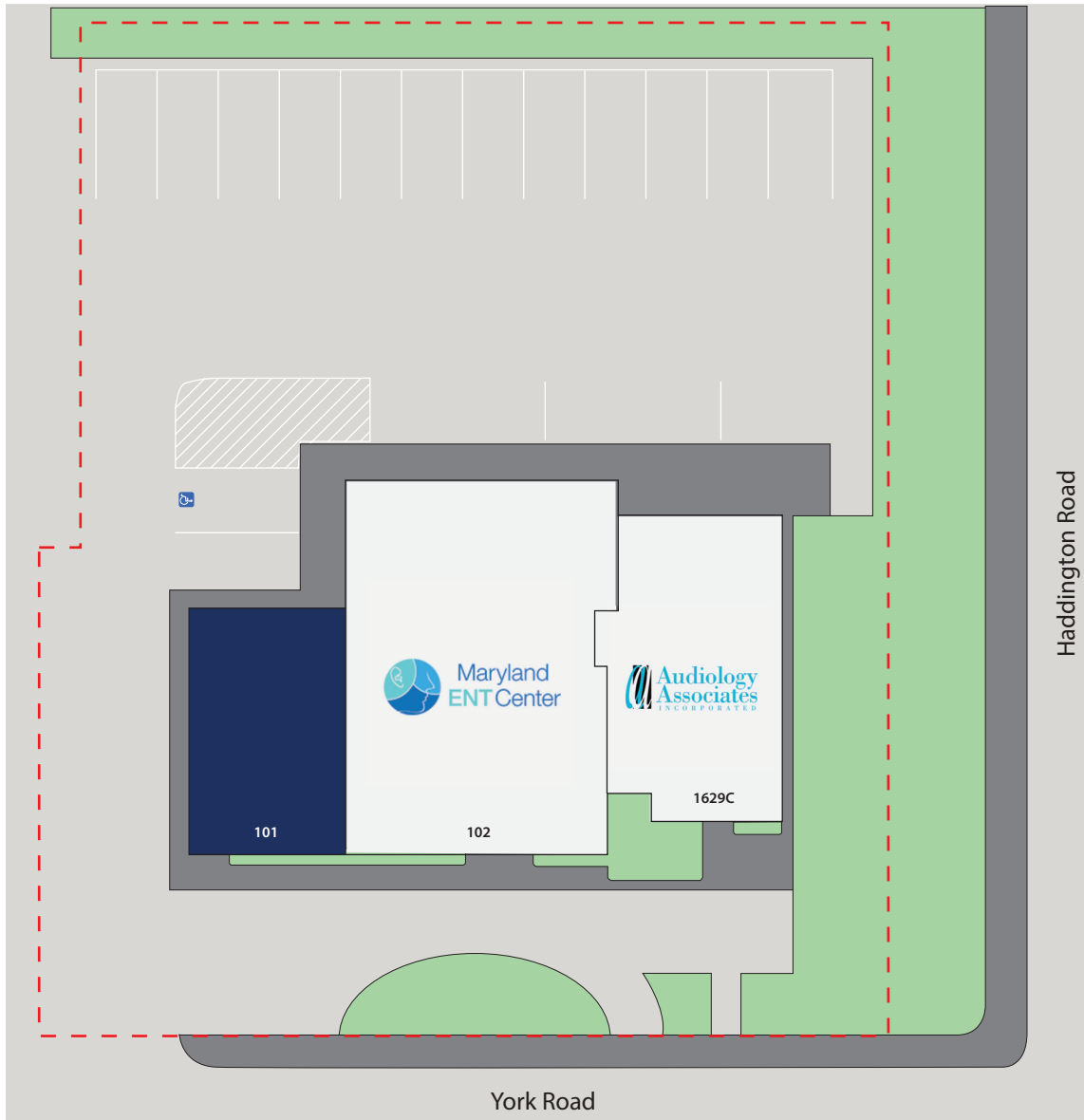
Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:

Gary Block

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| Suite      | Tenant               | SF         |
|------------|----------------------|------------|
| <b>101</b> | <b>Available</b>     | <b>840</b> |
| 102        | Maryland ENT Center  | 1,982      |
| 1629C      | Audiology Associates | 1,674      |

Suite 101



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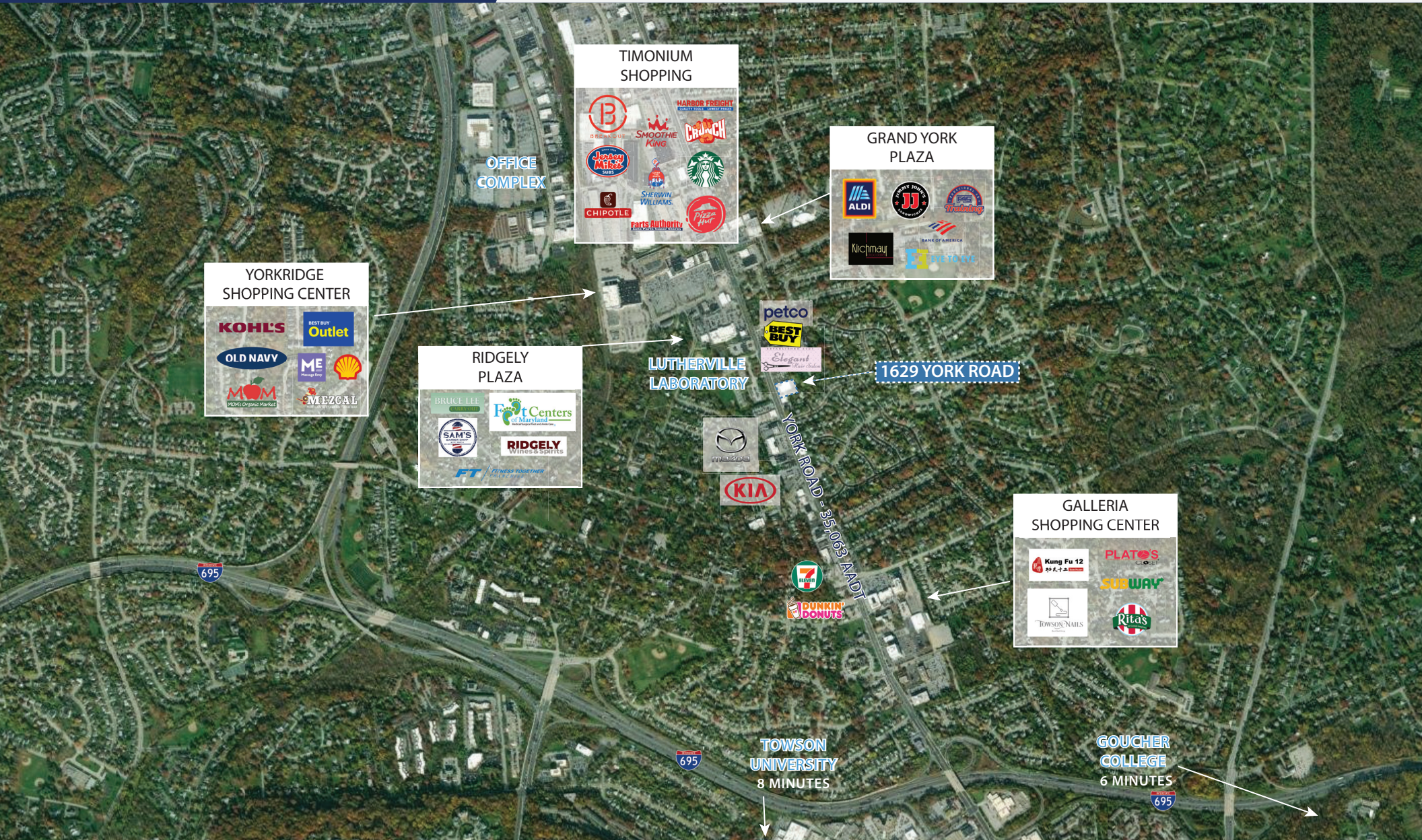
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