



# INLINE RETAIL

9 W. RIDGELY ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR  
LEASE

1,200 SF  
AVAILABLE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,200 SF ± inline retail in the heart of Lutherville
- Recent facade upgrades
- Excellent exposure to the signalized intersection of York Road (33,000+ cars/day) & Ridgely Road
- Ample on-site parking
- Shadow-anchored by Kohls, Michaels, Mom's Organic Market at Yorkridge Shopping Center as well as Mercy Medical Physicians Pavilion at Ridgely Plaza
- Prime York Road retail corridor surrounded by dense residential neighborhoods
- Easy access to I-695 and I-83

AVAILABLE:

1,200 SF ±

PARKING:

25 SURFACE SPACES

ZONING:

BL CCC (BUSINESS LOCAL)  
[COMMERCIAL, COMMUNITY CORE DIST.]

RENTAL RATE:

\$35.00 PSF, NNN (\$7.85 PSF)



# LOCAL BIRDSEYE



**SITE**

**33,470 AADT**

**45**



# LOCAL BIRDSEYE



OLD NAVY

Baltimore Coffee

BlueStone

The MARYLAND STATE FAIR

KOHL'S

M&T Bank  
Michaels

Giant Staples  
Panera Bread  
FirstWatch  
CAVA tropical CAFE  
DOLLAR TREE

CUBESMART self storage

SMYTH  
HARBOR FREIGHT  
KIN

Parts Authority

Starbucks  
Smoothie King  
Bertucci's

garter's  
MEZCAL  
MY PET STORE AND MORE

Bank of America  
FAS

ALDI

at&t  
Pediatric URGENT CARE

Walgreens

Shell

**SITE**

Advance Auto Parts

edible arrangements  
ME Massage Envy

CFG Bank

Ridgely AUTO CARE CENTER Inc.

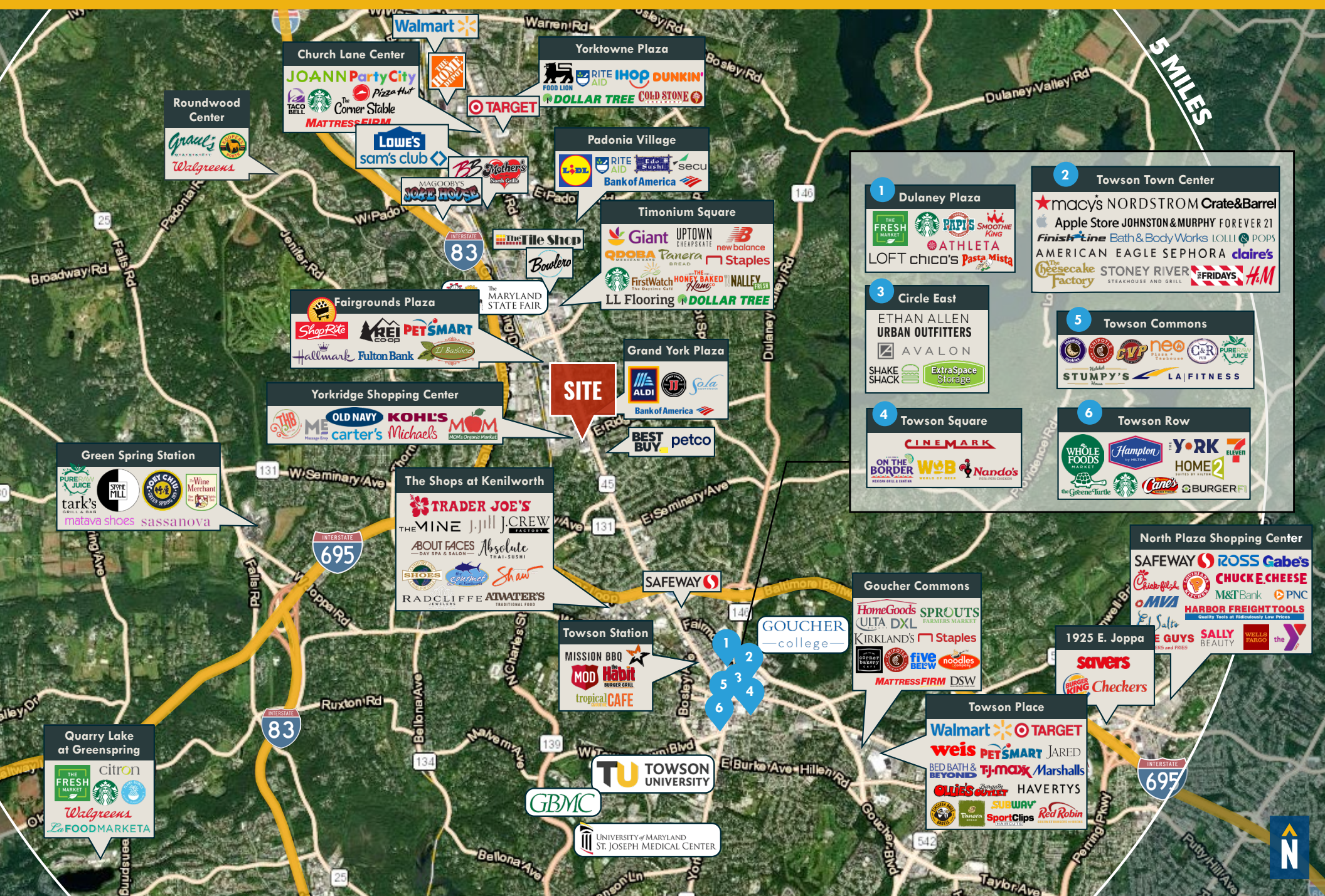
W RIDGELY RD

E RIDGELY RD

33,470 AADT



# TOWSON/TIMONIUM TRADE AREA



5 MILES

**SITE**

**1 Dulaney Plaza**

THE FRESH MARKET Starbucks PAPA'S SMOOTHIE KING ATHLETA Pasta Mistra LOFT chic's

**2 Towson Town Center**

macy's NORDSTROM Crate&Barrel Apple Store JOHNSTON & MURPHY FOREVER 21 finish-line Bath & Body Works LOLLI POP'S AMERICAN EAGLE SEPHORA claire's The Cheesecake Factory STONEY RIVER STEAKHOUSE AND GRILL FRIDAYS H&M

**3 Circle East**

ETHAN ALLEN URBAN OUTFITTERS AVALON SHAKE SHACK ExtraSpace Storage

**5 Towson Commons**

STUMPY'S LA FITNESS

**4 Towson Square**

CINEMARK ON THE BORDER WOB Nando's

**6 Towson Row**

WHOLE FOODS MARKET Hampton's YORK HOME 2 BURGER KING

**North Plaza Shopping Center**

SAFEWAY ROSS Gabe's CHUCK E. CHEESE M&M's M&T Bank PNC HARBOR FREIGHT TOOLS El Salto SALLY BEAUTY WELLS FARGO

**Goucher Commons**

HomeGoods SPROUTS ULTA DXL FARMERS MARKET KIRKLAND'S Staples five BEEW noodles MATTRESS FIRM DSW

**1925 E. Joppa**

savers HUNGER KING Checkers

**Towson Place**

Walmart TARGET weis PETSMART JARED BED BATH & BEYOND TJ-MAXX Marshalls GUESS outlet HAVERTYS SUBWAY SportClips Red Robin

**Towson Station**

MISSION BBQ MOD HABIT tropical CAFE

**TU TOWSON UNIVERSITY**

**UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER**

**Green Spring Station**

PURE JUICE Tark's matava shoes sassanova

**Yorkridge Shopping Center**

OLD NAVY KOHL'S carter's Michaels MOM

**The Shops at Kenilworth**

TRADER JOE'S THE MINE J.CREW ABOUT FACES Absolute SHOES Shaw RADCLIFFE ADAMANT'S

**Fairgrounds Plaza**

ShopRite PETSMART Hallmark Fulton Bank

**Timonium Square**

Giant UPTOWN QDOBA Panera LL Flooring DOLLAR TREE

**Church Lane Center**

JOANN Party City Starbucks Corner Stable MATTRESS FIRM

**Yorktowne Plaza**

RITE IHOP DUNKIN' FOOD LION DOLLAR TREE COLD STONE

**Roundwood Center**

Gracie's Walgreens

**Lowes**

sam's club

**Padonia Village**

LIDL RITE AID Bank of America

**Walmart**



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



8,989

82,497

187,071

## DAYTIME POPULATION



16,698

114,464

220,450

## AVERAGE HOUSEHOLD INCOME



\$169,469

\$148,521

\$146,924

## NUMBER OF HOUSEHOLDS



3,483

31,697

75,259

## MEDIAN AGE

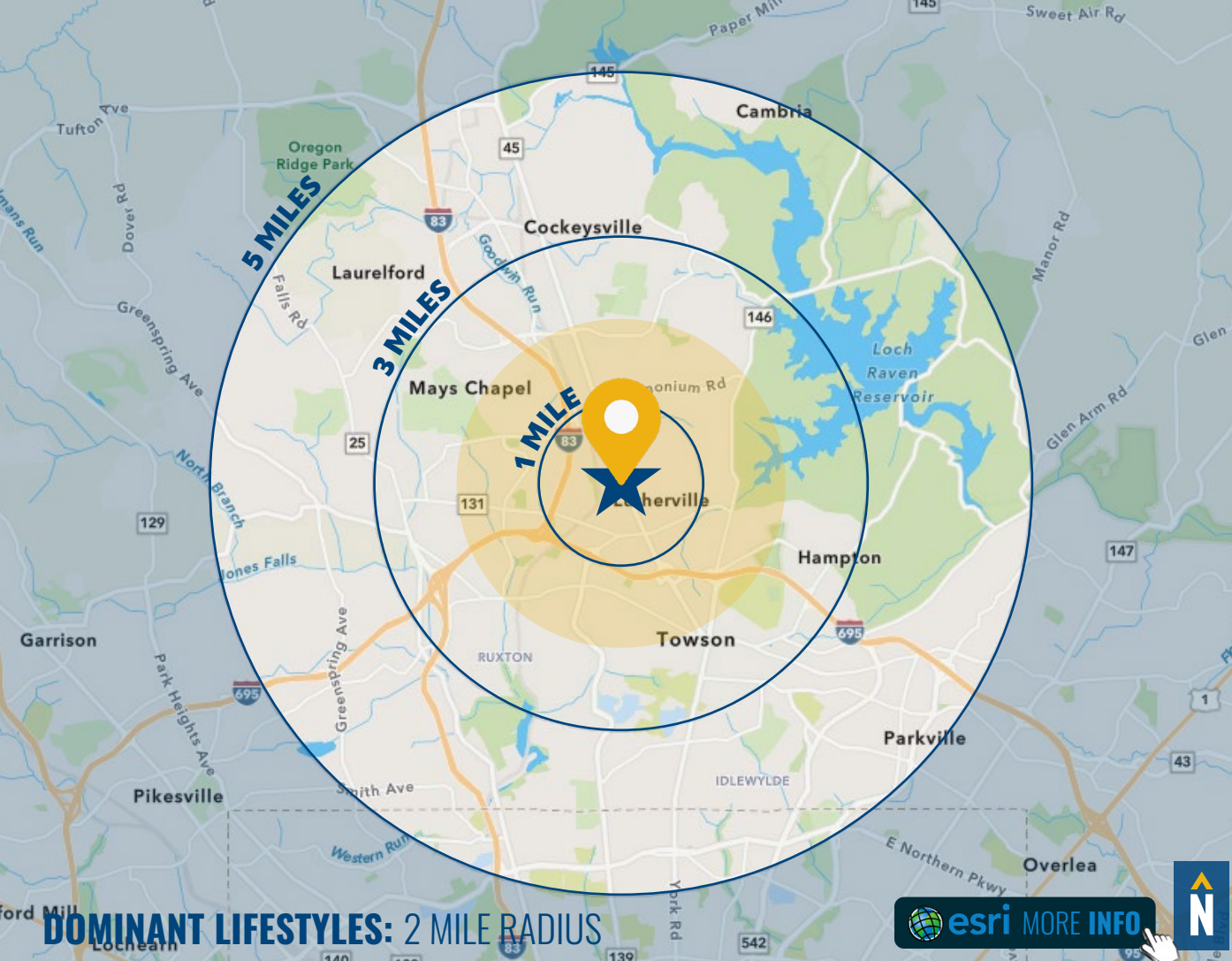


43.9

37.4

39.2

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**19%**  
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**

**19%**  
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**

**14%**  
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**

# FOR MORE INFO **CONTACT:**



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