

# FOR LEASE

Baltimore County, MD

**FULLY LEASED!**



## FLEX/OFFICE SPACE

### 1919 GREENSPRING DRIVE

### LUTHERVILLE-TIMONIUM, MD 21093

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1919 GREENSPRING DRIVE | LUTHERVILLE-TIMONIUM, MARYLAND 21093

**FULLY LEASED!**

## STATUS

Fully Leased

## LOT SIZE

1.795 Acres

## ZONING

ML IM (Manufacturing Light)

Diverse Permitted uses include Industrial Warehouse, Office, Wholesale, Showroom, Storage, Fitness & Wellness, among others.

## PARKING

65 surface spaces ±

## HIGHLIGHTS

- ▶ Ample on-site parking
- ▶ Easy access to I-83, I-695 and the York Road corridor
- ▶ Tenants include Wonderfly Arena, Camp Bow Wow, GSI Corporation, Richard Opfer Auctioneering and Wood Floor Warehouse



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# FLOOR PLAN: LEVEL 1

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At grade drive-in

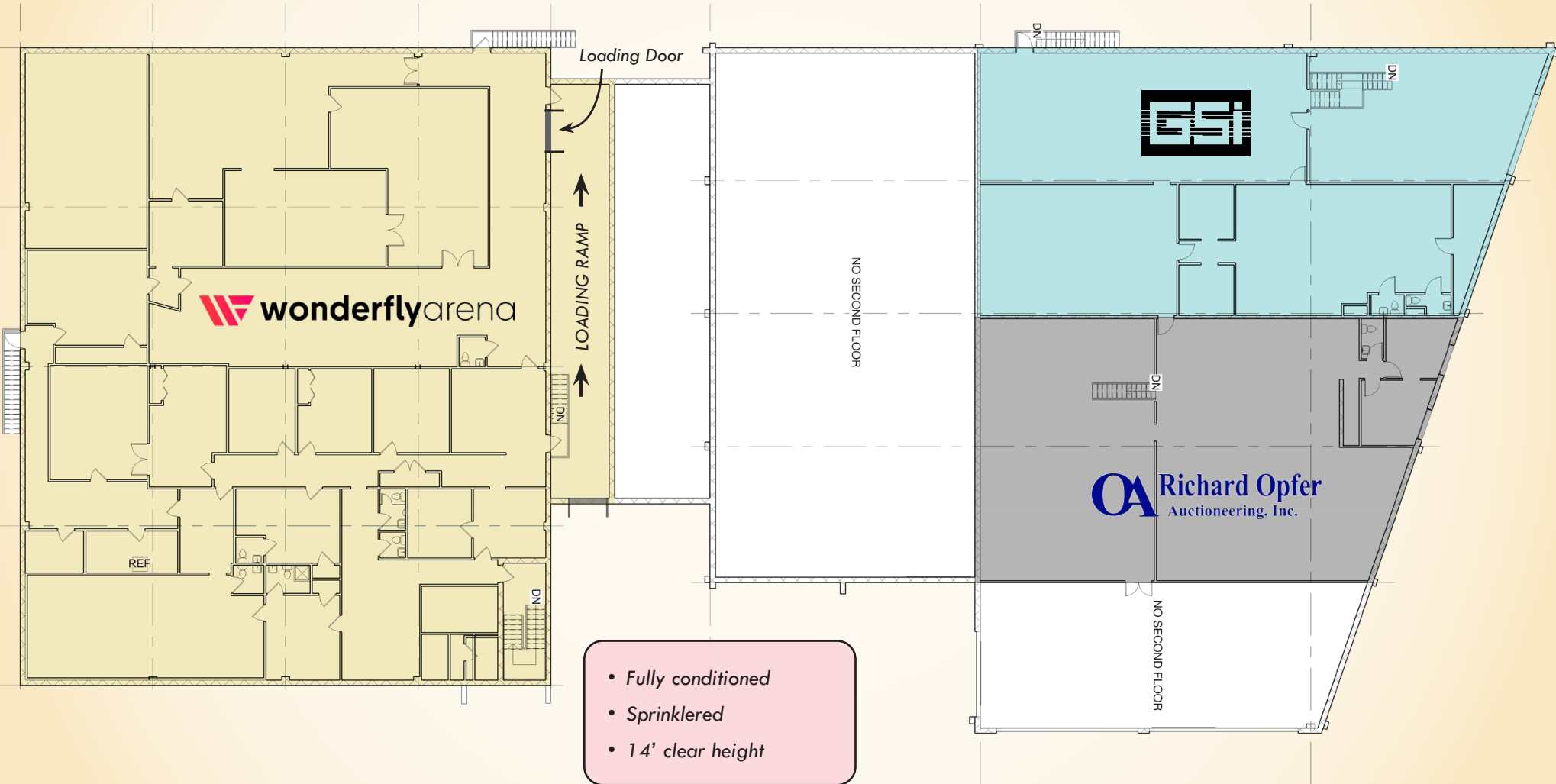


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# FLOOR PLAN: LEVEL 2

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# BIRDSEYE

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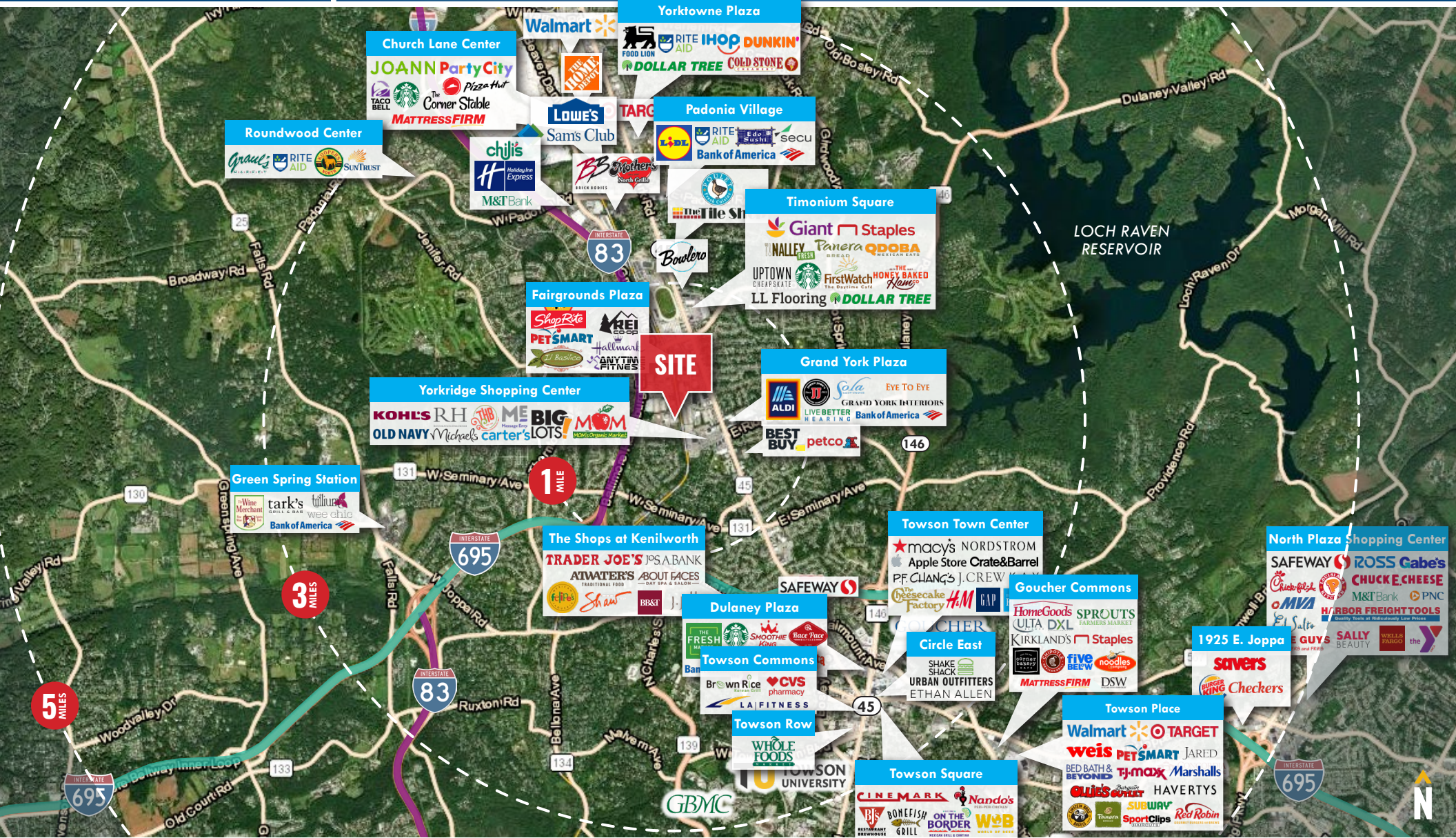


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# TRADE AREA

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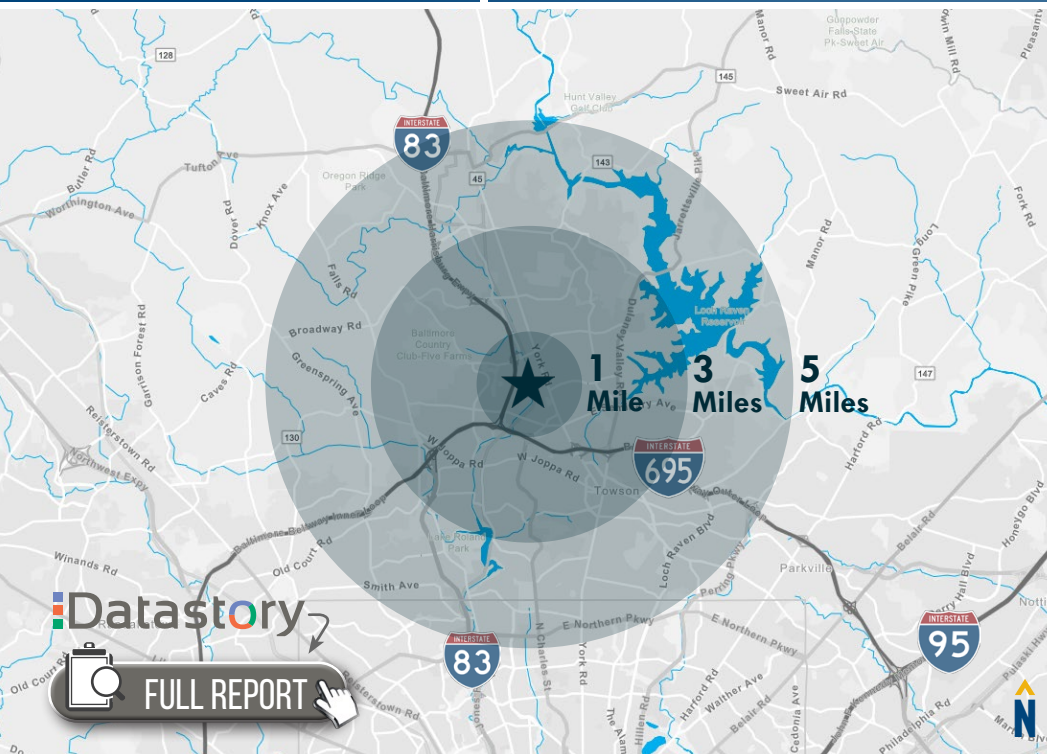


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# LOCATION / DEMOGRAPHICS (2022)

1919 GREENSPRING DRIVE | LUTHERVILLE-TIMONIUM, MARYLAND 21093



Datastory

FULL REPORT

<b>RESIDENTIAL POPULATION</b> 9,810 1 MILE 82,884 3 MILES 181,230 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 3,686 1 MILE 31,933 3 MILES 72,279 5 MILES	<b>AVERAGE HH SIZE</b> 2.66 1 MILE 2.30 3 MILES 2.36 5 MILES	<b>MEDIAN AGE</b> 47.0 1 MILE 40.1 3 MILES 40.7 5 MILES
<b>AVERAGE HH INCOME</b> \$155,338 1 MILE \$138,880 3 MILES \$145,050 5 MILES	<b>EDUCATION (COLLEGE+)</b> 84.2% 1 MILE 81.2% 3 MILES 80.8% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.8% 1 MILE 97.0% 3 MILES 96.7% 5 MILES	<b>DAYTIME POPULATION</b> 13,753 1 MILE 102,091 3 MILES 205,605 5 MILES

**19%**  
**PLEASANTVILLE**  
2 MILES

**2.88**  
AVERAGE HH SIZE  
**42.6**  
MEDIAN AGE  
**\$92,900**  
MEDIAN HH INCOME

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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.

**18%**  
**EXURBANITES**  
2 MILES

**2.50**  
AVERAGE HH SIZE  
**51.0**  
MEDIAN AGE  
**\$103,400**  
MEDIAN HH INCOME

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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.

**13%**  
**IN STYLE**  
2 MILES

**2.35**  
AVERAGE HH SIZE  
**42.0**  
MEDIAN AGE  
**\$73,000**  
MEDIAN HH INCOME

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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.

**11%**  
**GOLDEN YEARS**  
2 MILES

**2.06**  
AVERAGE HH SIZE  
**52.3**  
MEDIAN AGE  
**\$71,700**  
MEDIAN HH INCOME

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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.



## **MIKE RUOCCO**

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