

FOR LEASE



NEW FAÇADE RENOVATION COMMENCING Q4 2026!



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GROUP
COMMERCIAL REAL ESTATE

The Exchange @ York

2007-2023 York Road / Timonium, MD 21093

Overview

The Exchange @ York is a high-traffic retail destination in the heart of Timonium, MD, offering high visibility, easy access, and strong daily traffic from nearby national retailers and residential neighborhoods. Under new ownership, the strip center will undergo an extensive facade renovation, expansion of the rear parking lot and a partial rebuild of the building that will include a drive-thru for a restaurant. With ample parking and excellent signage, this opportunity is perfect for restaurants or service-oriented retailers seeking space along the York Road corridor.

Quick Facts

Availability Immediate

Size 1,200 - 2,500 square feet

Rental Rate Negotiable

Net Charges \$7.00 psf

Nearby Tenants **S MYTH** **DUNKIN'** **verizon** **BURGER KING**

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	9,392	79,407	164,956
HOUSEHOLDS	3,606	31,975	65,480
AVG. HH INCOME	\$157,929	\$152,366	\$158,615
DAYTIME POPULATION	13,917	121,574	241,753
TRAFFIC COUNT	30,131 AADT (York Road)		



- 1** NEW EIFS W/ REVEAL & TRIM
- 2** NEW BRICK WALL - COLOR 1
- 3** NEW BRICK WALL - COLOR 2
- 4** NEW STOREFRONT DOOR & WINDOW SYSTEM
- 5** NEW AWNING & SIGNAGE
- 6** NEW WALL SCONCES
- 7** NEW METAL COPING
- 8** NEW PAINT FINISH ON EXIST. BRICK - COLOR 1
- 9** NEW EIFS - COLOR TO MATCH NEW BRICK PAINT FINISH
- 10** EXIST. STOREFRONT DOOR & WINDOW TO REMAIN

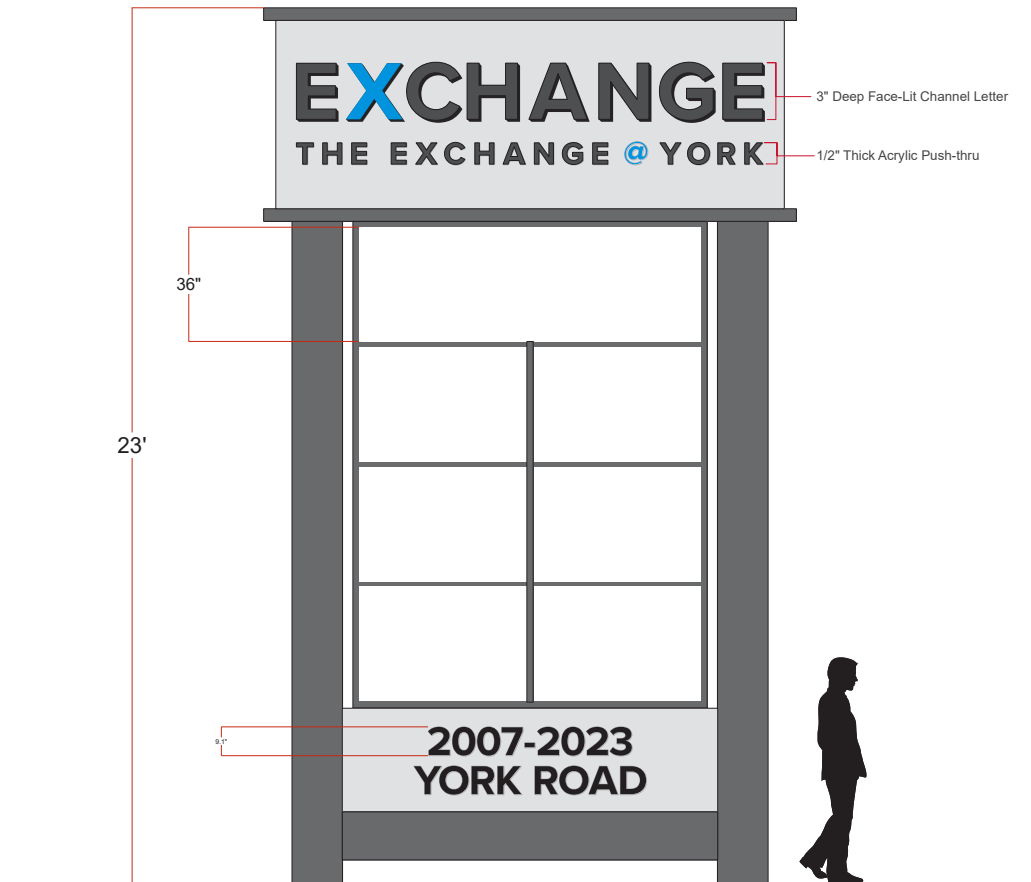




PROPOSED ELEVATION



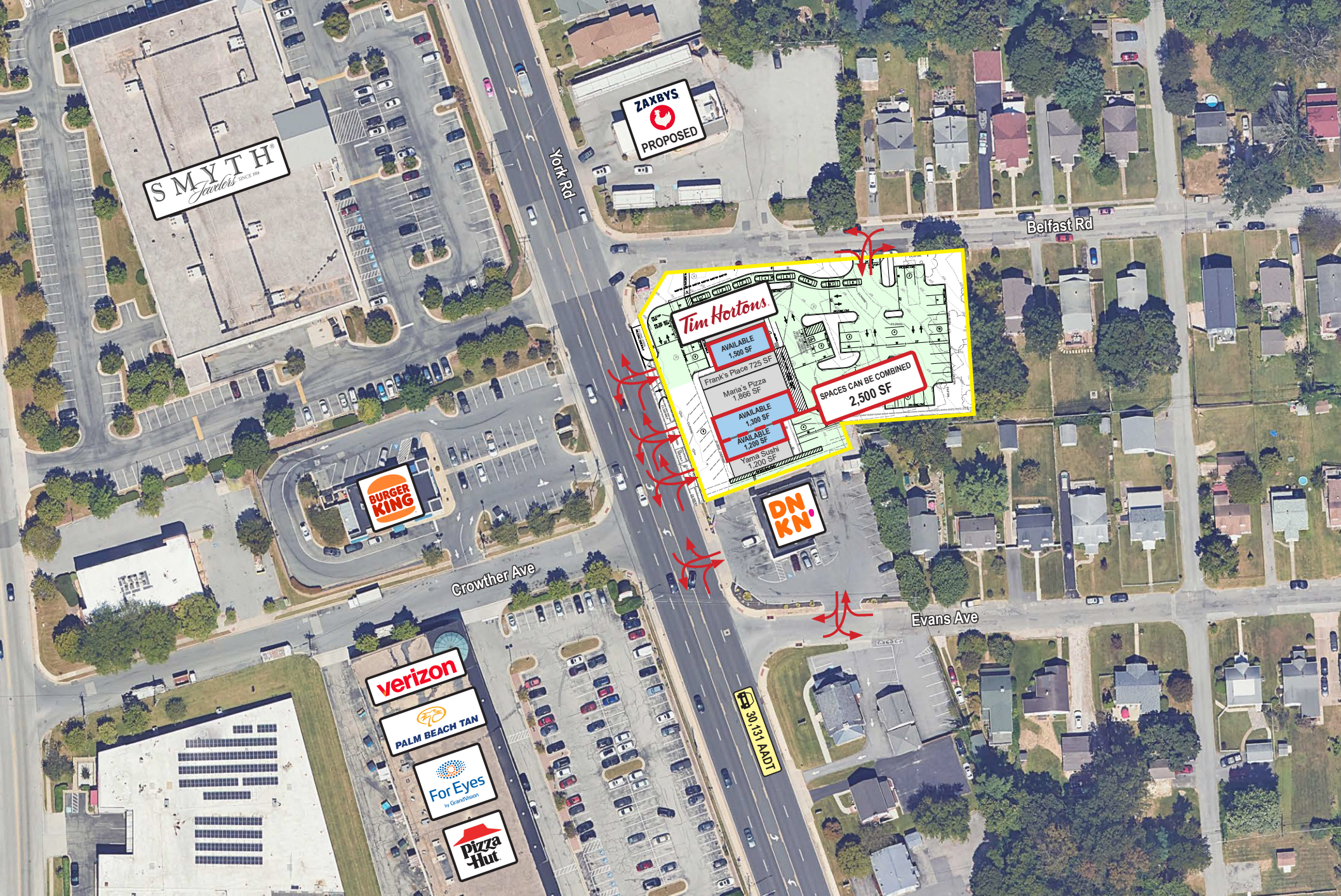
EXISTING ELEVATION

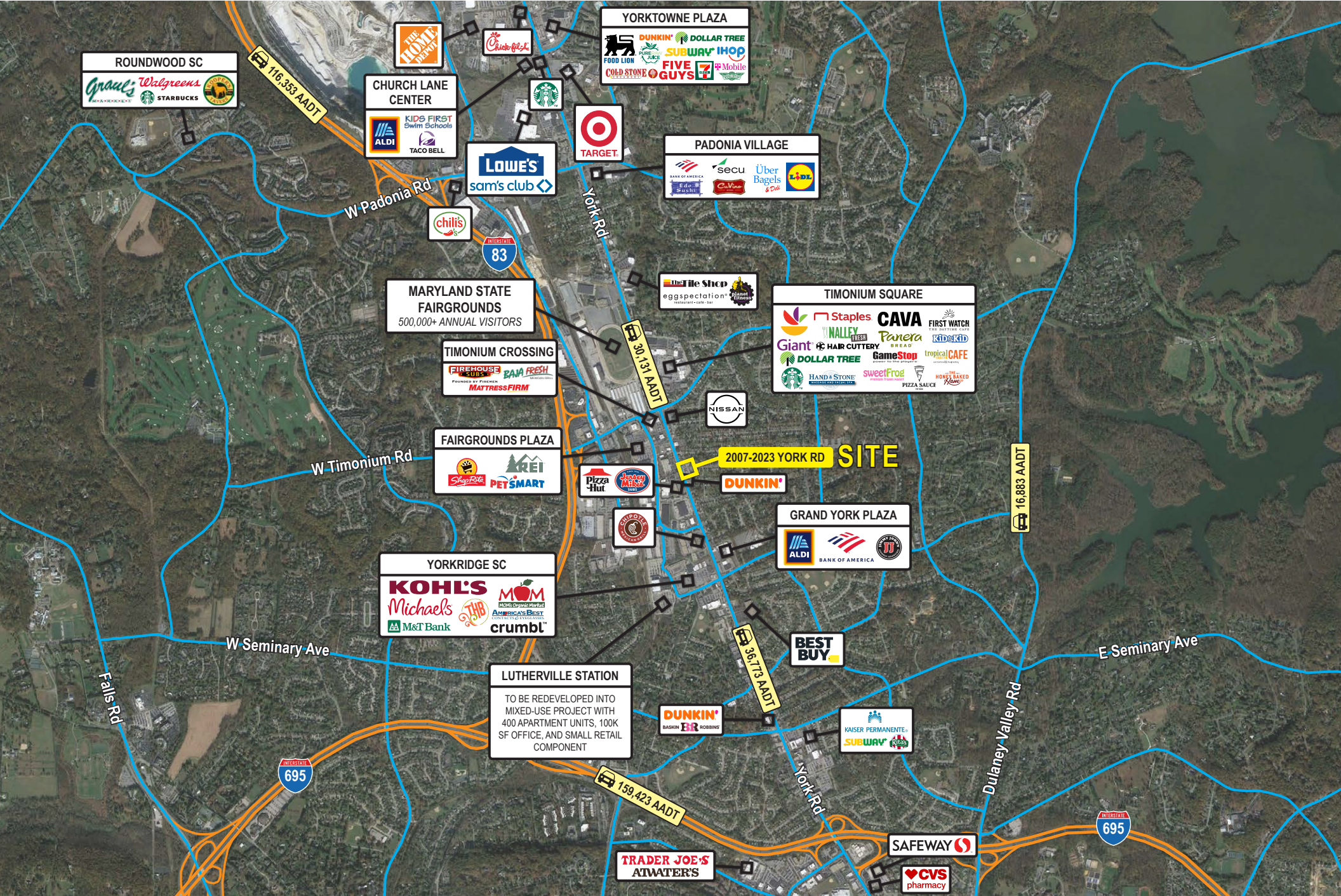


Double Sided Pylon constructed of Aluminum to be installed around existing footer and steel legs.

Top header section is applied Face-Lit individual channel letters; bi-line is routed 1/2" thick push-thru acrylic letters.

Bottom section is routed 1/2" push-thru acrylic with face-edge lighting.





Interested? Contact:

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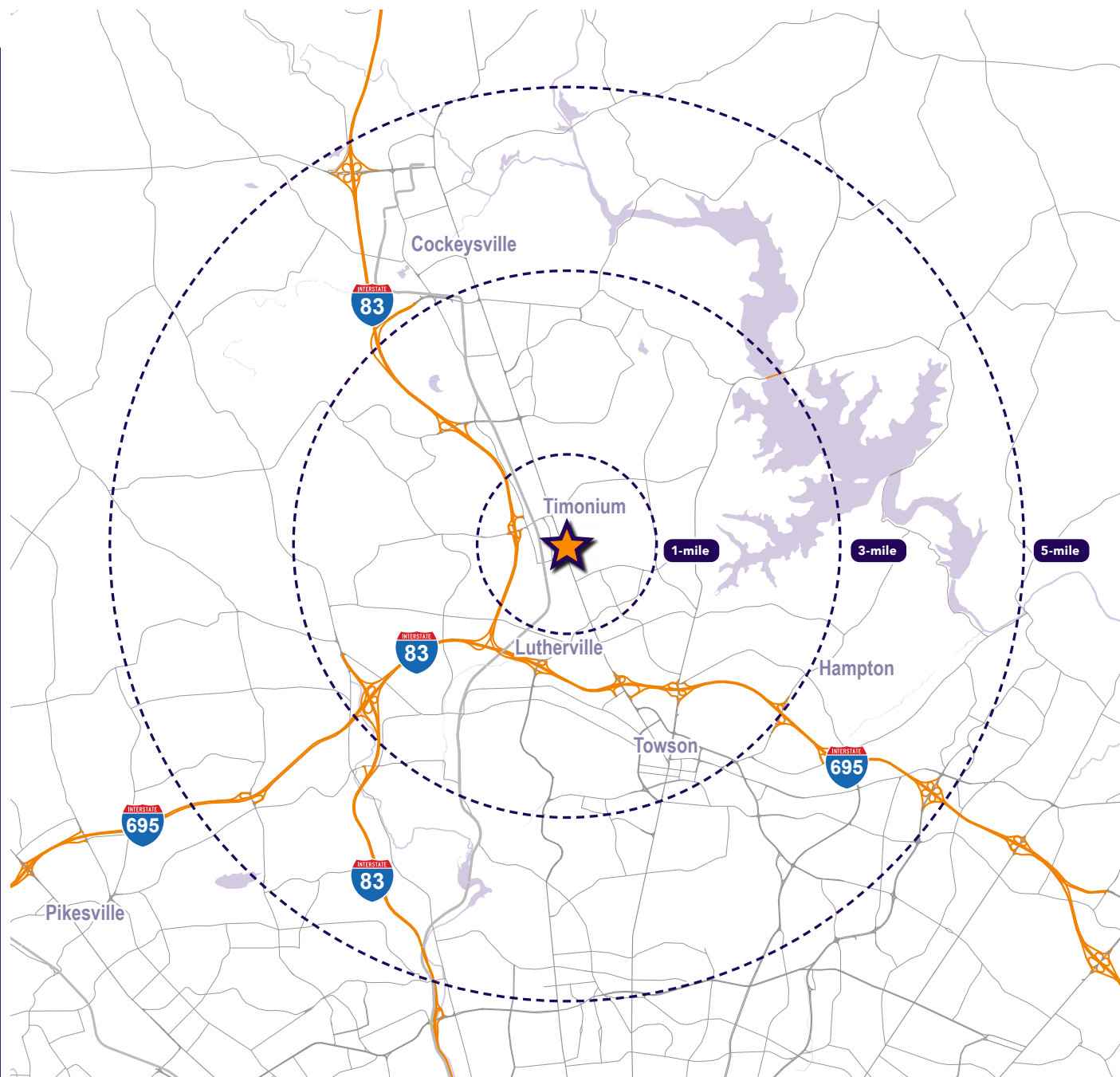
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