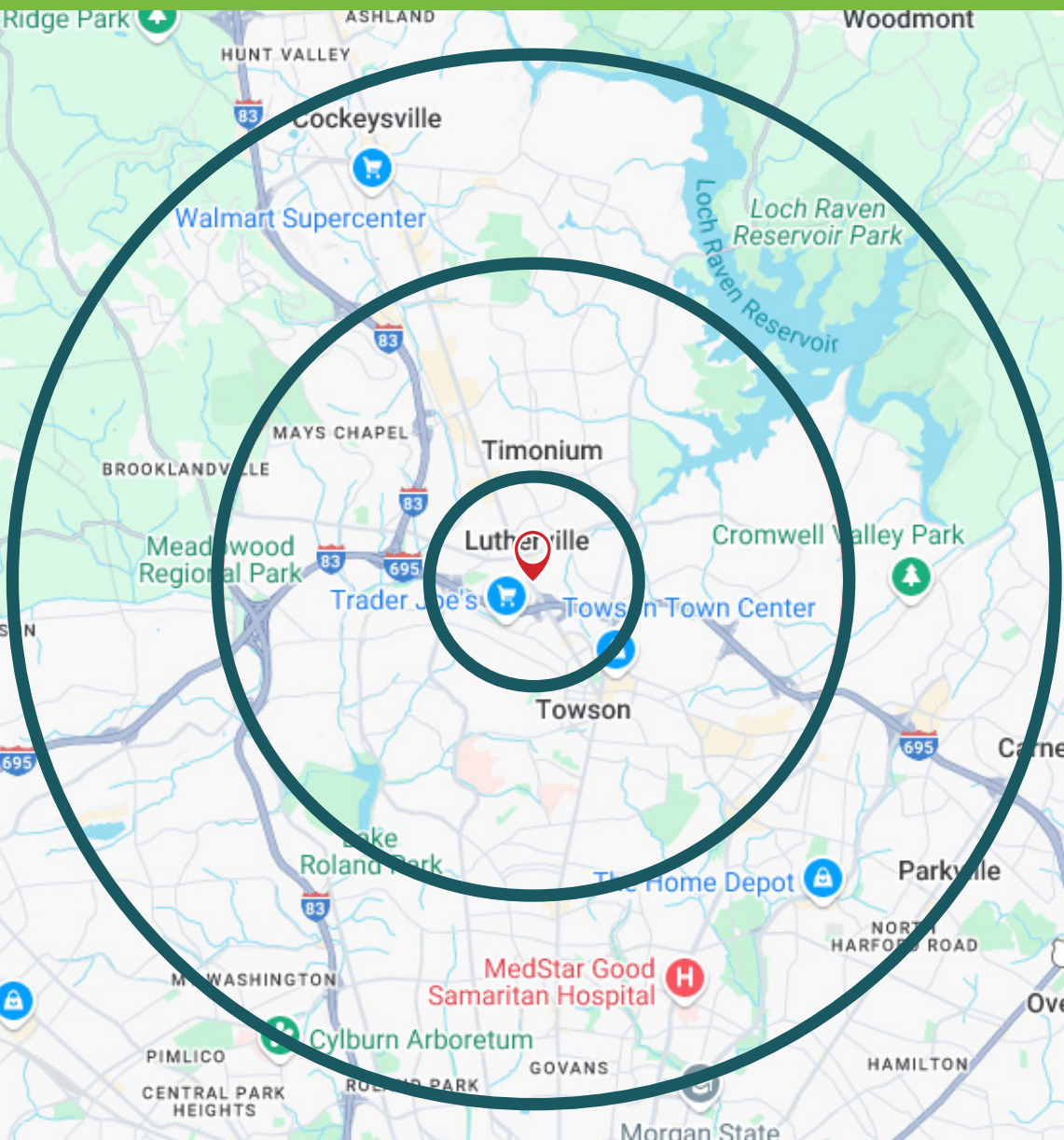


**FOR LEASE****HIGHLIGHTS:**

- 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 3 MILES 5 MILES

Population

15,122 83,240 243,260

Households

6,068 32,183 98,016

Average HH Income

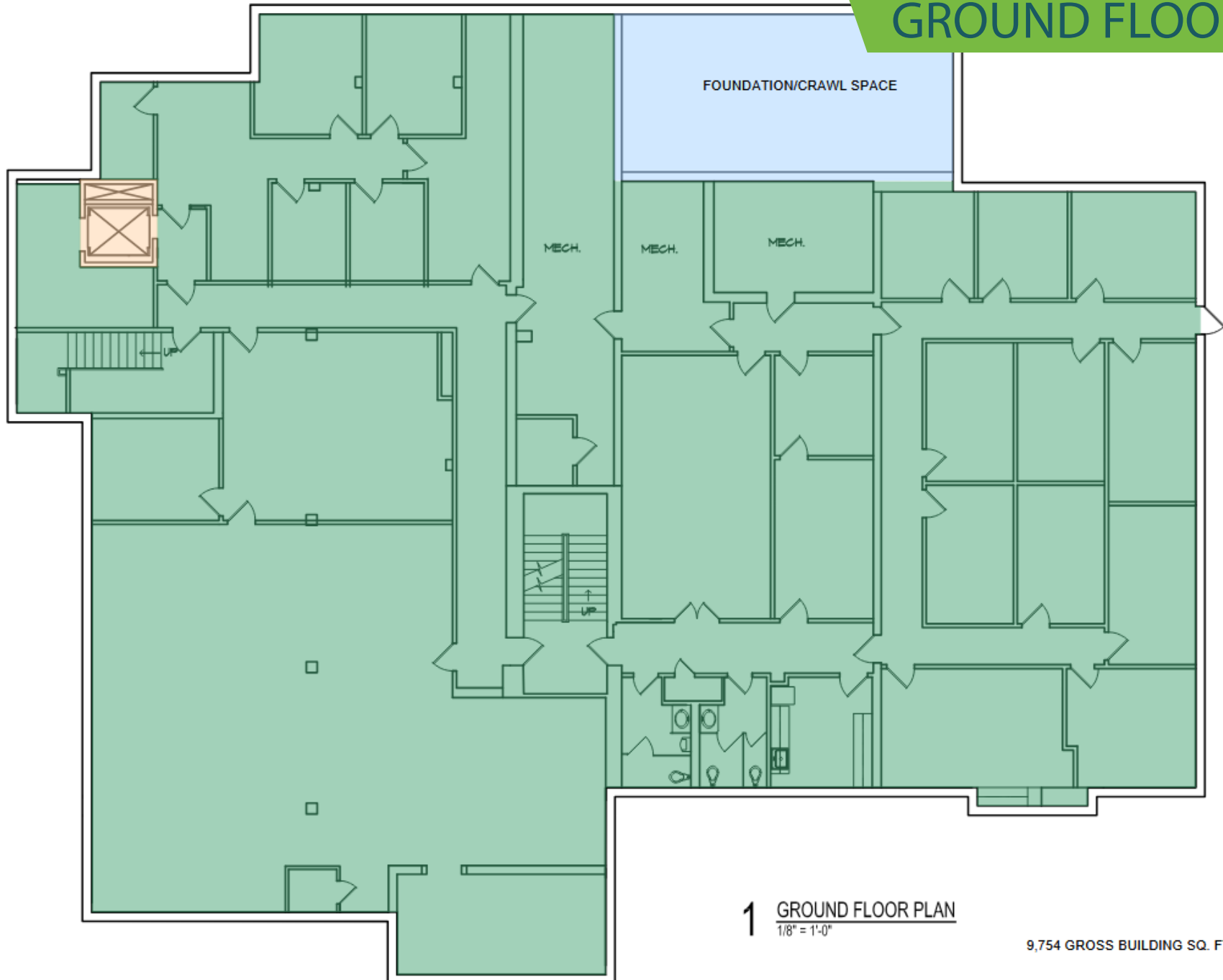
\$97,959 \$122,057 \$109,147

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

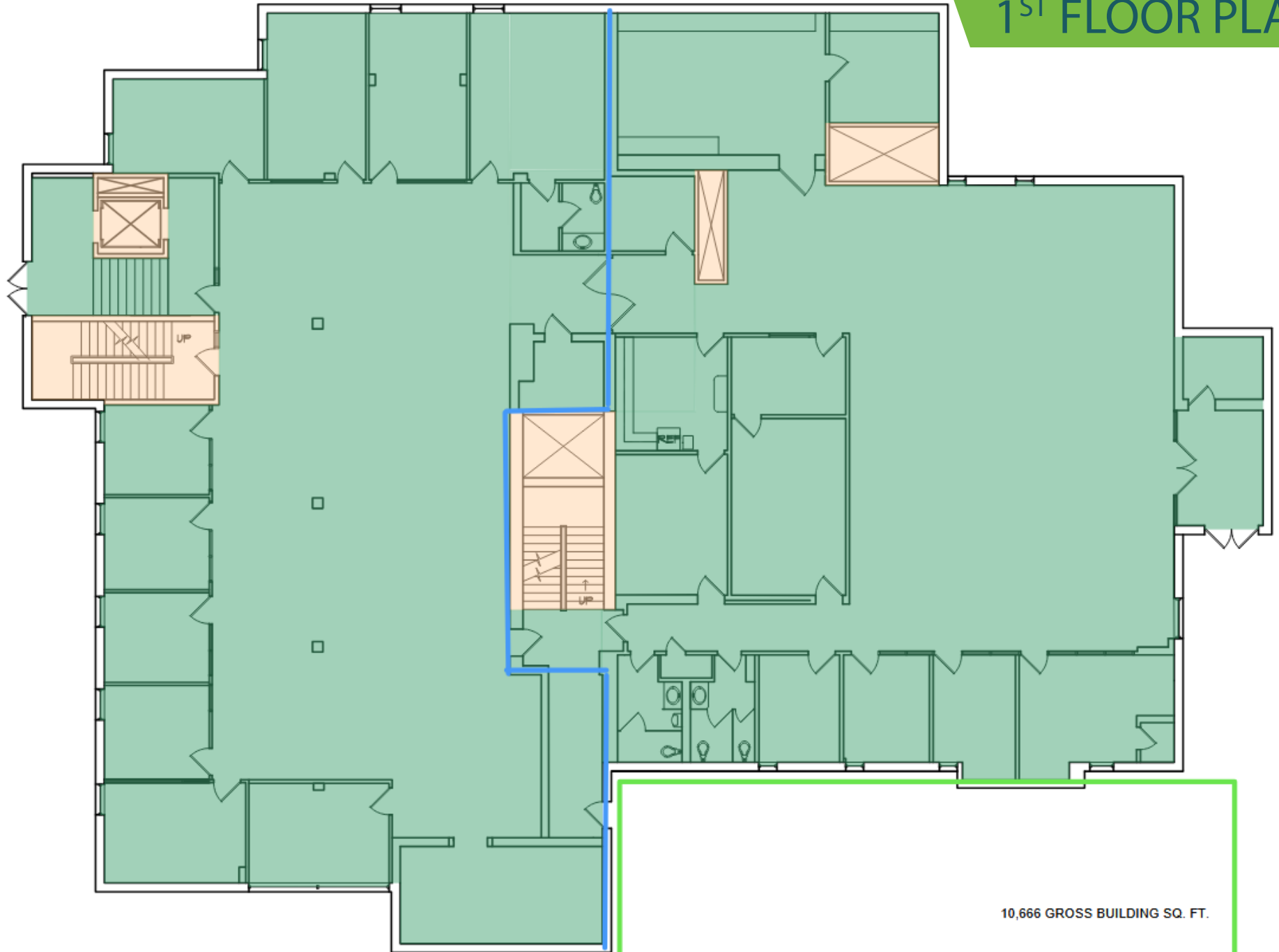


1 GROUND FLOOR PLAN
1/8" = 1'-0"

9,754 GROSS BUILDING SQ. FT.



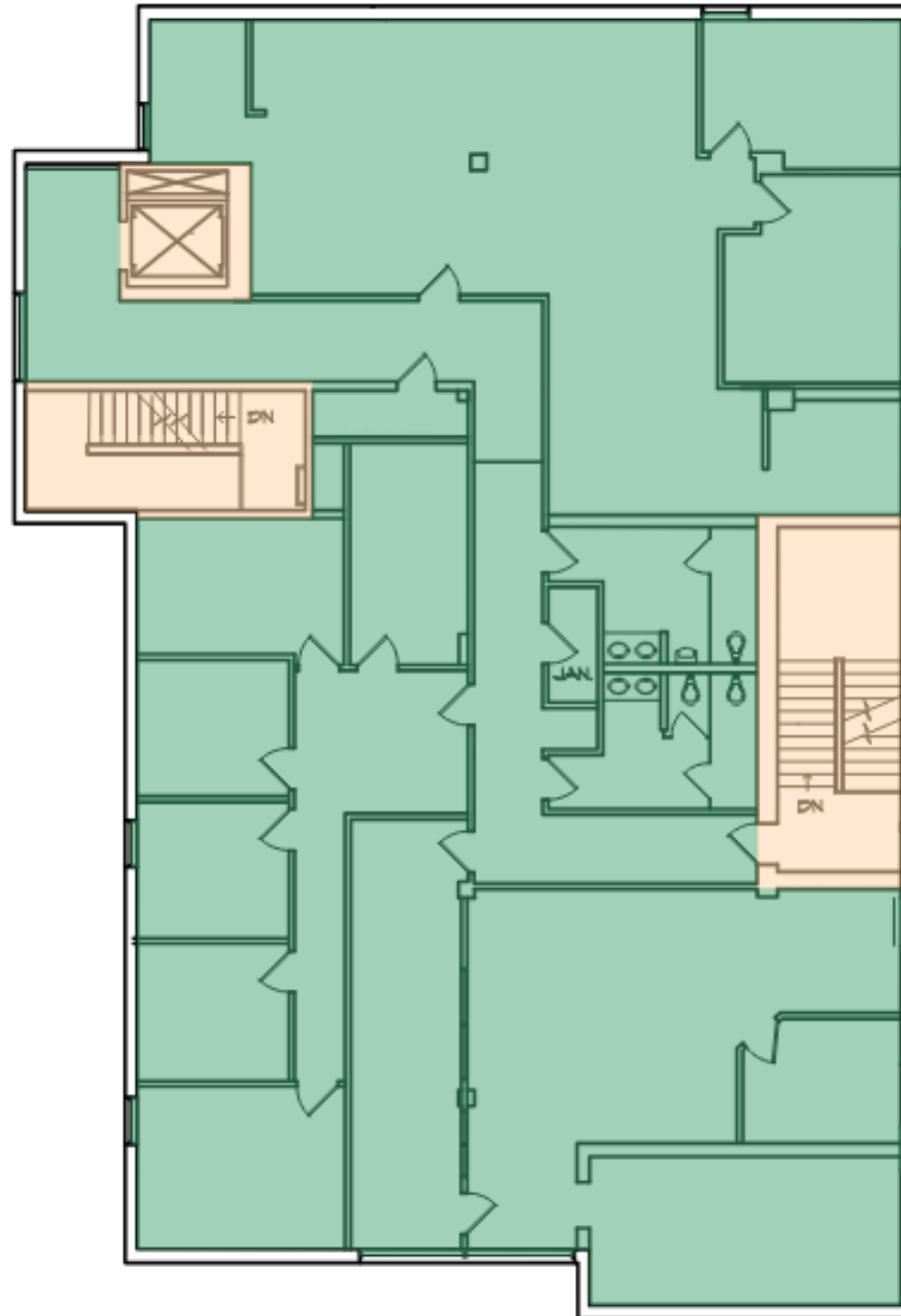
1ST FLOOR PLAN



10,666 GROSS BUILDING SQ. FT.

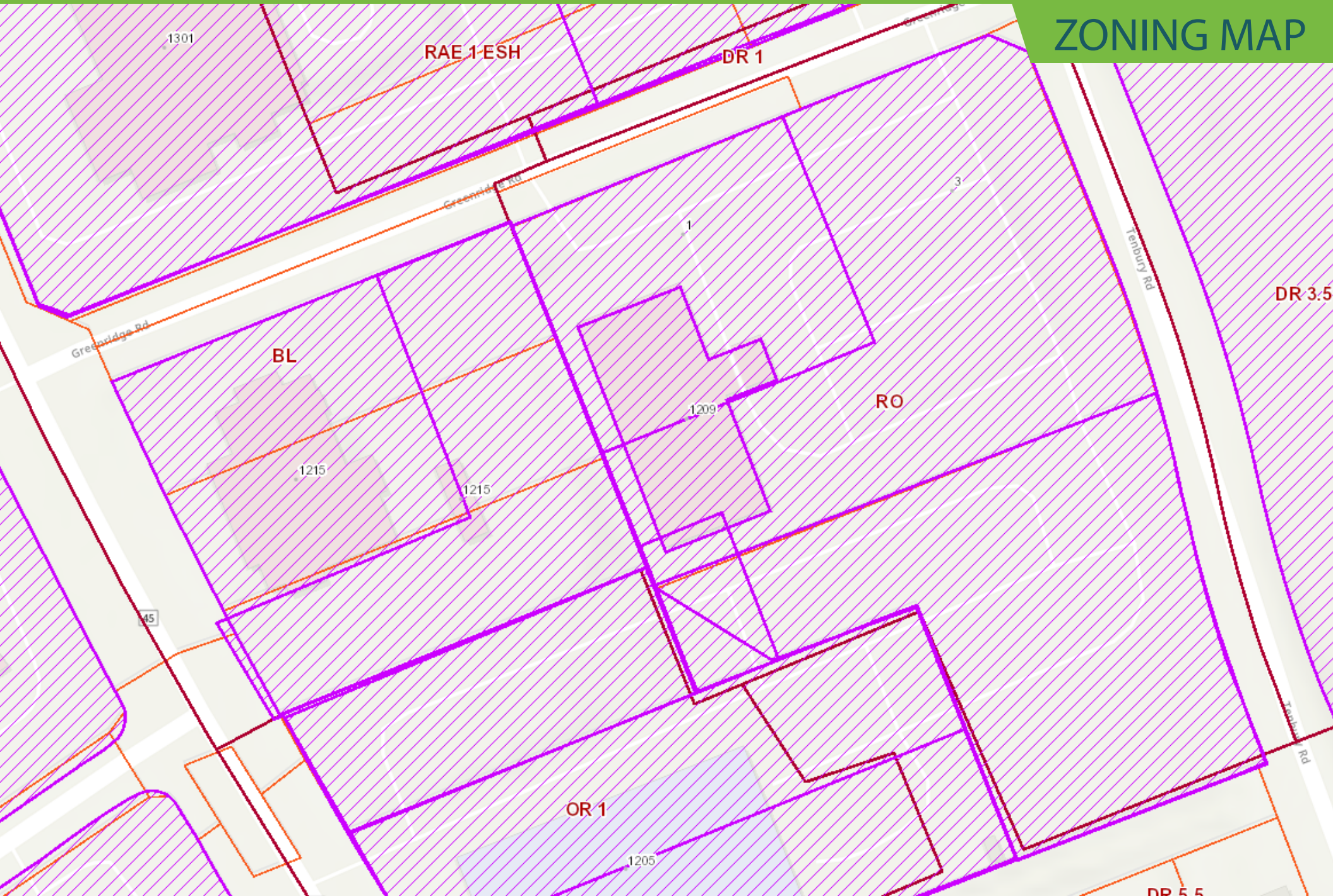


2ND FLOOR PLAN

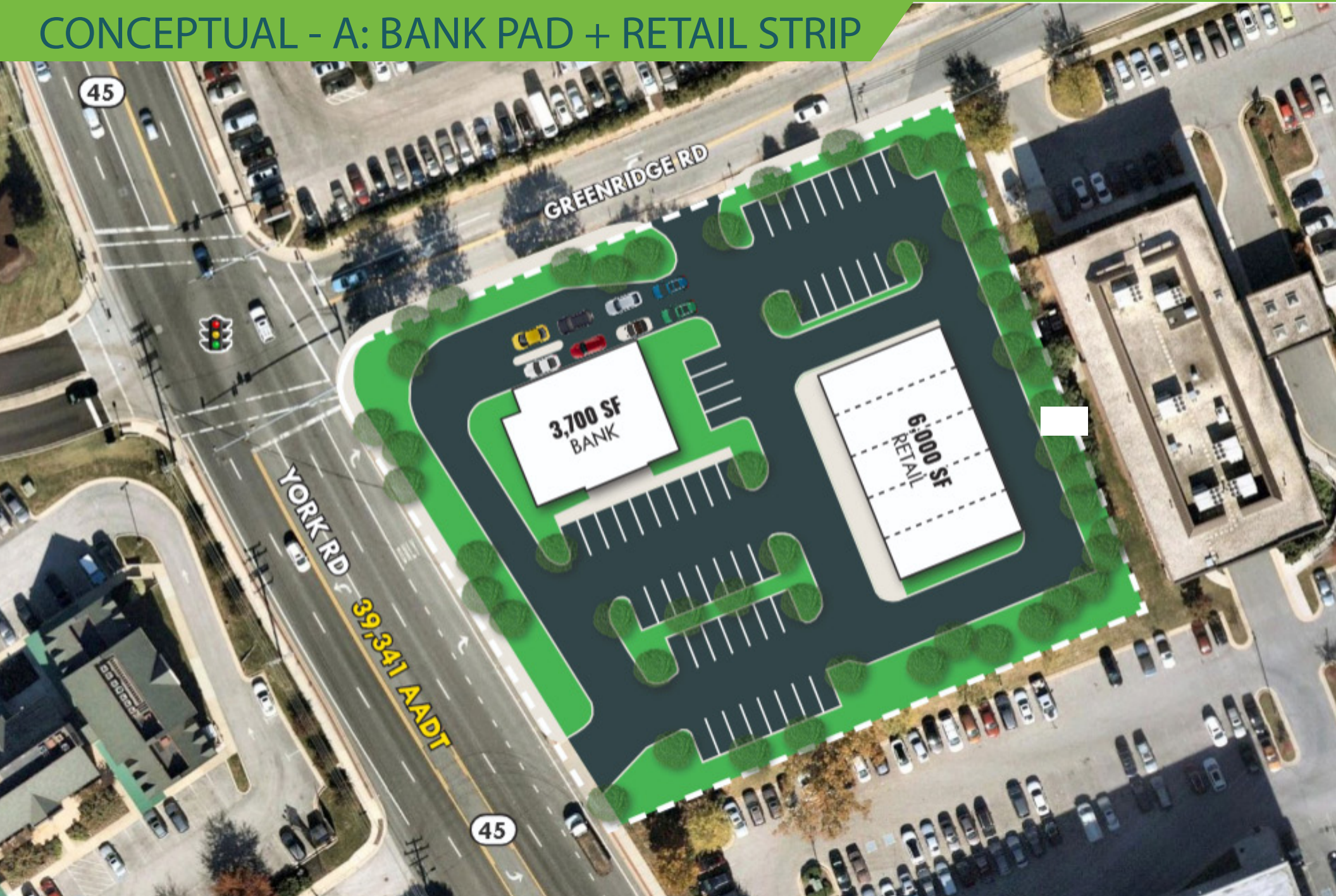




ZONING MAP



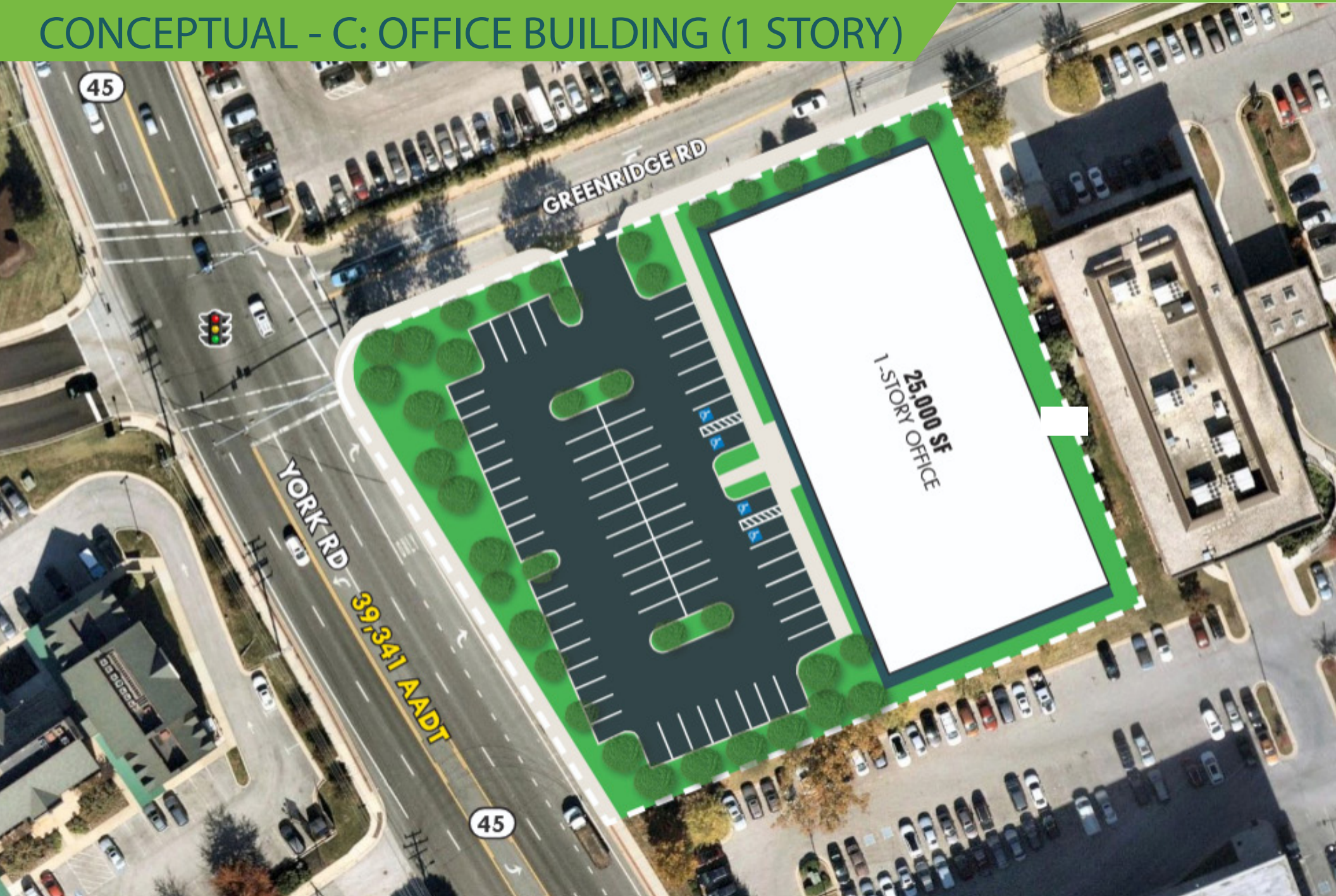
CONCEPTUAL - A: BANK PAD + RETAIL STRIP



CONCEPTUAL - B: FAST FOOD W/ DRIVE-THRU



CONCEPTUAL - C: OFFICE BUILDING (1 STORY)



RETAIL MAP





For More Information Please Contact:




Brody Tennant

Tennant Commercial Advisors

Managing Director/Commercial Broker
(443) 717-2336
brody@tennantcommercial.com
Lic: 668584

Visit Our Website: www.tennantcommercial.com

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