

# FOR LEASE

Baltimore County, MD

# DRIVE-THRU BANK BRANCH

2318-2322 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

## AVAILABLE

2,200 sf

## BUILDING SIZE

7,800 sf

## PARKING

49 free surface spaces

## ZONING

BR (Business Roadside)

## TRAFFIC COUNT

34,021 AADT (York Rd/Rt. 45)

## RENTAL RATE

Negotiable, NNN

## HIGHLIGHTS

- ▶ Existing retail bank branch with two (2) drive-thru lanes
- ▶ Located in highly sought-after York Road Corridor
- ▶ Close proximity to I-83 & I-695
- ▶ Highly visible: over 34,000 cars per day on York Rd / Rt. 45
- ▶ Situated next to Maryland State Fairgrounds (Timonium)



Henry Deford | Vice President

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Bill Whitty | Senior Vice President & Principal

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# AERIAL

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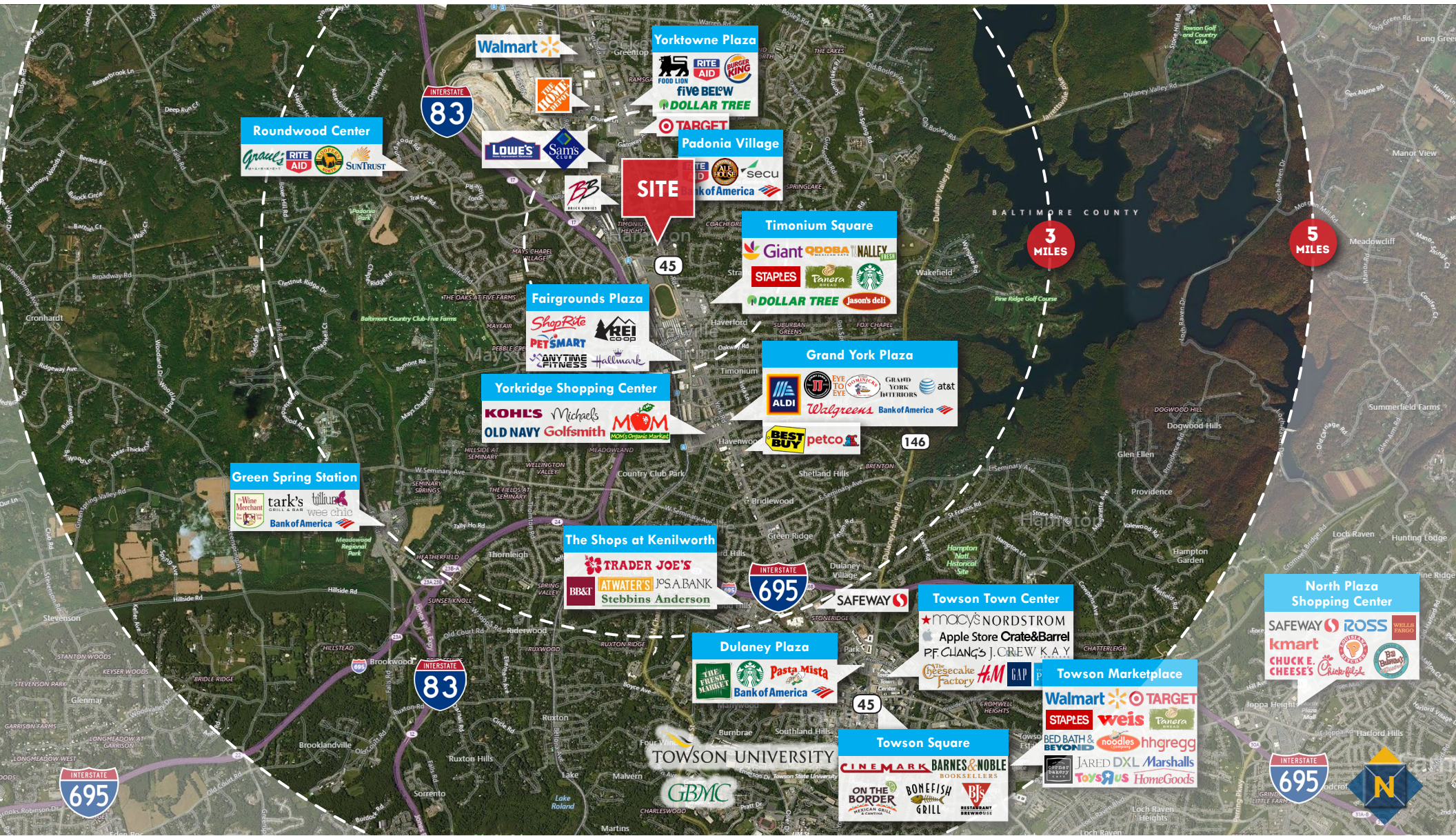
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# TRADE AREA

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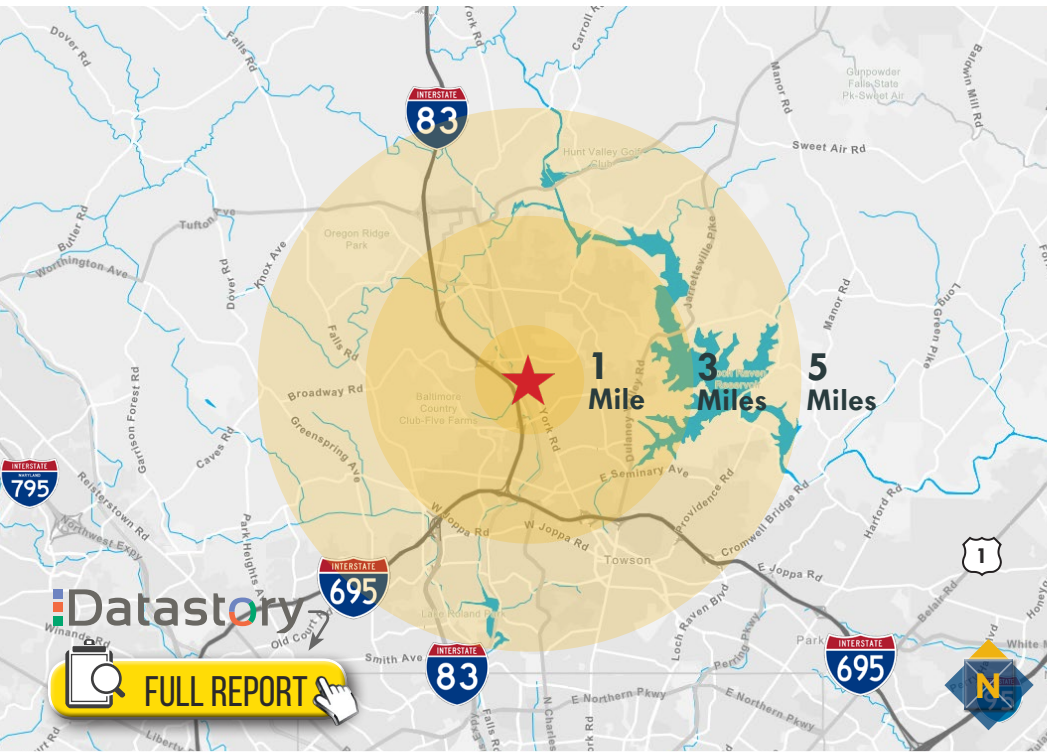
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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
9,455 1 MILE	3,880 1 MILE	2.44 1 MILE	40.0 1 MILE
62,270 3 MILES	26,327 3 MILES	2.32 3 MILES	44.0 3 MILES
120,945 5 MILES	47,927 5 MILES	2.32 5 MILES	42.1 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$88,208 1 MILE	73.9% 1 MILE	96.0% 1 MILE	15,432 1 MILE
\$106,605 3 MILES	78.3% 3 MILES	96.7% 3 MILES	76,391 3 MILES
\$117,182 5 MILES	80.2% 5 MILES	96.8% 5 MILES	176,754 5 MILES

**23%**  
YOUNG AND RESTLESS  
2 MILES

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

**17%**  
EXURBANITES  
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

**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.

**10%**  
IN STYLE  
2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

**2.04**  
AVERAGE HH SIZE

**29.8**  
MEDIAN AGE

**\$40,500**  
MEDIAN HH INCOME

**2.50**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$103,400**  
MEDIAN HH INCOME

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**2.35**  
AVERAGE HH SIZE

**42.0**  
MEDIAN AGE

**\$73,000**  
MEDIAN HH INCOME