



PADONIA CENTER

200 W. PADONIA ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR
LEASE

5,561 SF
INLINE SPACE
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,561 SF ± inline space (former automotive service shop with rear roll-up bay door)
- Extremely well-located center on W. Padonia Road, between York Road and I-83
- Ample on-site surface parking
- Join Goodwill Superstore, Prestige Automotive, Universal Lacrosse, Safelite, and Hillen Tire and Auto Service
- Nearby retailers include Target, Sam's Club, Food Lion, Chili's, Lowe's Home Improvement and more!

AVAILABLE:	5,561 SF ±
TRAFFIC COUNT:	37,140 AADT (W. PADONIA RD)
OCCUPANCY:	IMMEDIATE
ZONING:	BM CCC (BUSINESS MAJOR) [COMMERCIAL, COMMUNITY CORE DIST.]
RENTAL RATE:	\$19.50 PSF
CAM/WATER/ INS./TAXES*:	\$2.48 / \$0.05 / \$0.39 / \$1.58



SITE PLAN



Safelite

**5,561 SF
AVAILABLE**

PRESTIGE AUTOMOTIVE

Goodwill

**UNIVERSAL
LACROSSE**

**HILLEN TIRE
AND AUTO SERVICE
TIRE PROS**

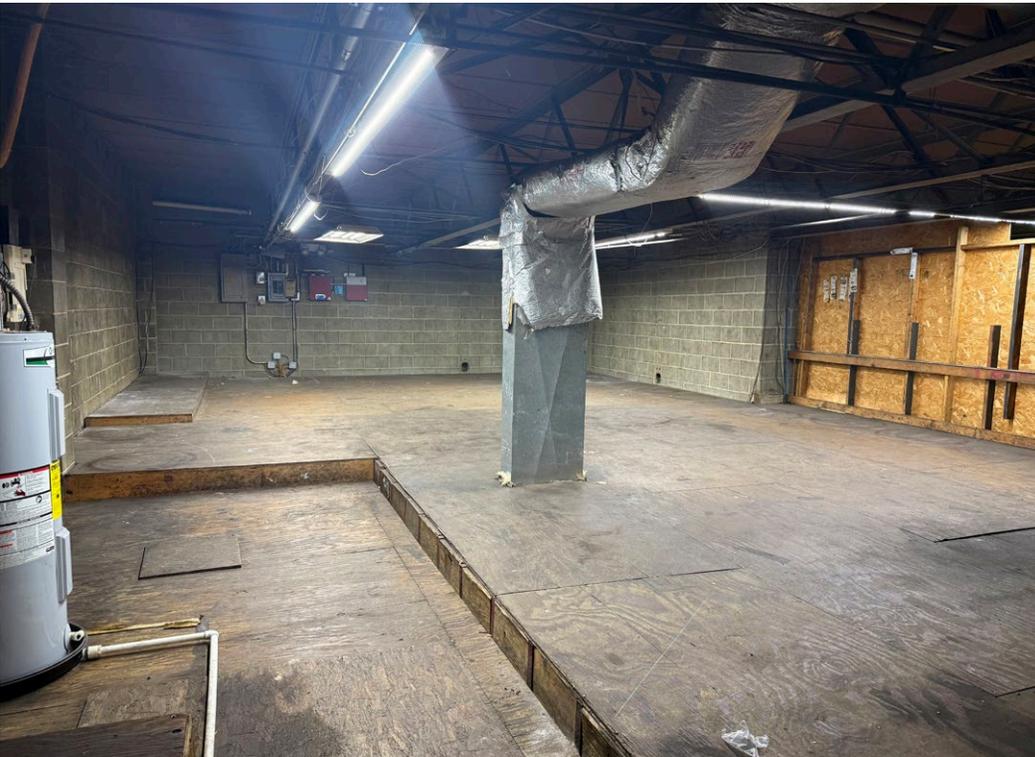
**ROYAL
FARMS**

W PADONIA RD

37,140 AADT



INTERIOR PHOTOS



LOCAL BIRDSEYE



TOWSON



YORK RD

BROAD AVE

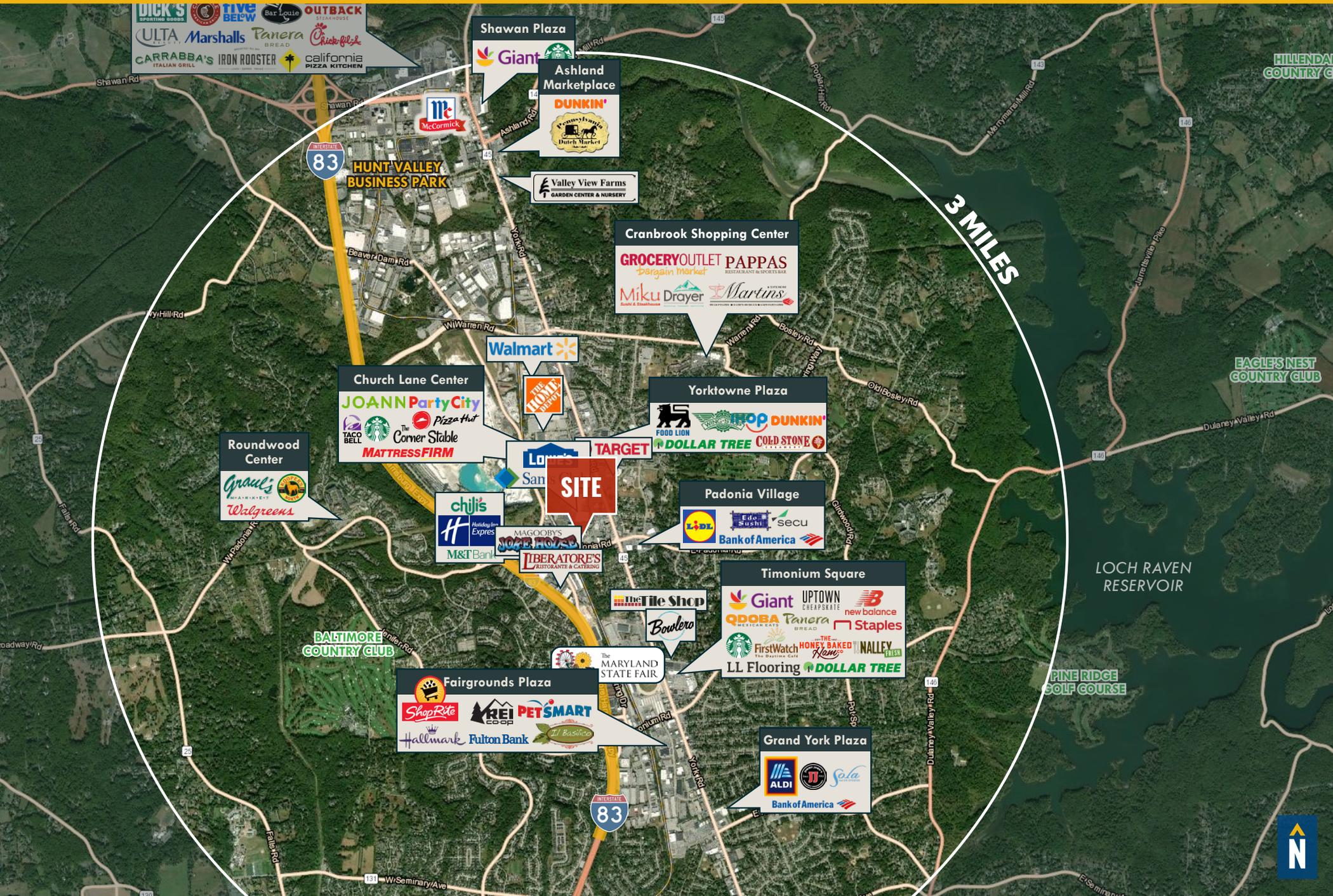
W PADONIA RD

37,140 AADT

OLD PADONIA RD



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



10,590

57,398

113,950

DAYTIME POPULATION



17,467

81,667

162,203

AVERAGE HOUSEHOLD INCOME



\$121,506

\$149,730

\$154,370

NUMBER OF HOUSEHOLDS



4,438

23,720

45,138

MEDIAN AGE

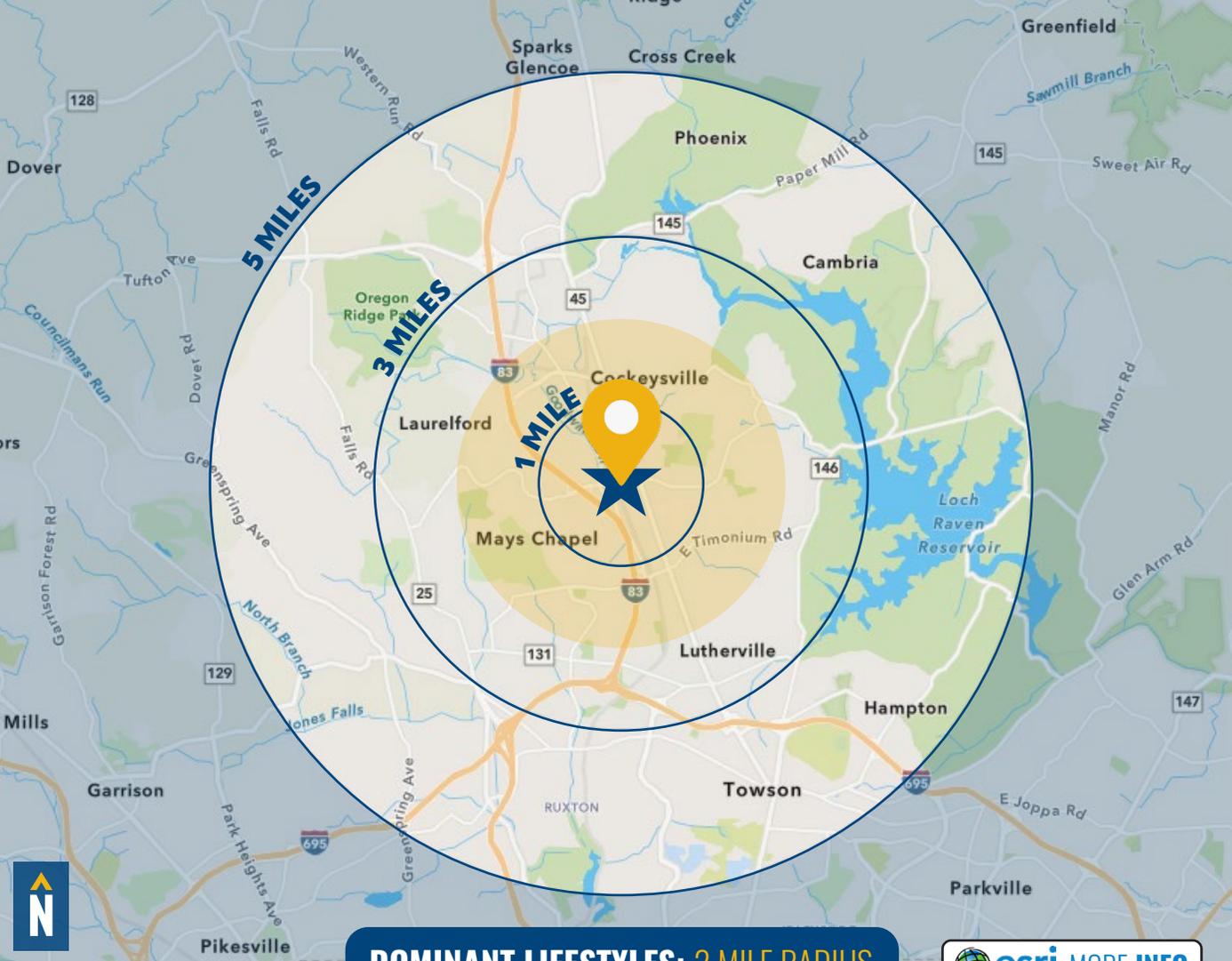


38.2

43.0

41.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

18% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

14% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

14% METRO FUSION



MEDIAN

AGE: 32.8

HH INCOME: \$55,443

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

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