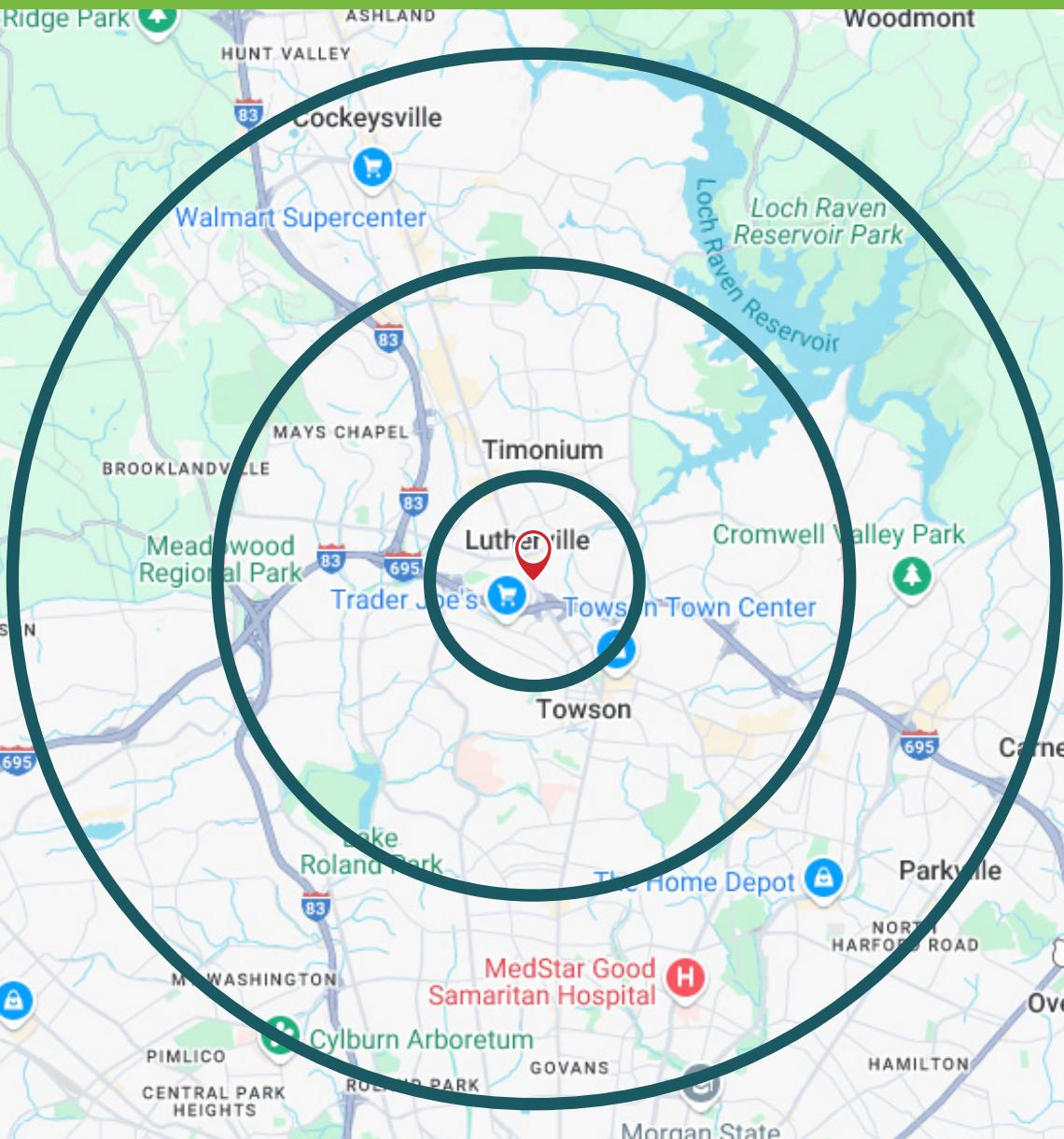


## HIGHLIGHTS:

- 1.6 Acres Lot Size
- 25,709 SF Building | Ground Floor: Up to 9,172 SF | 1st Floor: Up to 9,990 SF | 2nd Floor: Up to 4,706 SF
- BL (Business Local) Zoning
- Signalized intersection
- Abundant Surface Parking
- Part of a Revitalization District.
- Adjacent to New Renovated 1301 York (formerly Heaver Plaza)
- Easy Access to I-695 & I-83 | Near the heart of Towson, MD (Towson Town Center, Towson Square and the new Circle East)





## DEMOGRAPHICS 2025

### 1 MILES

#### Population

15,122

83,240

243,260

#### Households

6,068

32,183

98,016

#### Average HH Income

\$97,959

\$122,057

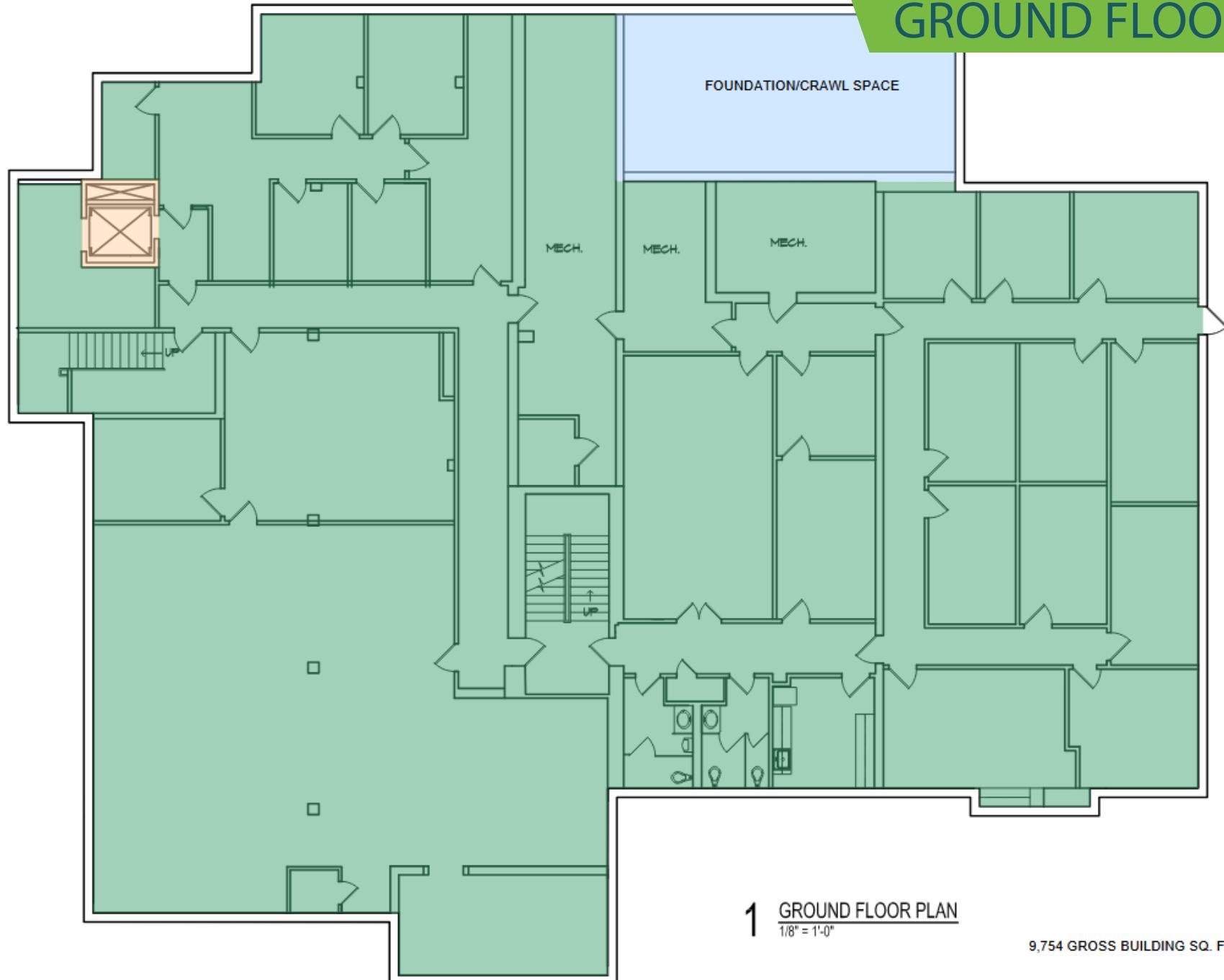
\$109,147

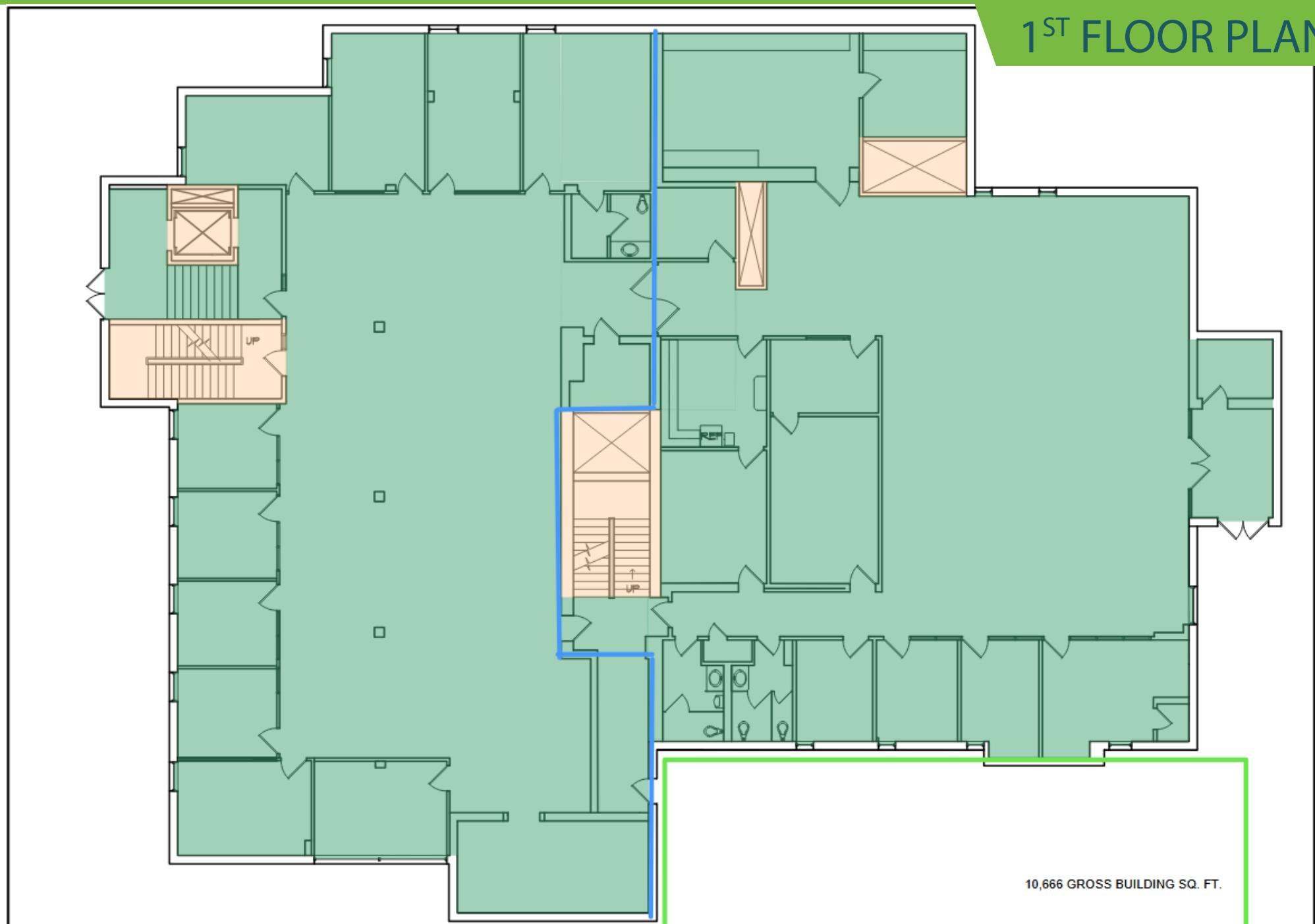
1215 York Road in Lutherville-Timonium, MD, presents a prime commercial real estate opportunity, either for lease or redevelopment with BL zoning. Strategically located at a signalized intersection with Greenridge Road, this property offers exceptional visibility and accessibility in one of Baltimore County's most active commercial corridors.

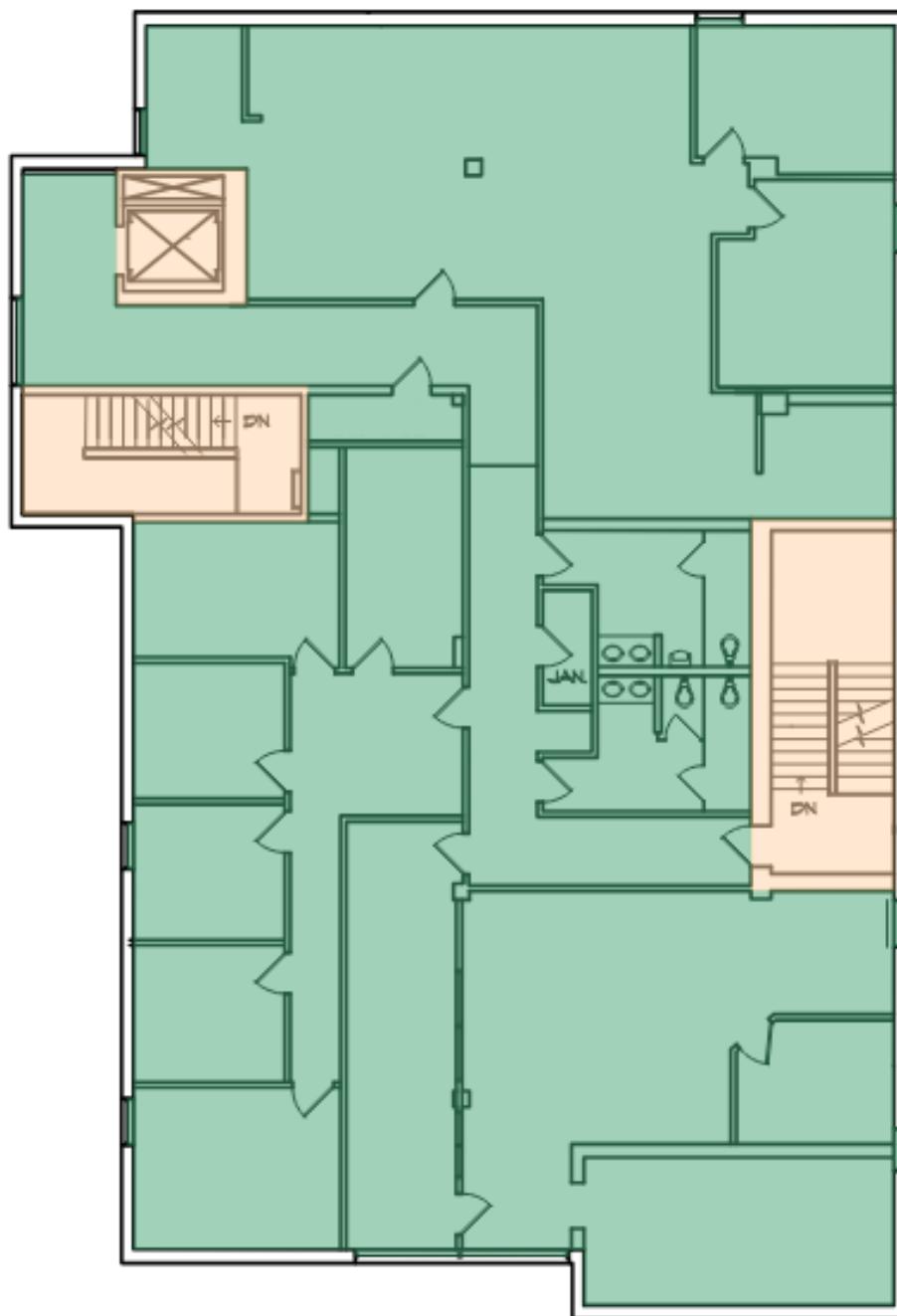




## GROUND FLOOR PLAN

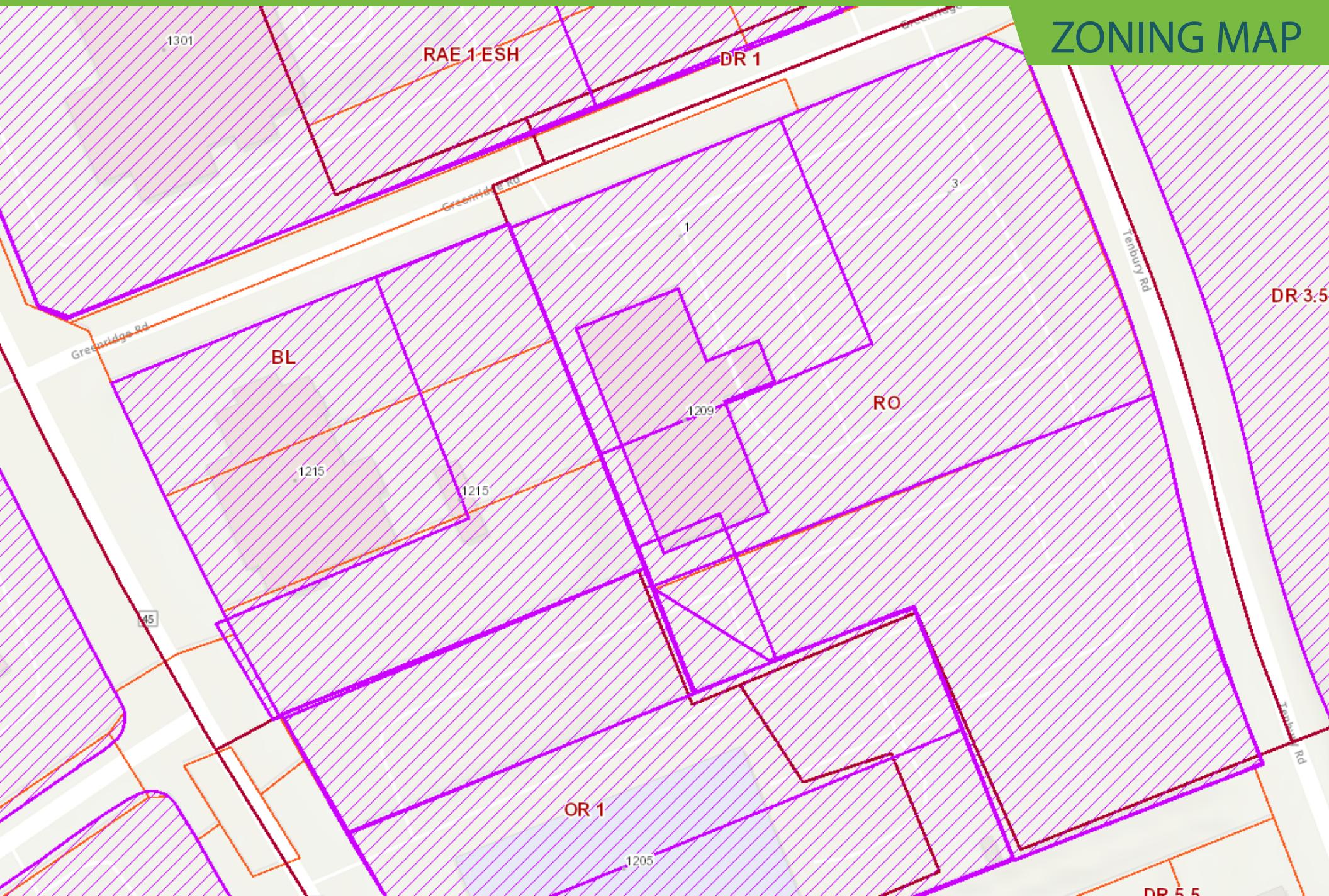


1<sup>ST</sup> FLOOR PLAN

2<sup>ND</sup> FLOOR PLAN

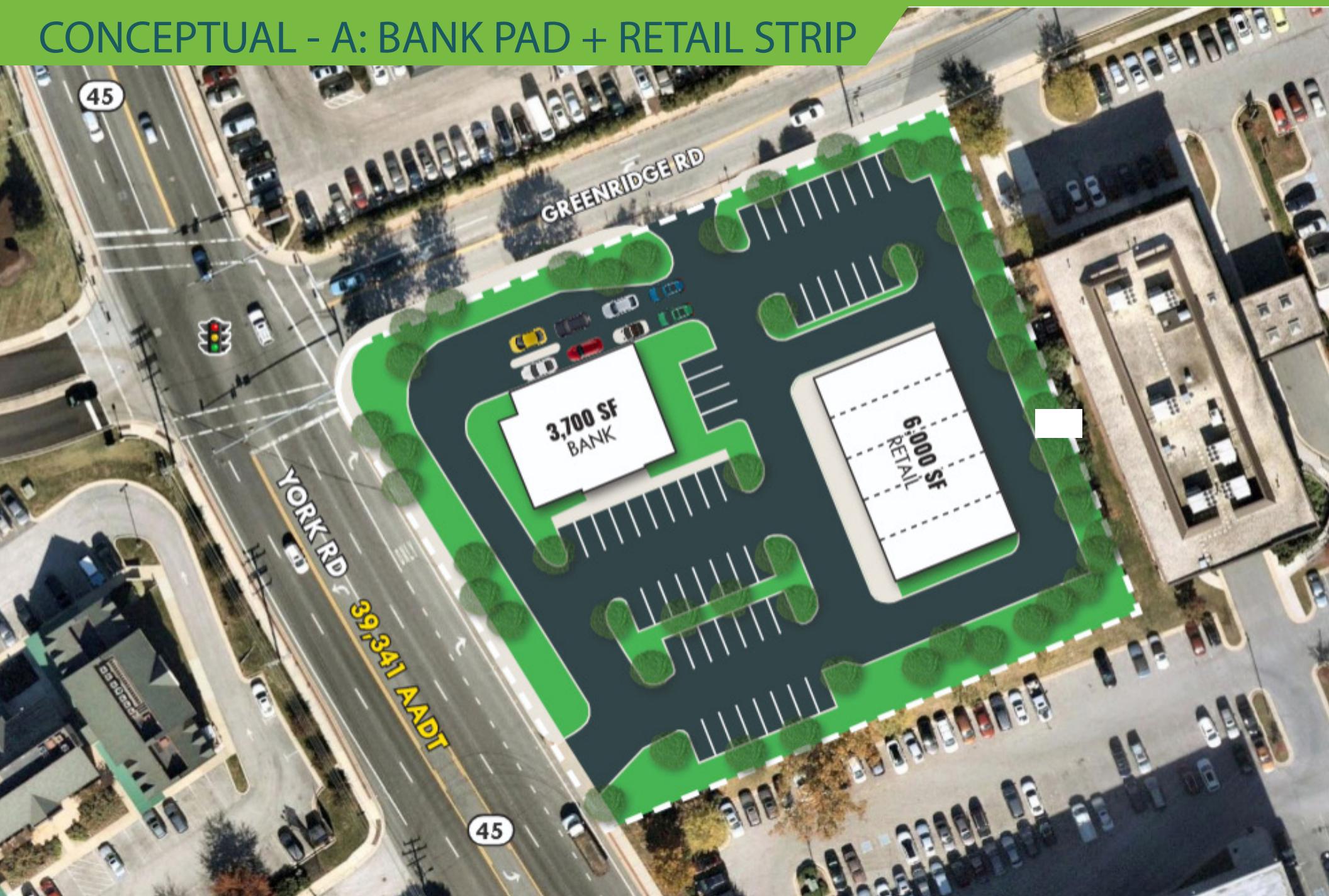


## ZONING MAP





## CONCEPTUAL - A: BANK PAD + RETAIL STRIP





## CONCEPTUAL - B: FAST FOOD W/ DRIVE-THRU





## CONCEPTUAL - C: OFFICE BUILDING (1 STORY)





## RETAIL MAP



**Brody Tennant** Managing Director/Commercial Broker

(443) 717-2336 | [brody@tenantcommercial.com](mailto:brody@tenantcommercial.com)

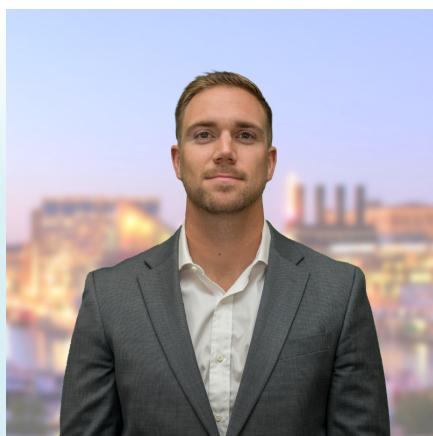
[www.tenantcommercial.com](http://www.tenantcommercial.com)





## For More Information Please Contact:

### Brody Tennant



Tennant Commercial Advisors

Managing Director/Commercial Broker  
(443) 717-2336  
[brody@tenantcommercial.com](mailto:brody@tenantcommercial.com)  
Lic: 668584

**Visit Our Website:** [www.tenantcommercial.com](http://www.tenantcommercial.com)

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