



# OFFICE PROPERTY

1517 YORK ROAD | TIMONIUM, MARYLAND 21093

FOR  
SALE

**1,466 SF ±  
ON 2 LEVELS  
+ BASEMENT**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2-story 1,466 SF ± office building (plus lower level finished basement)
- Three (3) Storage Sheds
- Restroom on all 3 levels (Basement: ½ bath, 1st Floor: ½ bath, 2nd Floor: full bath)
- Exclusive exterior entrance to 2nd floor apartment
- 2nd Floor – occupied tenancy
- 40' York Road frontage
- Appliances convey with the sale
- ½ mile from I-695

BUILDING SIZE:

1,466 SF ±

LOT SIZE:

.17 ACRES ±

YEAR BUILT:

1950

STORIES:

2 (PLUS BASEMENT)

PARKING:

10 SURFACE SPACES

ZONING:

RO (RESIDENTIAL OFFICE) / DR 5.5

SALE PRICE:

\$475,000



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE



45

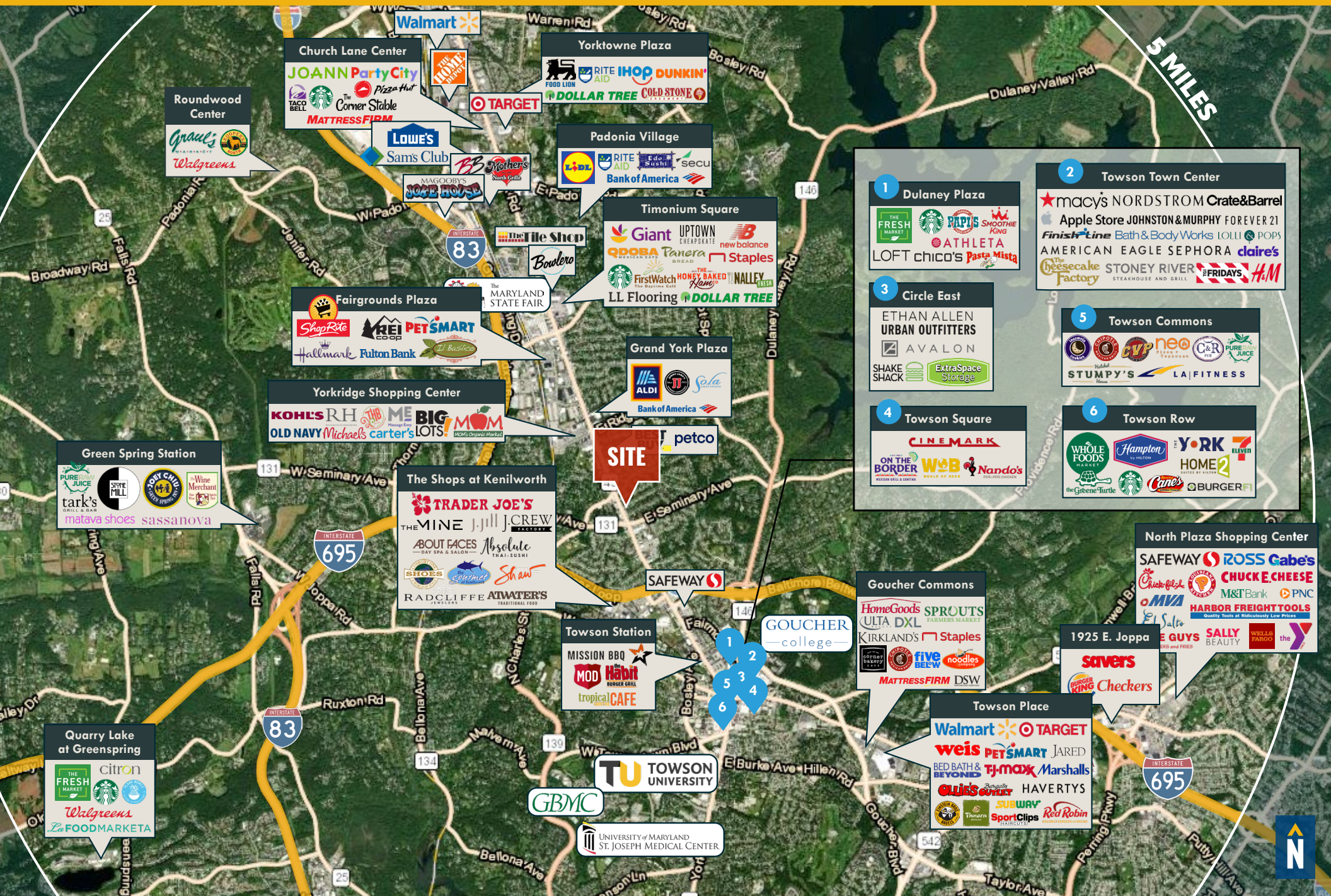
YORK RD  
34,021 AADT

150' ±

50' ±



# MARKET AERIAL



**Church Lane Center**  
 JOANN Party City  
 Starbucks The Corner Stable  
 MATTRESS FIRM  
 Walmart

**Roundwood Center**  
 Graze's  
 Walgreens

**Lowe's**  
 Sams Club  
 BB  
 Mothers's

**Yorktowne Plaza**  
 RITE AID IHOP DUNKIN'  
 FOOD LION DOLLAR TREE COLD STONE

**Padonia Village**  
 LIDL RITE AID Edo SUSHI secu  
 Bank of America

**Timonium Square**  
 Giant UPTOWN new balance  
 QDOBA Panera BREAD Staples  
 Starbucks First Watch HONEY BAKED PANTRY  
 The Daytime Cafe THE VALLEY FRESH

**Fairgrounds Plaza**  
 ShopRite PETSMART  
 Hallmark Fulton Bank

**The Maryland State Fair**  
 The Maryland State Fair

**Grand York Plaza**  
 ALDI J.C. Sola  
 Bank of America

**Yorkridge Shopping Center**  
 KOHL'S RH J.C. PENNEY  
 OLD NAVY Michaels carter's LOTS!

**petco**

**Green Spring Station**  
 PURE JUICE tark's  
 SWEET MILL matava shoes sassanova  
 JOSH CARLIN Wine Merchant

**The Shops at Kenilworth**  
 TRADER JOE'S THE MINE J.CREW  
 ABOUT FACES Absolute  
 SHOES SHAW RADCLIFFE ADAM WATER'S

**SITE**

**Towson Station**  
 MISSION BBQ MOD HABIT  
 tropical CAFE

**TU TOWSON UNIVERSITY**

**UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER**

**Quarry Lake at Greenspring**  
 THE FRESH MARKET citron  
 Walgreens Z FOODMARKETA

**1 Dulaney Plaza**  
 THE FRESH MARKET Starbucks PAPA'S SMOOTHIE KING  
 ATHLETA LOFT chic's Pasta Mistra

**2 Towson Town Center**  
 macy's NORDSTROM Crate&Barrel  
 Apple Store JOHNSTON & MURPHY FOREVER 21  
 finish Line Bath & Body Works LOLLI POP'S  
 AMERICAN EAGLE SEPHORA claire's  
 The Cheesecake Factory STONEY RIVER  
 STEAKHOUSE AND GRILL FRIDAYS H&M

**3 Circle East**  
 ETHAN ALLEN URBAN OUTFITTERS  
 AVALON  
 SHAKE SHACK ExtraSpace Storage

**5 Towson Commons**  
 STUMPY'S neo C&R  
 PURELY JUICE LA FITNESS

**4 Towson Square**  
 CINEMARK  
 ON THE BORDER WOB Nando's

**6 Towson Row**  
 WHOLE FOODS MARKET Hampton's  
 the Grubbe Turtle YORK HOME 2  
 STARBUCKS Carols BURGER FI

**Goucher Commons**  
 HomeGoods SPROUTS ULTA DXL FARMERS MARKET  
 KIRKLAND'S Staples  
 MATTRESS FIRM DSW

**North Plaza Shopping Center**  
 SAFEWAY ROSS Gabe's  
 CHUCK E. CHEESE M&T Bank PNC  
 Harbor Freight Tools  
 SALLY BEAUTY WELLS FARGO

**1925 E. Joppa**  
 savers  
 Burger King Checkers

**Towson Place**  
 Walmart TARGET  
 weis PETSMART JARED  
 BED BATH & BEYOND TJ-MAXX Marshalls  
 GUN'S OTHER HAVERTYS  
 SUBWAY SportClips Red Robin

**GOUCHER college**

**GBMC**



# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



17,769	82,899	223,444
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## DAYTIME POPULATION



16,928	112,069	233,691
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## AVERAGE HOUSEHOLD INCOME



\$140,034	\$155,450	\$136,648
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## NUMBER OF HOUSEHOLDS



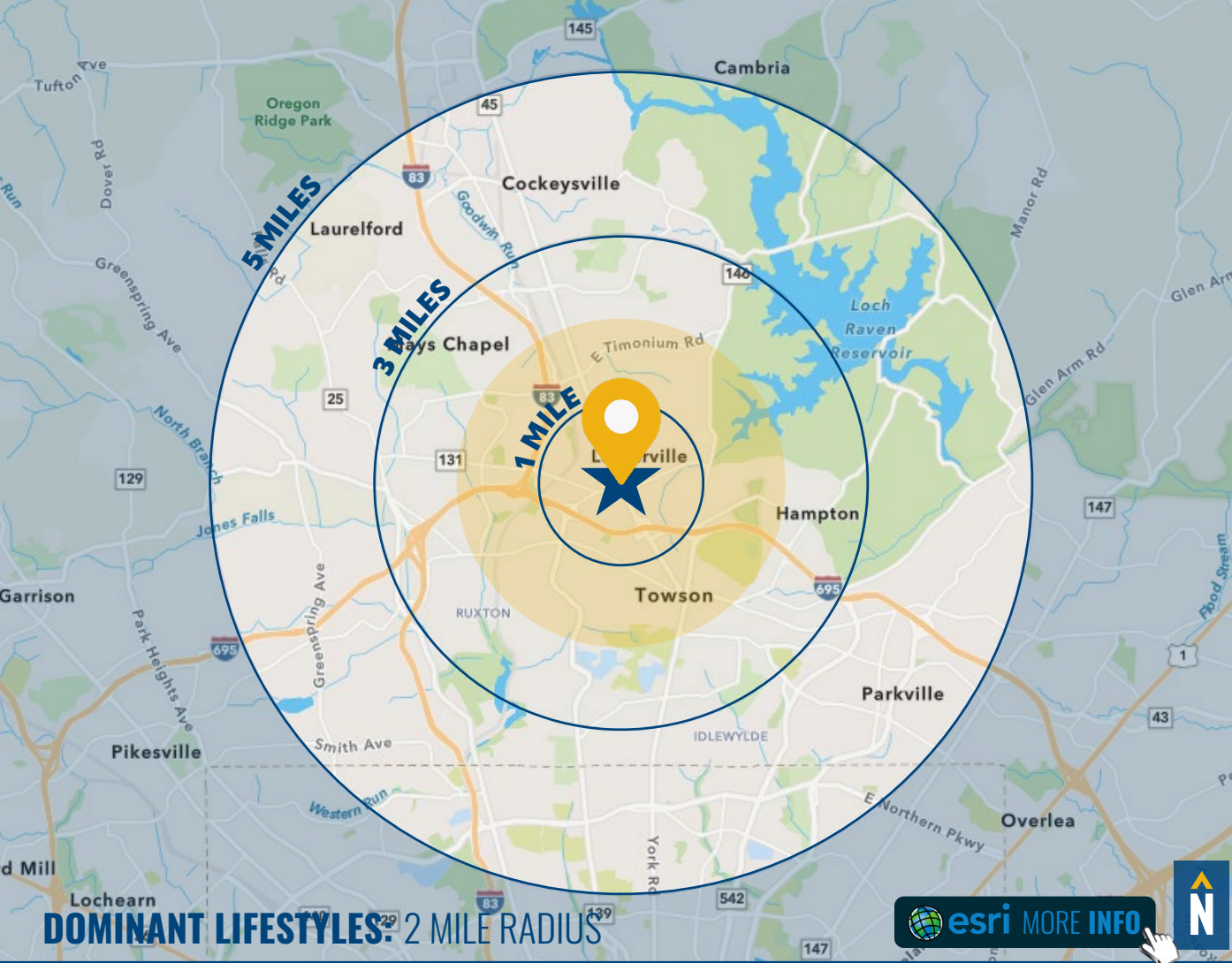
4,389	31,384	90,549
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## MEDIAN AGE



41.9	40.8	40.3
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**FULL DEMOS REPORT**



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**18% COLLEGE TOWNS**

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.

Median Age: **24.5**  
Median Household Income: **\$32,200**

**17% PLEASANTVILLE**

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.

Median Age: **42.6**  
Median Household Income: **\$92,900**

**13% GOLDEN YEARS**

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.

Median Age: **52.3**  
Median Household Income: **\$71,700**

# FOR MORE INFO **CONTACT:**



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