



2165 York Road  
Timonium, MD 21093

## RETAIL SPACE AVAILABLE FOR LEASE

2,500 sf of highly visible retail space for lease in front of the recently re-branded Lucky Strike 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 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:

- **ZONING:** BM (Baltimore County)
- **PARKING SPACES:** 38

### SPACE AVAILABLE:

- **RETAIL SPACE:** 2,500 SF (approx. 31'x81')
- **RENTAL RATE:** \$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

2,500 SF  
Available!

**LUCKY X STRIKE**  
ENTERTAINMENT



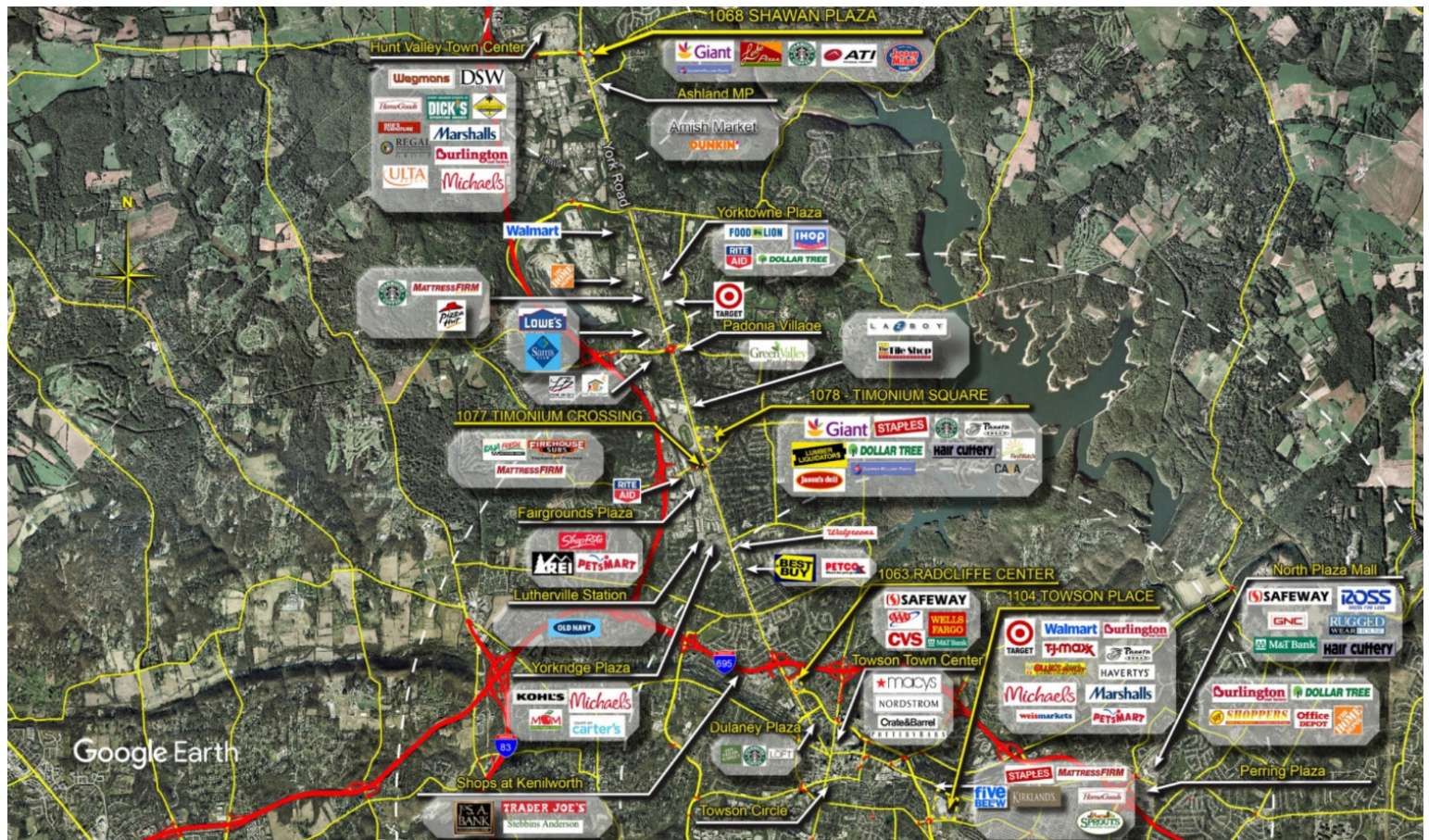
TENANT	SQ FT
1 Szechuan House	5,500
2 Nalley Fresh	2,498
3 First Watch The Daytime Cafe	3,520
4 Hair Cuttery	1,600
5 Tropical Smoothie Cafe	1,600
6 Sweet Frog	1,200
7 Available	5,460
8 Fairgrounds Int'l Wines, LLC	7,199
9 Hand & Stone Massage and [...]	4,162
10 Dollar Tree	8,639
11 El Gran Pollo	2,750
12 Goldfish Swim School - [...]	7,500
13 Available	7,500
14 Honey Baked Ham	2,600
15 Darrell Barrett Salon	2,600
16 Alexander Blank Fabrics	8,270
17 KiD to KiD Timonium	3,430
18 Professional Vision	2,361
19 Giant Food	61,941
20 All Nails	1,900
21 GolfTEC	3,600
22 StretchLab	1,685
23 Available	1,685
24 Panera Bread	4,305
25 Pizza Sauce	2,528
26 New Balance	2,500
27 Zenith Kitchen and Bath	2,218
28 Shihan Marc's Karate Academy	3,896
29 Levinson Rugs and Home	4,661
30 Staples	15,000
31 Howard Bank	3,253
32 Cava	2,400
33 Starbucks Coffee	1,600
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## TRADE AREA:

