



# YORK ROAD RETAIL

936 YORK ROAD | TOWSON, MARYLAND 21204

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great visibility at the signalized intersection of York Road and Fairmount Avenue with over 60,000 vehicles per day ±
- Adjacent to Five Guys Burgers and Fries
- 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

AVAILABLE:	5,300 SF ±
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

CARVER CENTER  
FOR ARTS &  
TECHNOLOGY



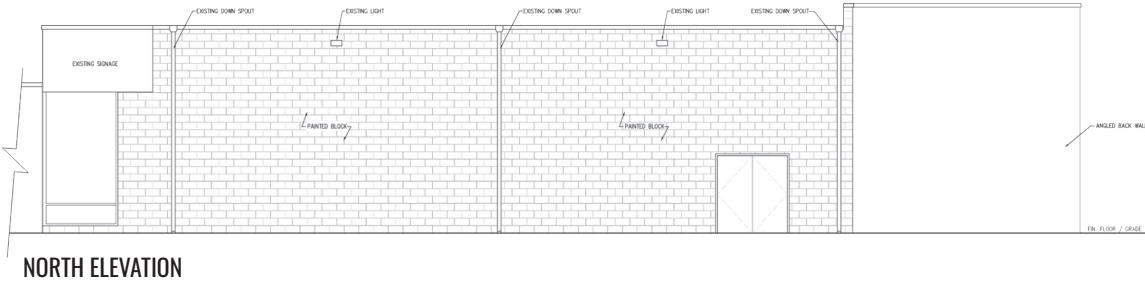
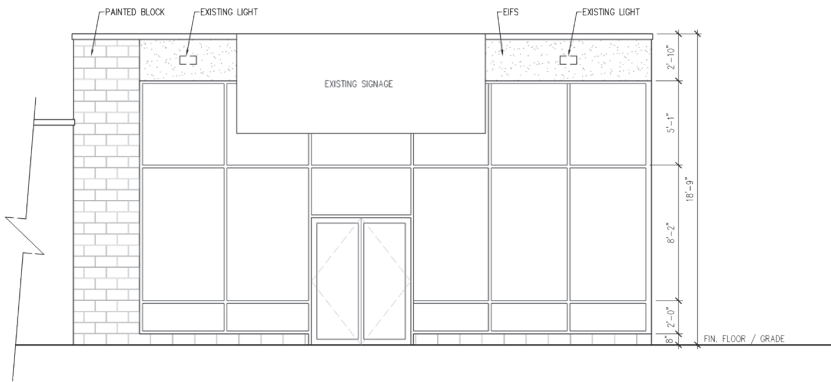
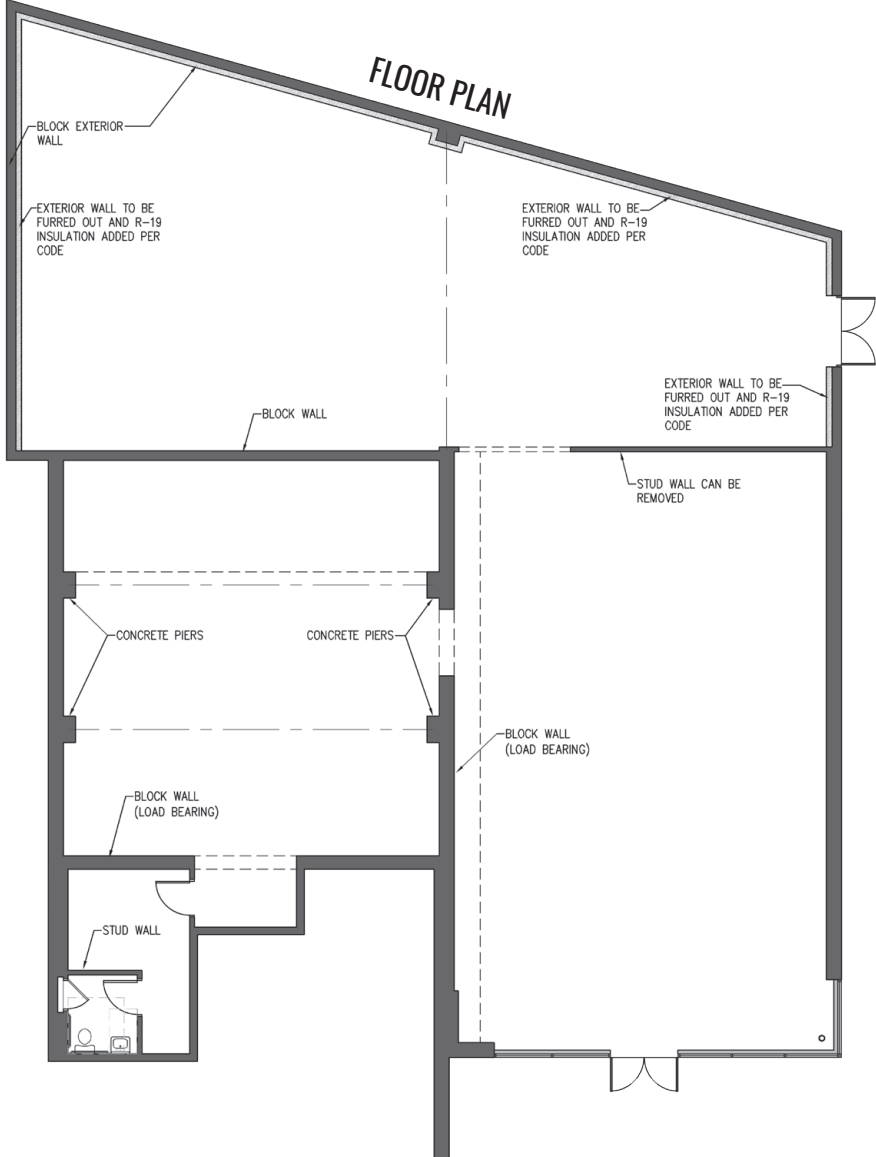
- CEILING HEIGHT**
- Ⓐ 15'-11" TO CEILING TILE;  
16'-11" TO STEEL
  - Ⓑ 10'-1" TO CEILING TILE;  
11'-10" TO STEEL
  - Ⓒ 8'-9" TO CEILING TILE;  
9'-11" TO STEEL

**YORK RD 41,891 AADT**

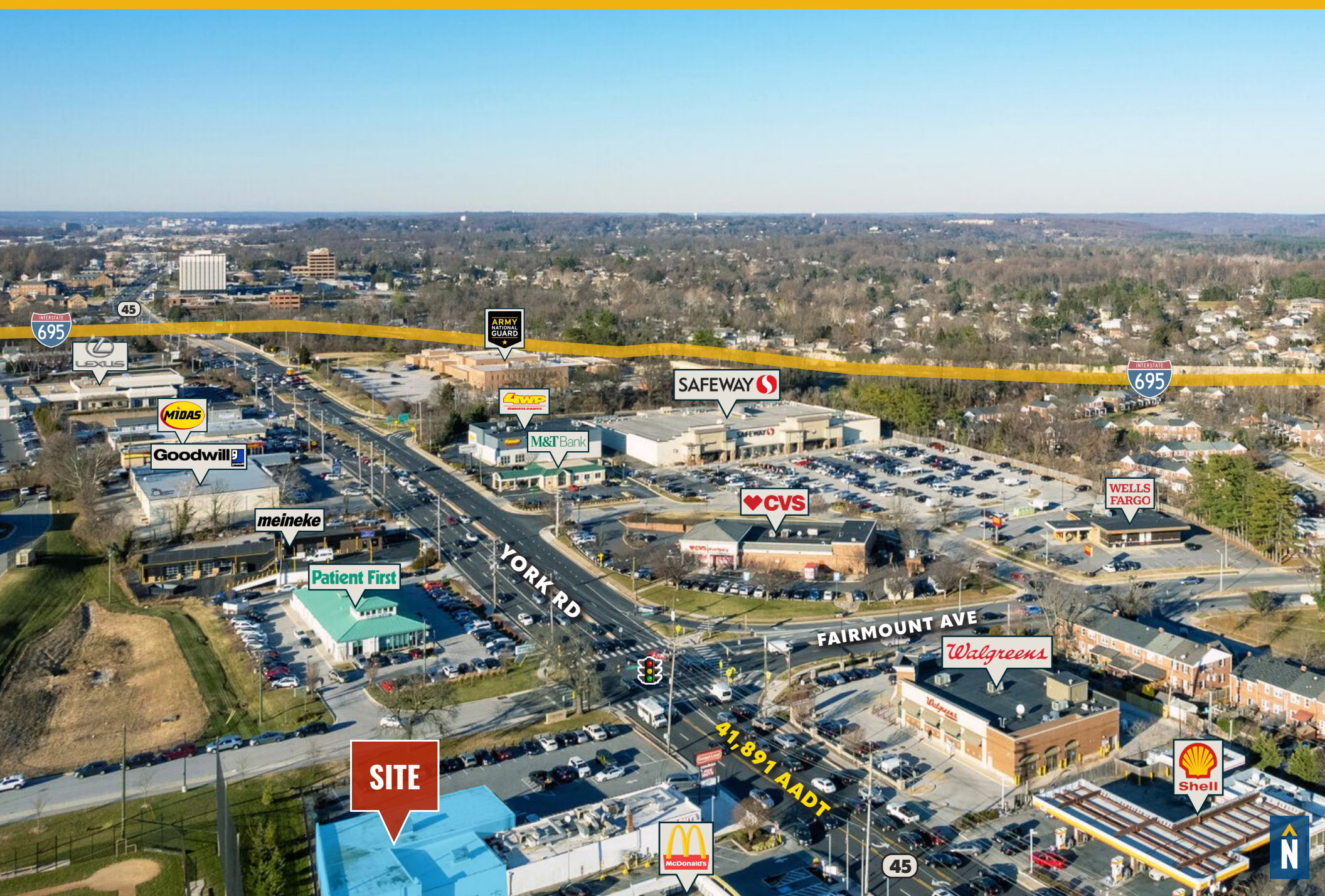
**45**



# FLOOR PLAN & ELEVATIONS



# LOCAL BIRDSEYE



INTERSTATE 695

45



meineke

Patient First



INTERSTATE 695

YORK RD

FAIRMOUNT AVE



SITE

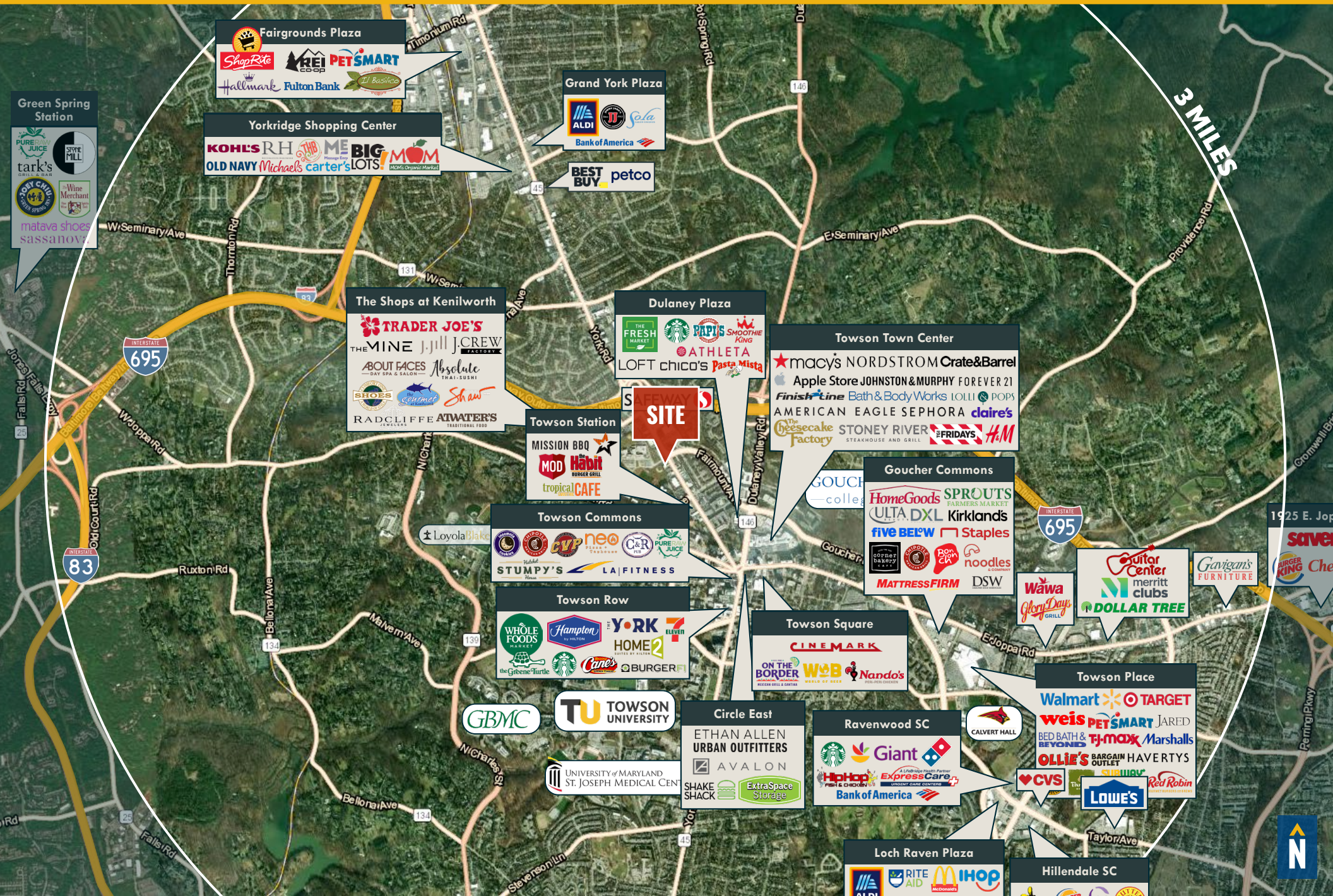
41,891 AADT



45



# TOWSON TRADE AREA



# 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

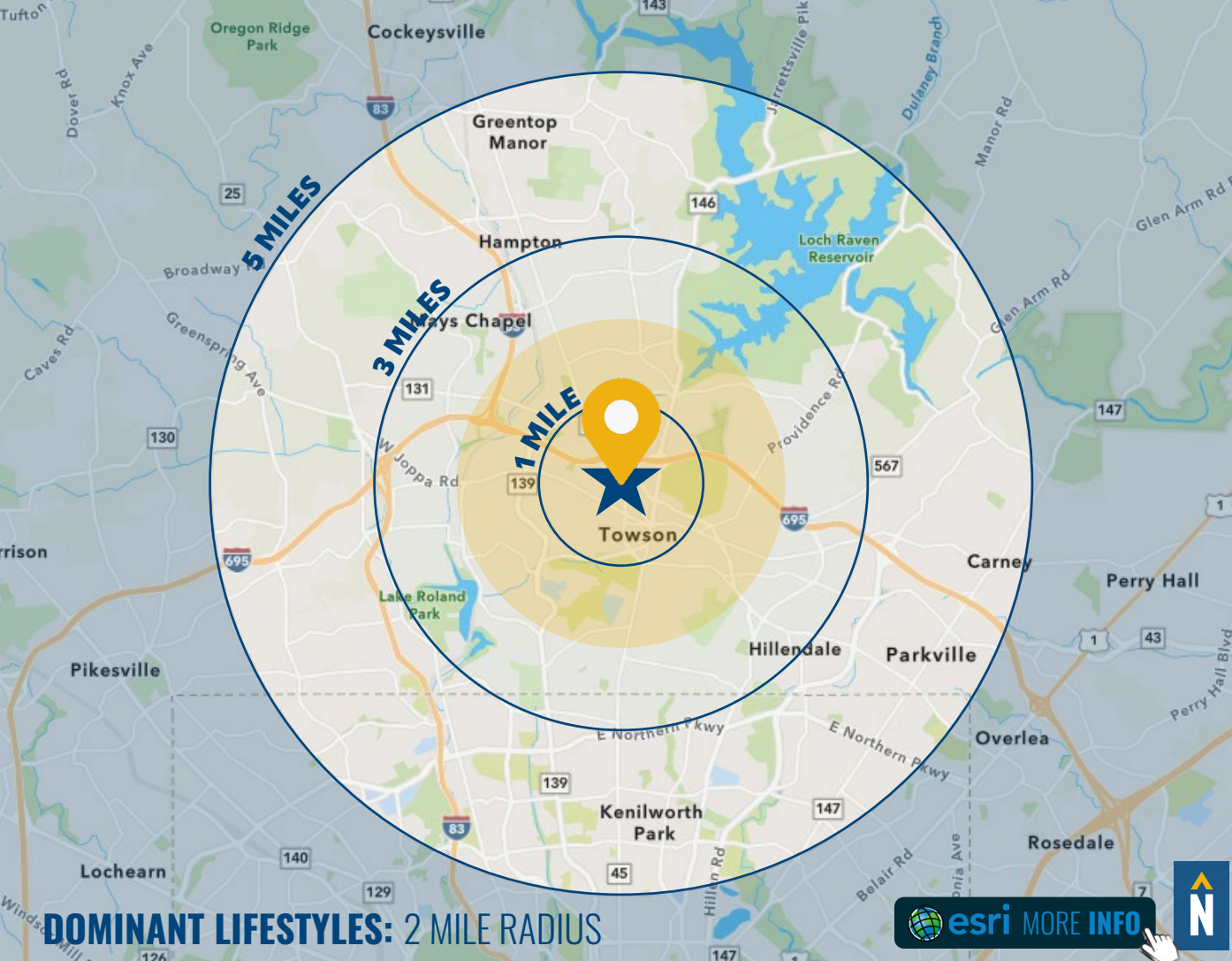


37.7

39.4

39.8

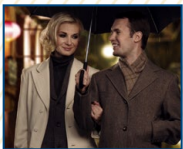
[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**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**

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