

# FOR LEASE

Baltimore County, MD

# YORK ROAD RETAIL

936 YORK ROAD | TOWSON, MARYLAND 21204

## AVAILABLE

5,300 sf ±

## LOT SIZE

.60 Acres ±

## ZONING

BR (Business Roadside)

## TRAFFIC COUNT

41,552 AADT (York Rd/Rt. 45)

## RENTAL RATE

\$30.00 psf, NNN

## HIGHLIGHTS

- ▶ Great visibility at the signalized intersection of York Road and Fairmount Avenue with over **62,000 vehicles per day**
- ▶ Adjacent to Five Guys Burgers and Fries restaurant
- ▶ 40+ parking spaces on-site
- ▶ Nearby amenities include Safeway, CVS, Walgreens, McDonald's, Burger King, Patient First and Verizon
- ▶ 1/2 mile from the heart of Towson (Towson Town Center, Towson Square, Circle East)



**Mike Ruocco** | Vice President

☎ 443.798.9338 ✉ [mruocco@mackenziecommercial.com](mailto:mruocco@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**John Harrington** | Senior Vice President & Principal

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# AERIAL

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# TRADE AREA

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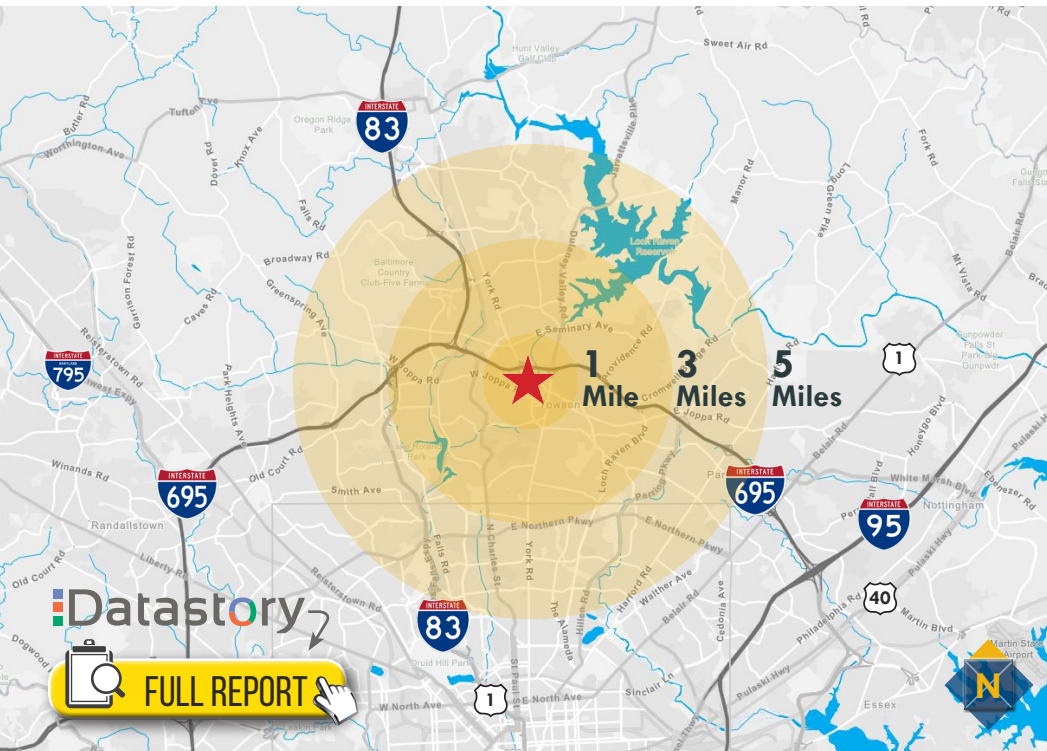
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# LOCATION / DEMOGRAPHICS

936 YORK ROAD | TOWSON, MARYLAND 21204



Datastory

FULL REPORT

<b>RESIDENTIAL POPULATION</b> 20,594 1 MILE 101,454 3 MILES 280,552 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 8,193 1 MILE 39,327 3 MILES 111,673 5 MILES	<b>AVERAGE HH SIZE</b> 2.02 1 MILE 2.34 3 MILES 2.36 5 MILES	<b>MEDIAN AGE</b> 35.9 1 MILE 38.7 3 MILES 39.2 5 MILES
<b>AVERAGE HH INCOME</b> \$84,828 1 MILE \$109,439 3 MILES \$99,303 5 MILES	<b>EDUCATION (COLLEGE+)</b> 75.1% 1 MILE 77.8% 3 MILES 72.0% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.3% 1 MILE 96.2% 3 MILES 95.2% 5 MILES	<b>DAYTIME POPULATION</b> 39,008 1 MILE 122,800 3 MILES 272,810 5 MILES

**17%**  
URBAN CHIC  
2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

**2.37**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$98,000**  
MEDIAN HH INCOME

LEARN MORE

**16%**  
COLLEGE TOWNS  
2 MILES

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.

**2.12**  
AVERAGE HH SIZE

**24.3**  
MEDIAN AGE

**\$28,000**  
MEDIAN HH INCOME

LEARN MORE

**12%**  
GOLDEN YEARS  
2 MILES

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.

**2.05**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$61,000**  
MEDIAN HH INCOME

LEARN MORE

**11%**  
PLEASANTVILLE  
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**2.86**  
AVERAGE HH SIZE

**41.9**  
MEDIAN AGE

**\$85,000**  
MEDIAN HH INCOME

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