

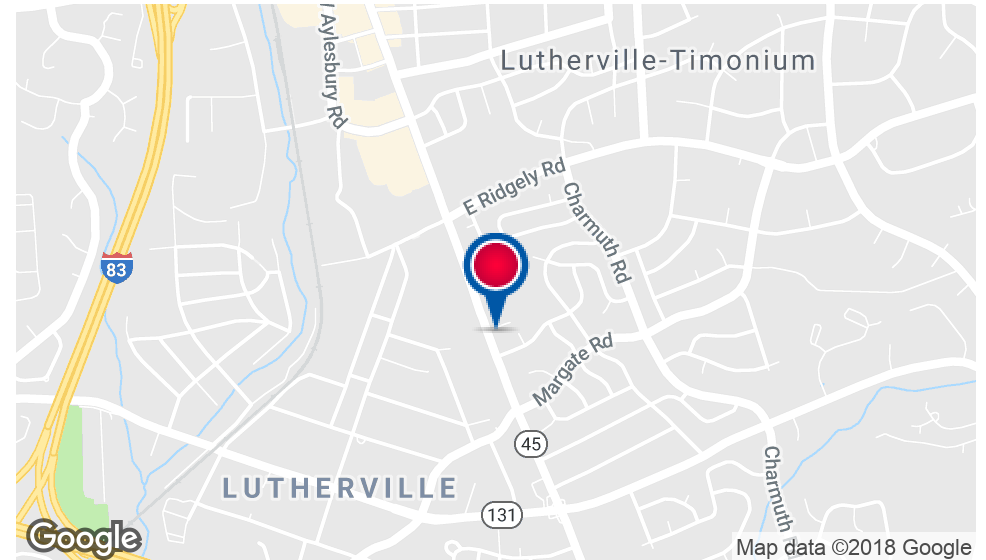
1701 YORK ROAD, TIMONIUM, MD 21093

4,500 (+/-) SQUARE FOOT; STAND-ALONE BUILDING - HEART OF LUTHERVILLE-TIMONIUM



PROPERTY HIGHLIGHTS

- 1,500 SF, 3,000 SF, up to full building of 4,500 Square Feet
- Extremely convenient location; heart of Lutherville-Timonium
- In close proximity to I-695 & I-83
- Ample parking & pylon signage
- BL-Zoned
- Ideal uses include bagel shop, bakery, cafe, burger joint, etc.
- Former Bagel Works fully equipped; FF&E may be available for sale
- Non-food retail & service uses such as pet grooming, personal care, spa and wellness, service retail & office space will also be considered



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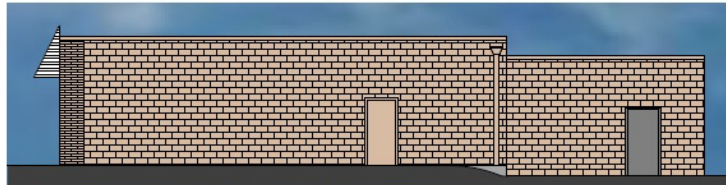
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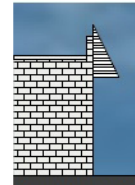
'A' - EXISTING EXTERIOR ELEVATION WEST



'B' - EXISTING EXTERIOR ELEVATION SOUTH



'C' - EXISTING EXTERIOR ELEVATION EAST



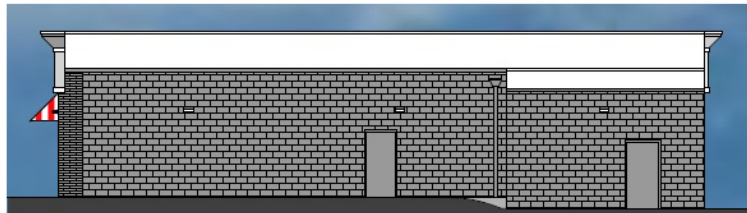
'D' - PARTIAL EXISTING EXTERIOR ELEVATION NORTH



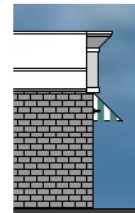
'A' - PROPOSED EXTERIOR ELEVATION WEST



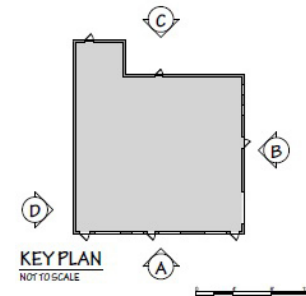
'B' - PROPOSED EXTERIOR ELEVATION SOUTH



'C' - PROPOSED EXTERIOR ELEVATION EAST

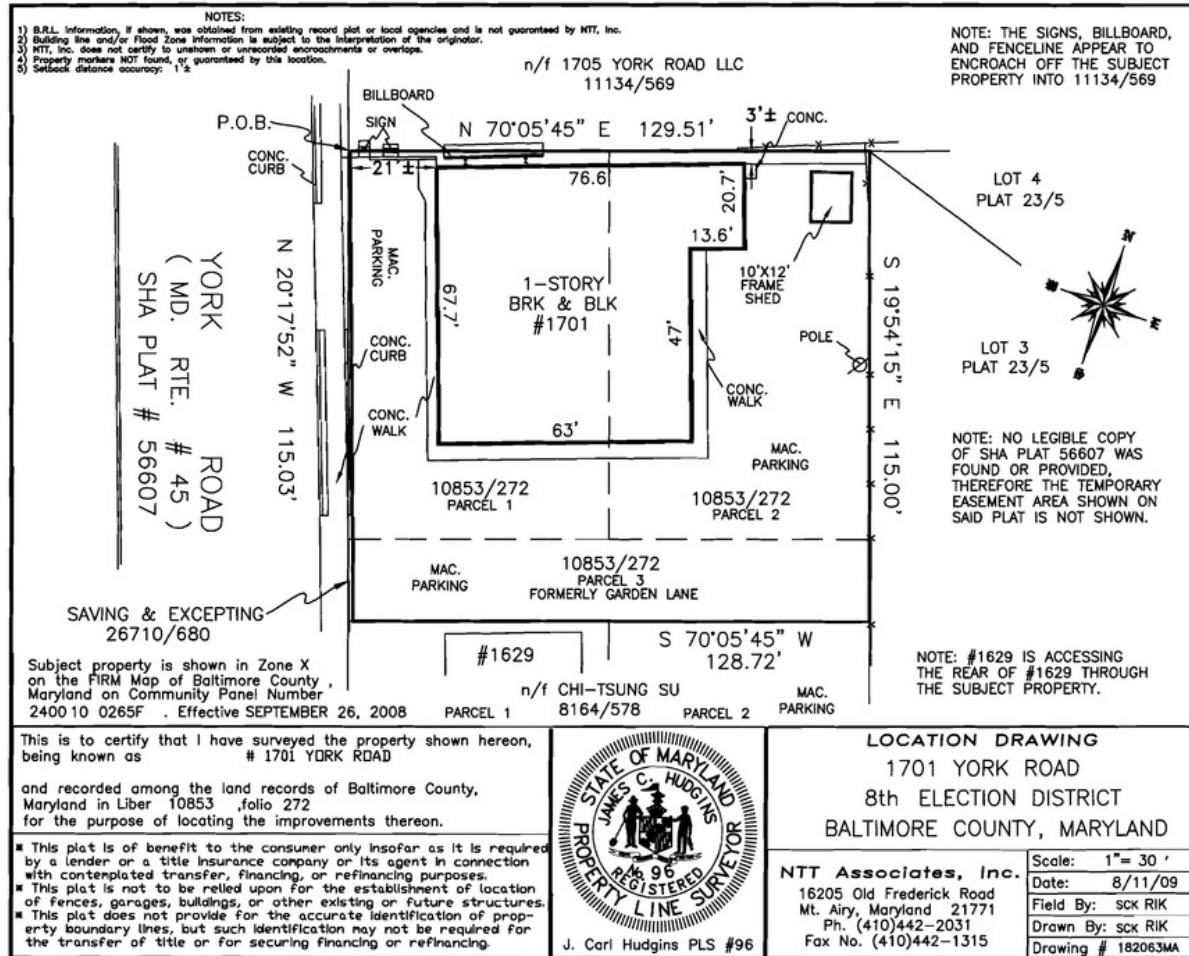


'D' - PROPOSED PARTIAL EXTERIOR ELEVATION NORTH



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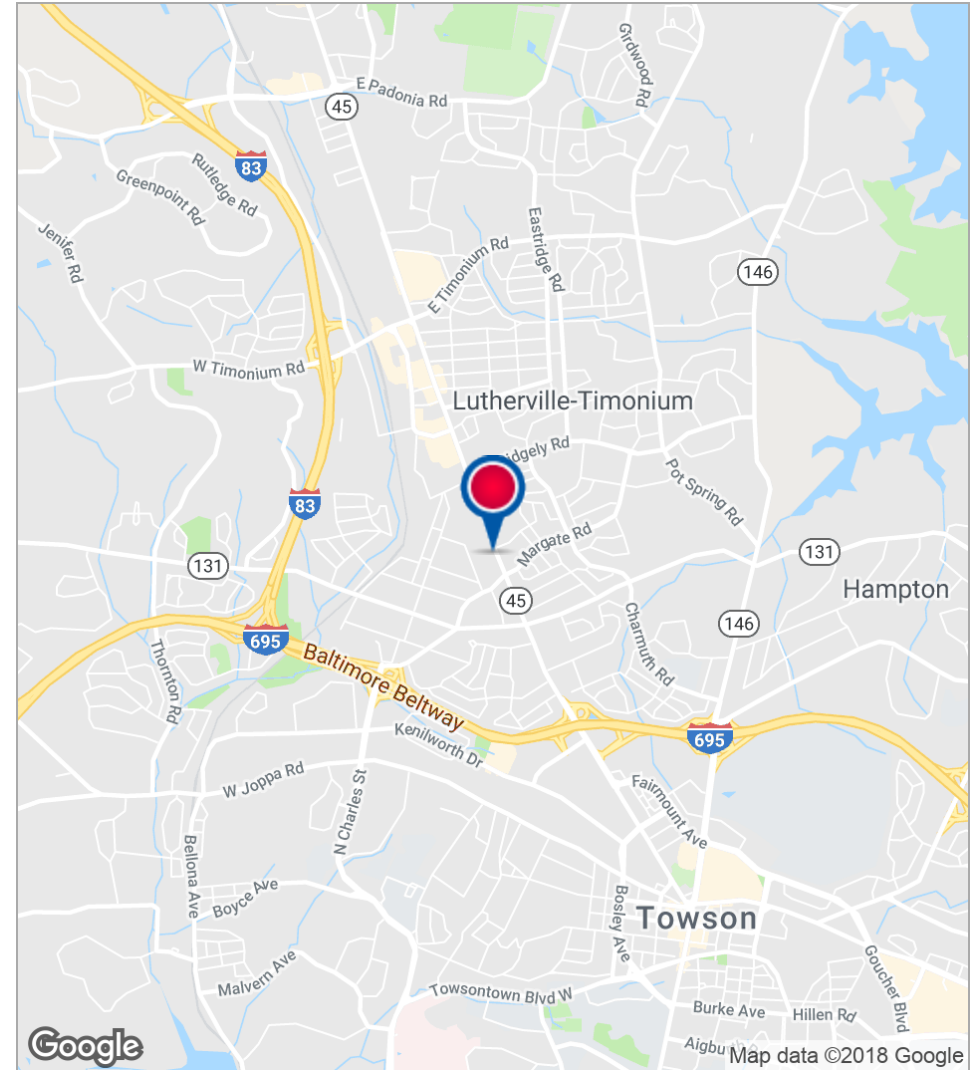
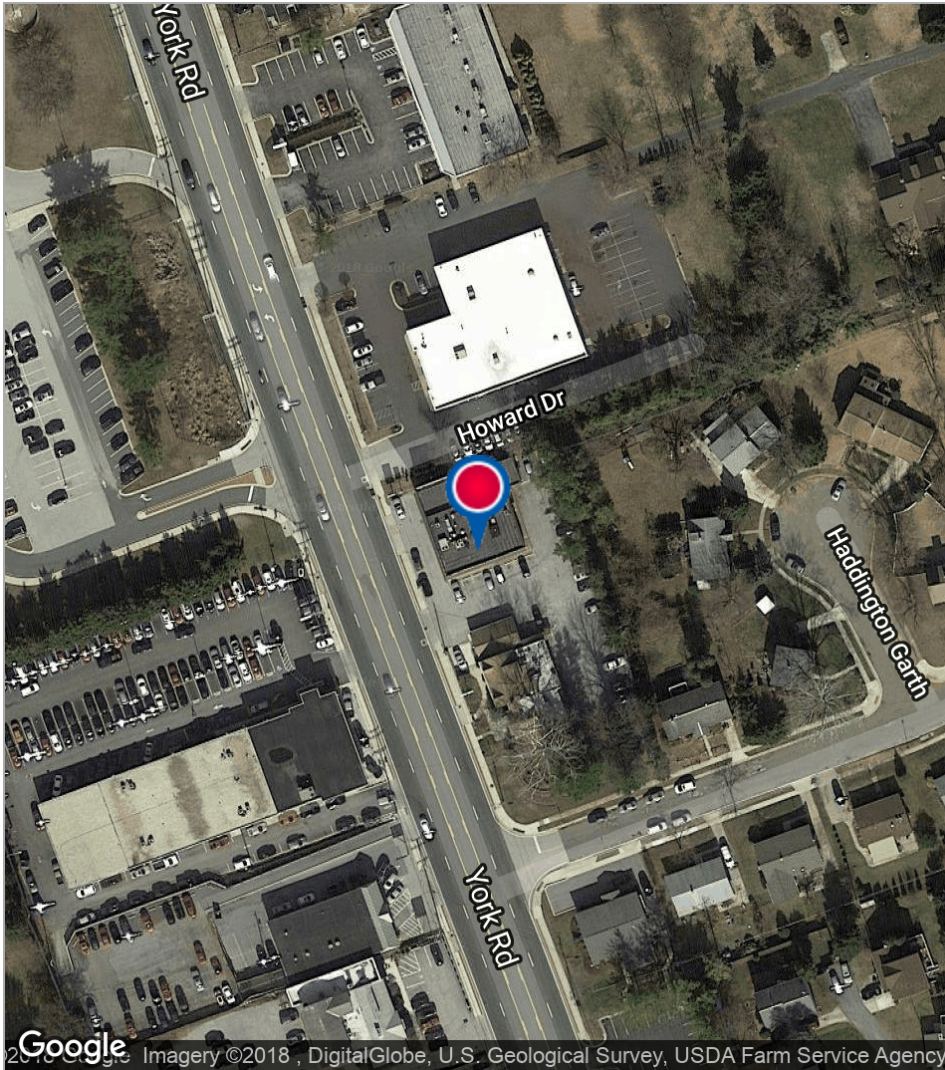


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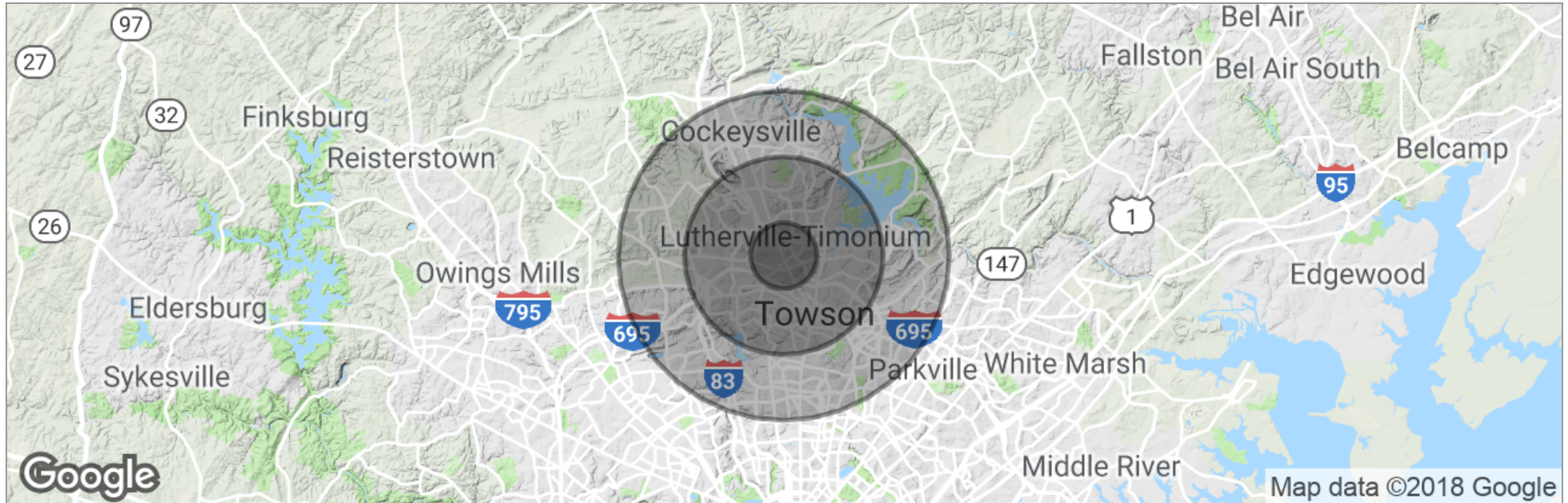


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	1 Mile	3 Miles	5 Miles
Total Population	9,521	86,781	207,097
Population Density	3,031	3,069	2,637
Median Age	43.4	39.5	39.2
Median Age (Male)	41.8	38.6	37.9
Median Age (Female)	44.2	40.1	40.4
Total Households	3,871	34,495	85,455
# of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$95,867	\$96,712	\$98,346
Average House Value	\$362,692	\$398,241	\$389,194

* Demographic data derived from 2010 US Census

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