

2045 York Road, Timonium, MD 21093  
RETAIL AND OFFICE SPACES FOR LEASE







## RETAIL AND OFFICE SPACES AVAILABLE FOR LEASE

2045 York Road is located just a mile and a half north of the Baltimore Beltway on one of Baltimore's busiest retail corridors, carrying over 33,000 cars per day. York Road is centrally located in northern Baltimore county and draws from a wide, affluent trade area. The site is easily accessible from the Beltway and I-83. Two leasing opportunities are available: a prime corner ground floor retail space with prominent building and pylon signage, as well as a second floor office space.

### BUILDING INFO:

- YEAR BUILT: 1995
- TOTAL BUILDING SIZE: 14,700 SF
- ZONING: BL (Baltimore County)
- PARKING SPACES: 52

### SPACES AVAILABLE:

- GROUND FLOOR RETAIL: 3,895 SF
- SECOND FLOOR OFFICE: 4,702 SF
- RENTAL RATES: Negotiable

### DEMOGRAPHICS:

	2 MILE	3 MILE	5 MILE
POPULATION:	37,759	76,302	158,019
HOUSEHOLDS:	14,863	32,019	63,928
AVERAGE HH INCOME:	\$139,439	\$124,493	\$128,418
DAYTIME EMPLOYMENT:	30,901	65,612	128,569

***LINK to Full Demographics Report***

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#### BEN BROOKS

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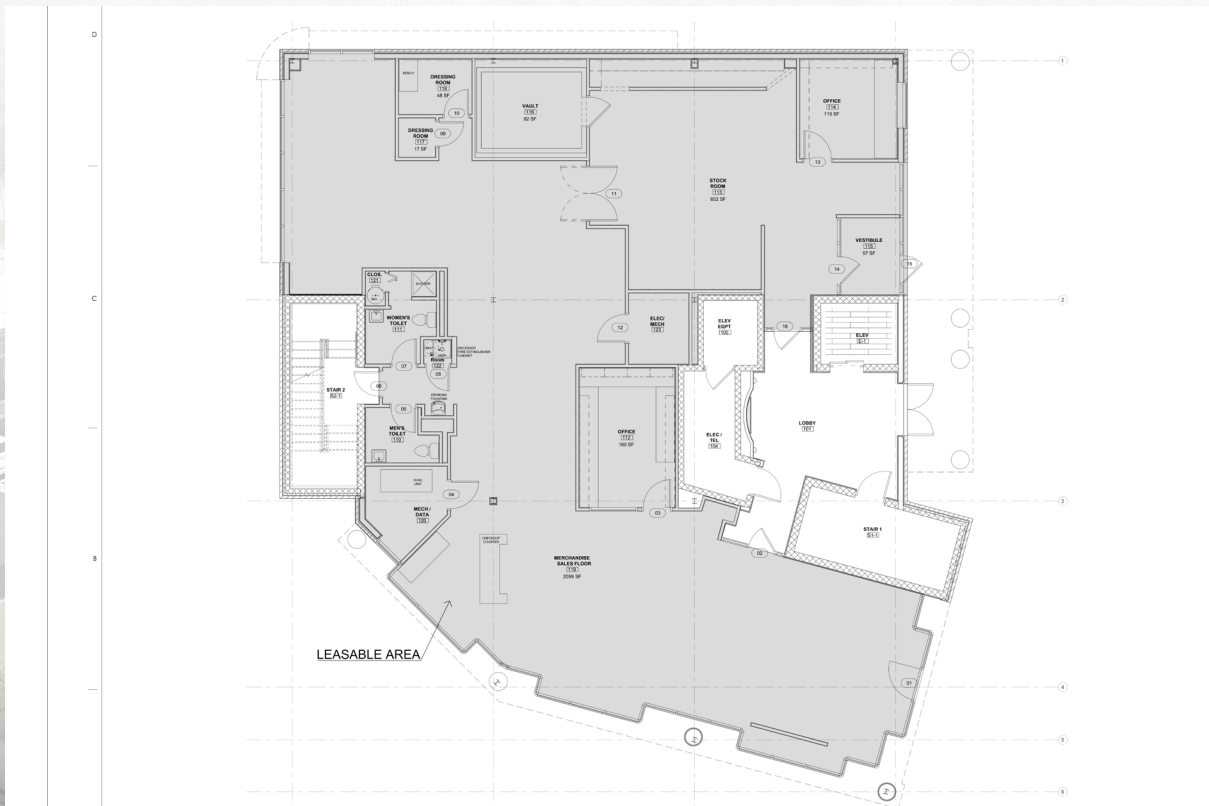
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# RETAIL FOR LEASE

## 3,895 SF



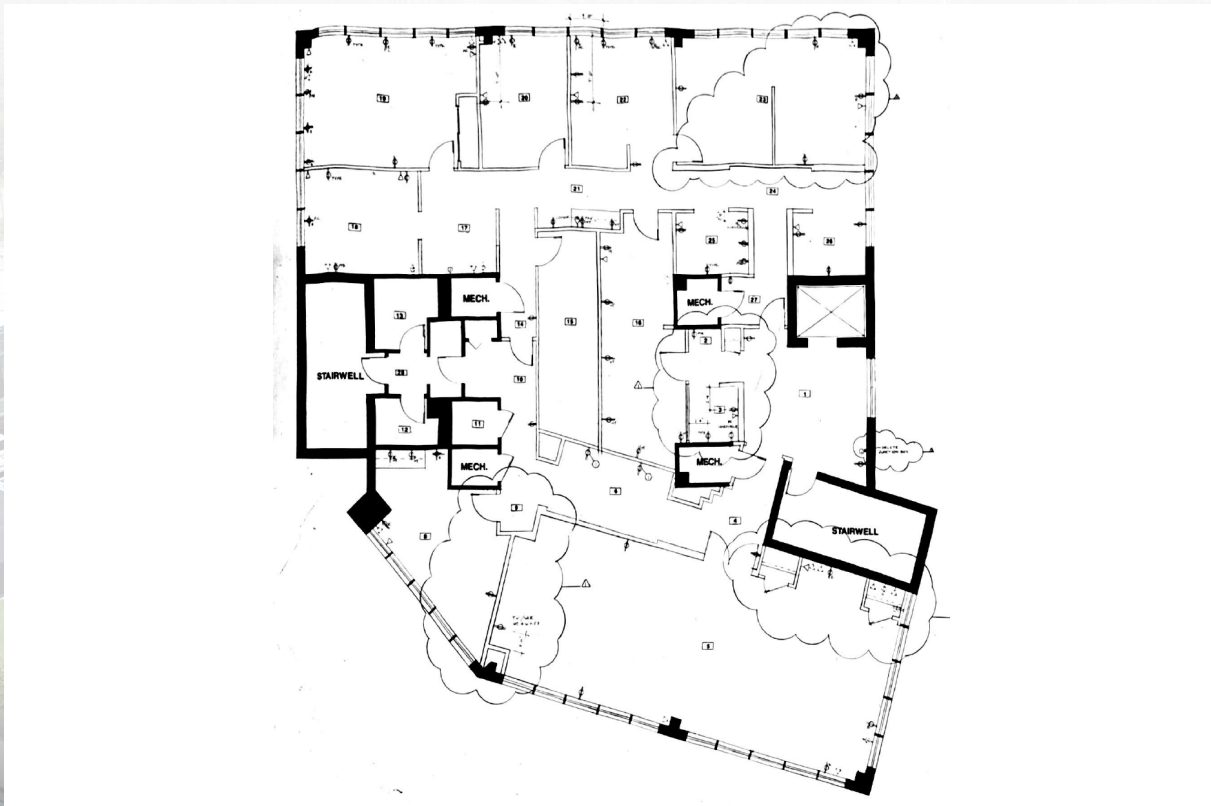
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# OFFICE FOR LEASE

## 4,702 SF



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# TRADE AREA AND KEY RETAILERS



## TRADE AREA:

