

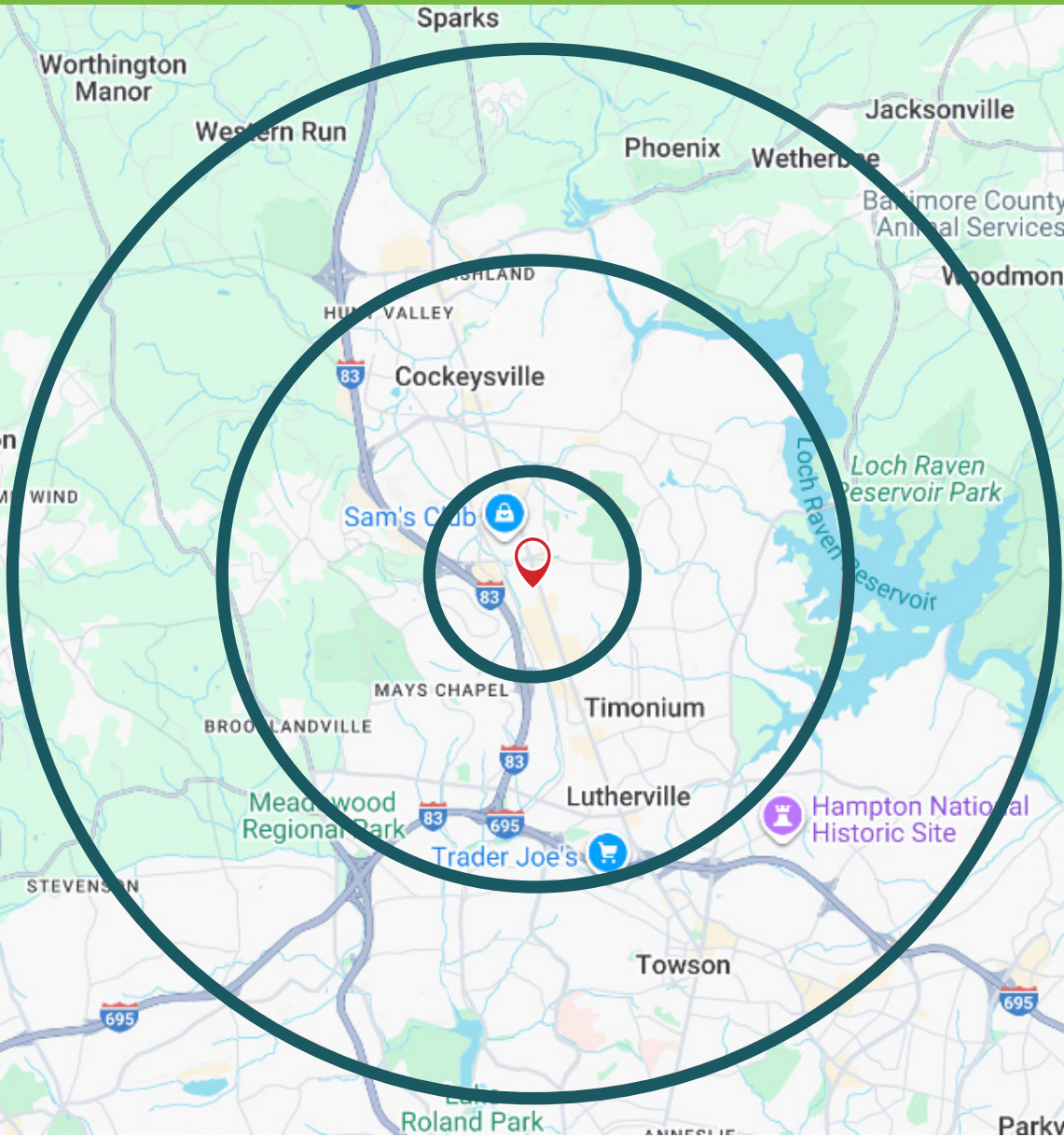
NEARBY:



HIGHLIGHTS:

- 0.58 Acres±
- BL (Business Local) Zoning - Suitable for Retail, Office or Medical
- Utilities: Public Water, Sewer, Gas & Electric
- High Visibility Location & Easy Access to I-83
- High Traffic - 34,332 Average Daily Traffic on York Rd
- Multiple Access Points from Roosevelt Street & Harding Street
- A Short Distance from Timonium Fairgrounds
- Strong Retail Market with National Anchors
- Multiple Development Concepts



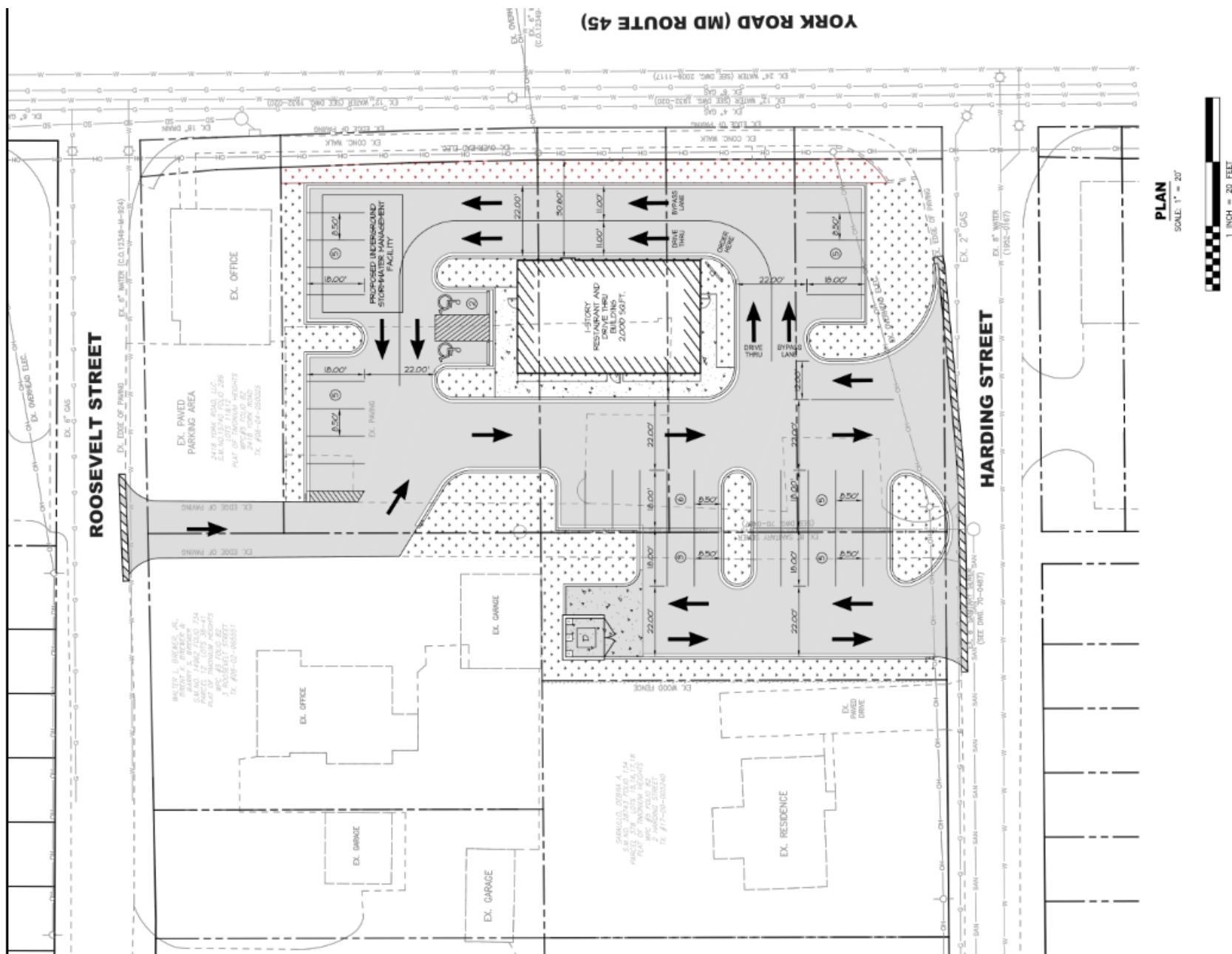


DEMOGRAPHICS 2025

	1 MILES	3 MILES	5 MILES
Population	9,253	57,697	114,897
Households	3,839	24,498	45,555
Average HH Income	\$81,013	\$104,429	\$114,358
Median Household Income	\$89,898	\$99,493	\$98,806
Average Household Size	2.4	2.4	2.3
Median Home Value	\$390,068	\$419,797	\$445,866
Daytime Employees	14,013	50,369	115,401
Businesses	1,467	5,757	13,854

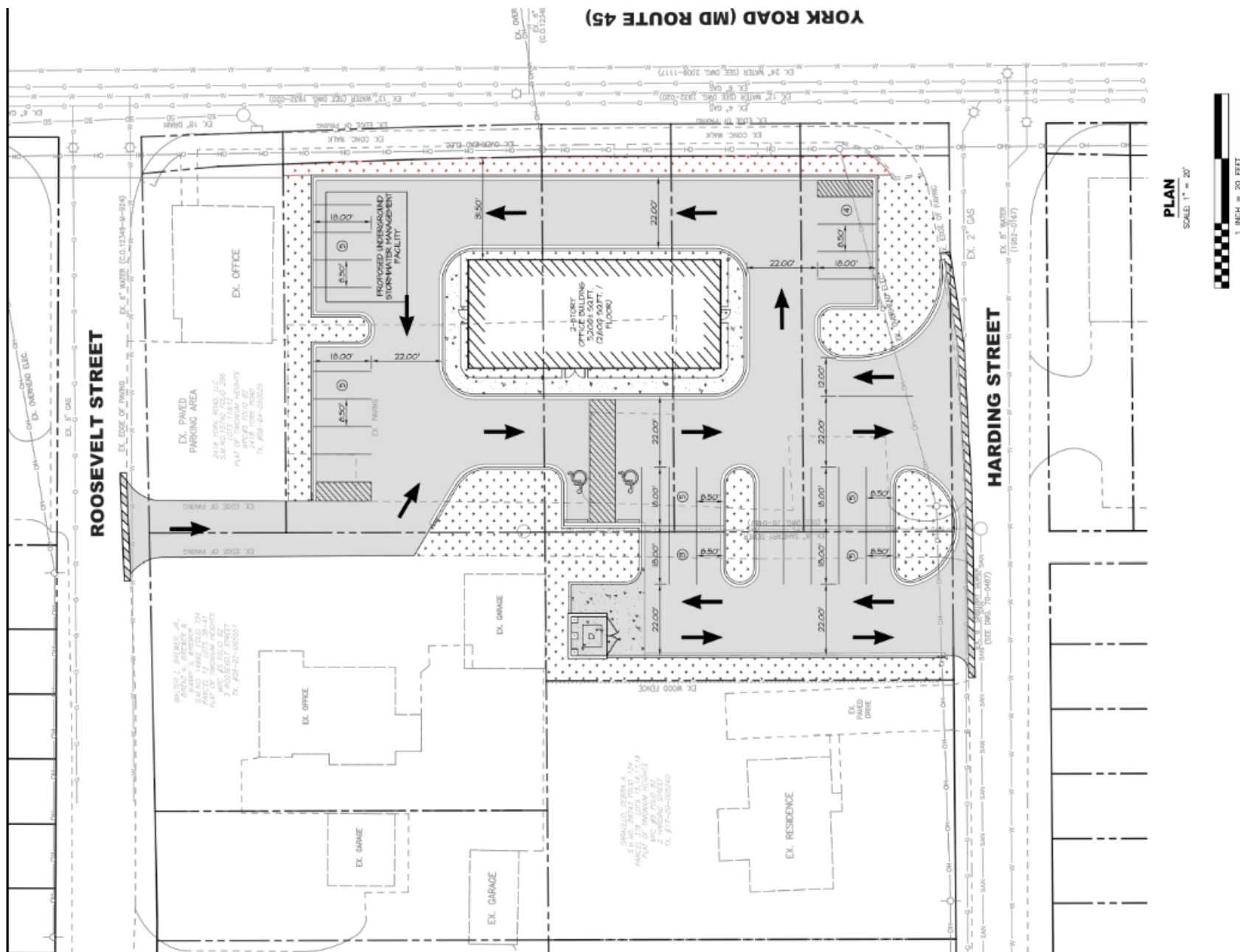


CONCEPTUAL - SKETCH A



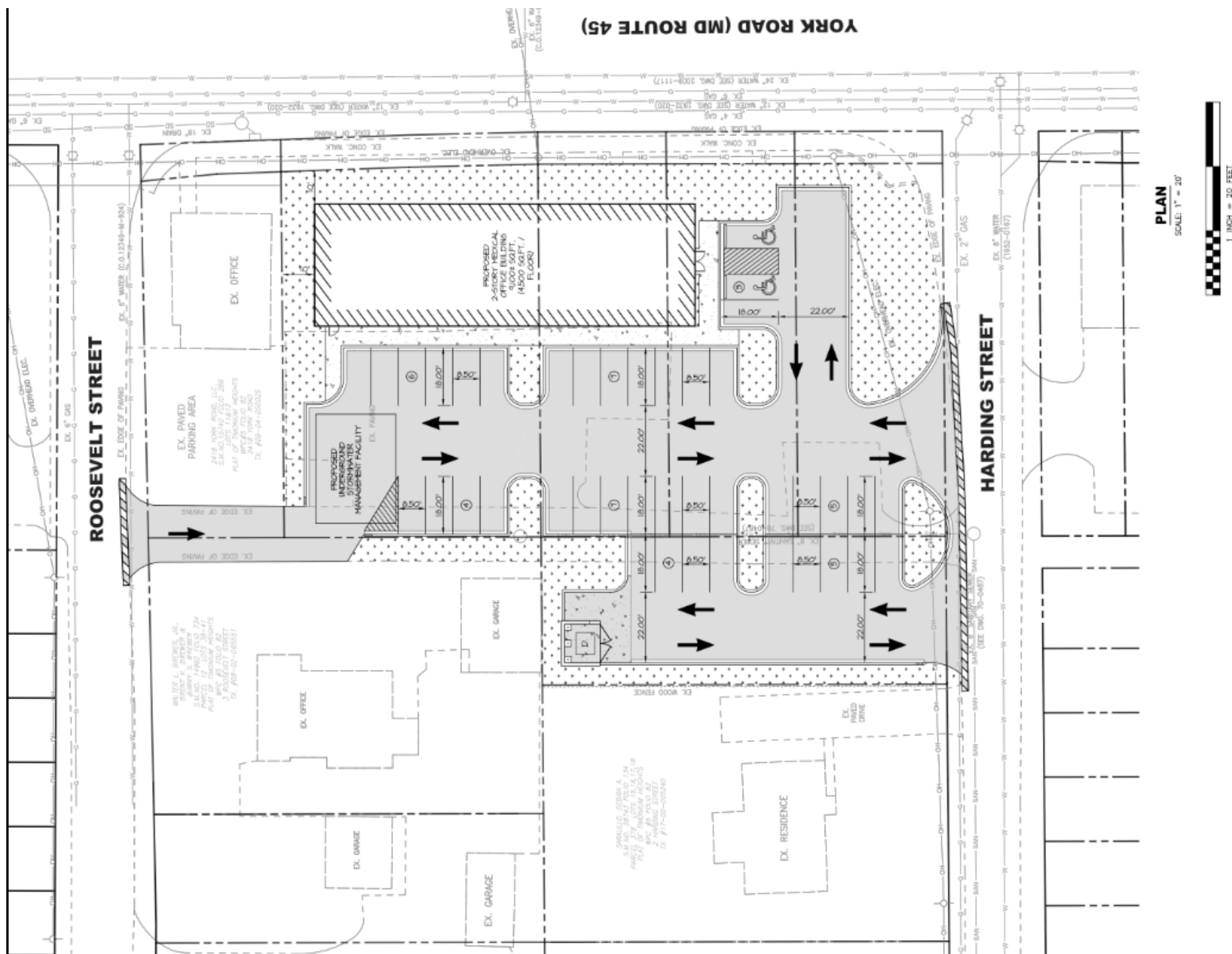


CONCEPTUAL - SKETCH B





CONCEPTUAL - SKETCH C





RETAIL MAP



TIMONIUM MARKET

STRATEGIC LOCATION & MARKET PROFILE

Timonium, located in northern Baltimore County, offers businesses a prime balance of suburban stability and metropolitan access. Just minutes from Baltimore City, the community benefits from strong transportation links, including I-83 and the Light Rail, making it easily accessible for both customers and workforce.

WHY BUSINESSES SUCCEED HERE

Affluent, Educated Base: The area boasts higher-than-average household incomes and nearly 70% of adults hold a bachelor's degree or higher. This creates strong local purchasing power and an attractive labor pool.

Regional Connectivity: Businesses gain access to Baltimore's larger economic ecosystem—universities, hospitals, and professional services—while maintaining the lifestyle advantages of a suburban setting.

Event & Tourism Magnet: The Maryland State Fairgrounds anchor Timonium with the annual State Fair and year-round trade shows, concerts, and exhibitions. These events generate significant visitor traffic, supporting retail, hospitality, and service sectors.

Established Anchors: Healthcare (GBMC, Johns Hopkins affiliates), education, and professional services are well-represented in the area, ensuring stable employment and business-to-business opportunities.



KEY ATTRACTIONS & ASSETS

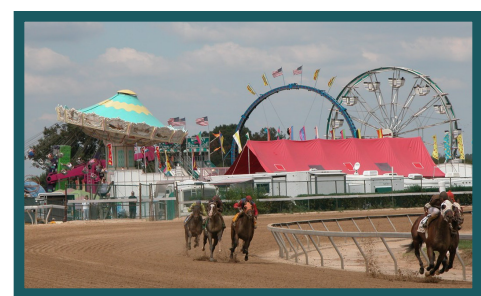
Maryland State Fairgrounds: A statewide draw and year-round event hub.

Transit Access: Fairgrounds Light Rail station connects Timonium to Baltimore and beyond.

Quality of Life: Highly rated schools, established neighborhoods, and suburban amenities make it attractive for employees and residents alike.

BOTTOM LINE

Timonium is a growth-friendly, high-value suburban market with stable demographics, regional connectivity, and event-driven foot traffic. For businesses seeking affluent consumers, educated talent, and access to the Baltimore metro while maintaining a suburban edge, Timonium presents a strong opportunity for long-term success.





2412-2416 York Rd, Lutherville-Timonium, MD 21093

Prime Corner Commercial Land Suitable for Retail, Office or Medical Use



For More Information Please Contact:



Christopher Brody Tennant

TCA

Principal / Managing Director


(443) 717-2336

brody@tennantcommercial.com

Lic: 668584

Visit Our Website: www.tennantcommercial.com

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