

FOR LEASE



NEW FAÇADE RENOVATION COMING SOON!



# The Exchange @ York

2007-2023 York Road / Timonium, MD 21093

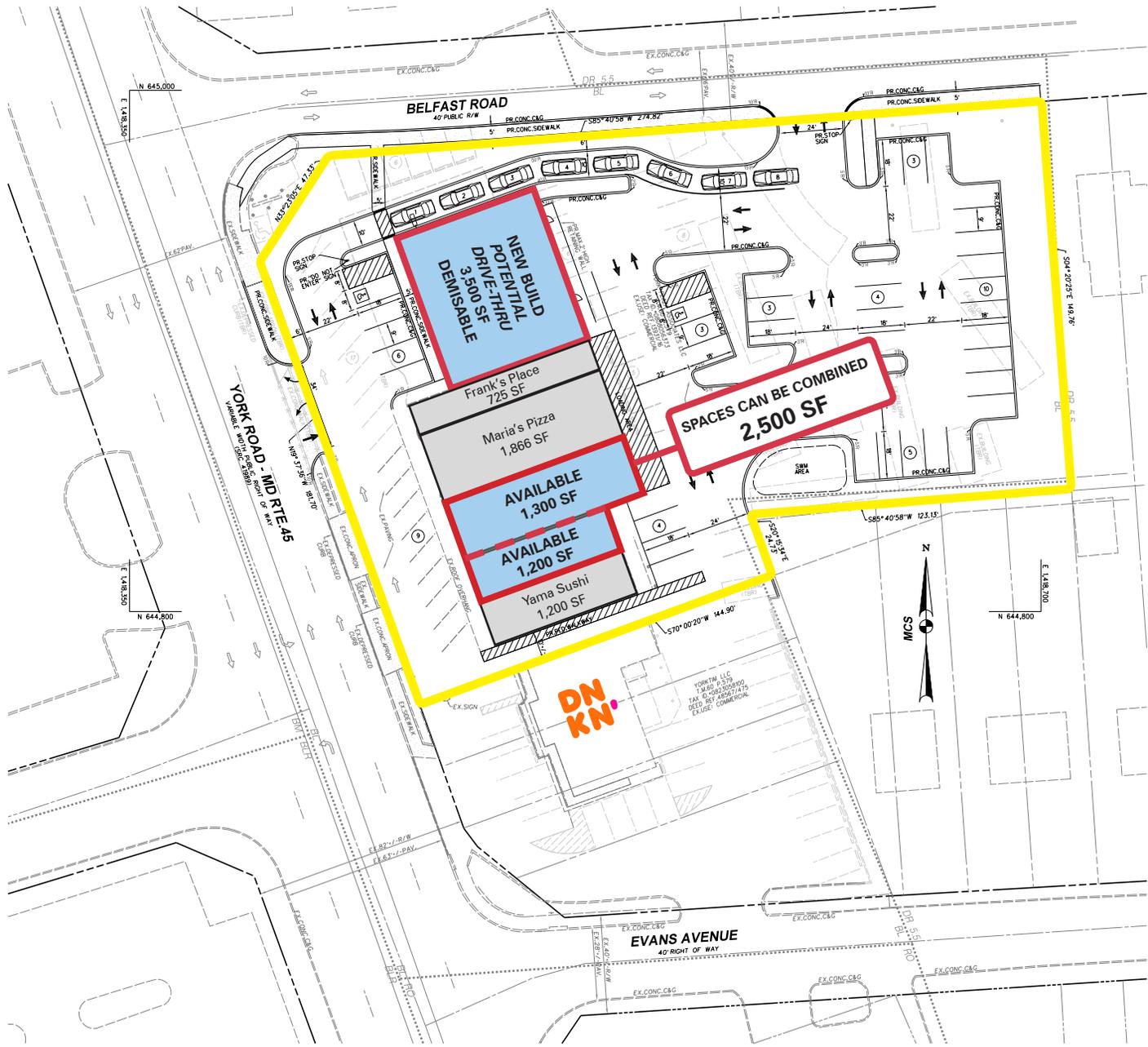
## Overview

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 - 3,500 square feet
Rental Rate	Negotiable
Net Charges	\$7.00 PSF
Nearby Tenants	SMYTH® <b>DUNKIN'</b> verizon <b>BURGER KING</b>

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	9,707	79,590	163,911
HOUSEHOLDS	3,719	32,068	65,067
AVG. HH INCOME	\$146,237	\$141,989	\$148,170
DAYTIME POPULATION	8,949	118,378	241,547
TRAFFIC COUNT	30,220 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 SCUNCES
- 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

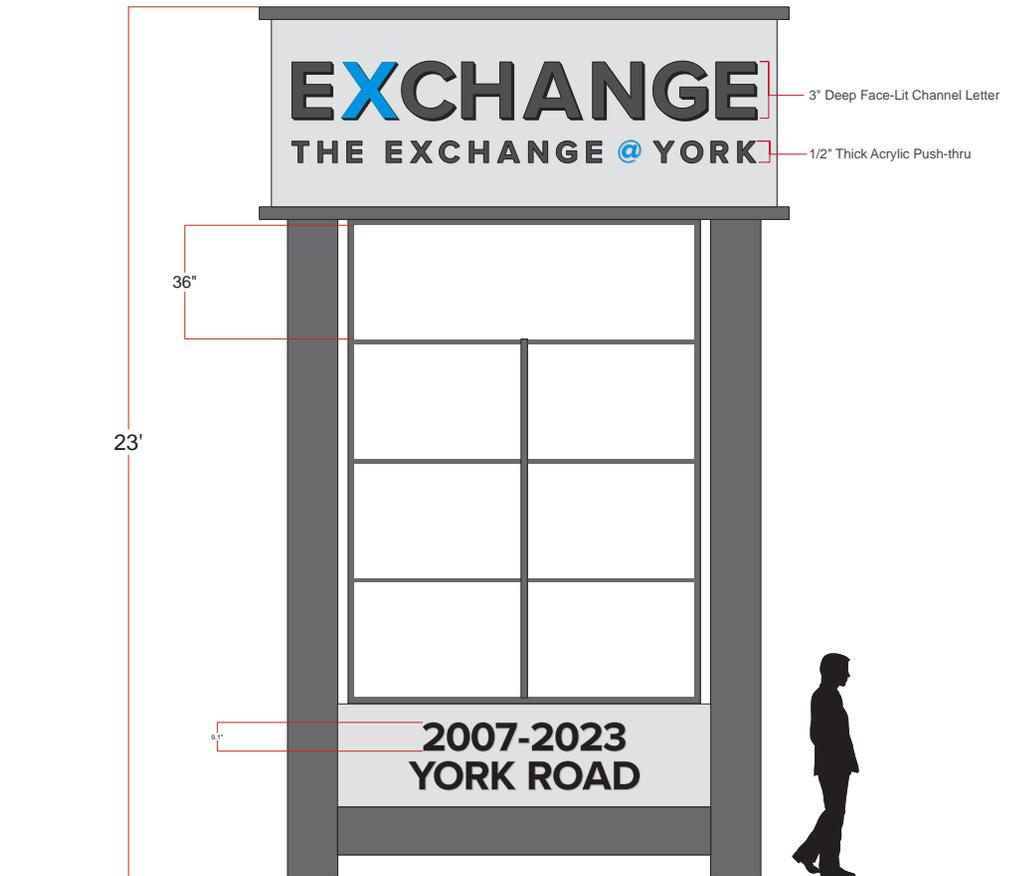




**PROPOSED ELEVATION**



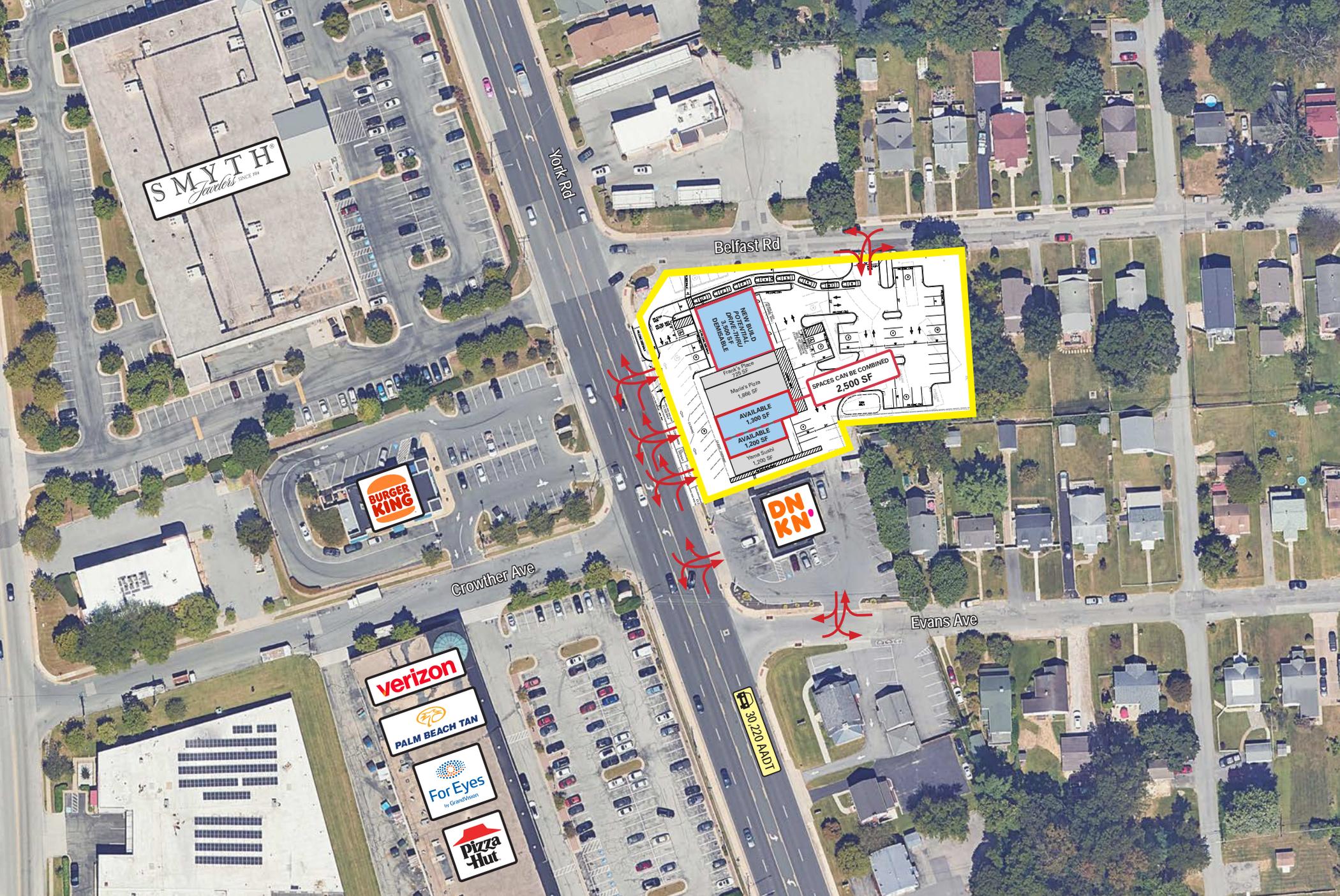
**EXISTING ELEVATION**



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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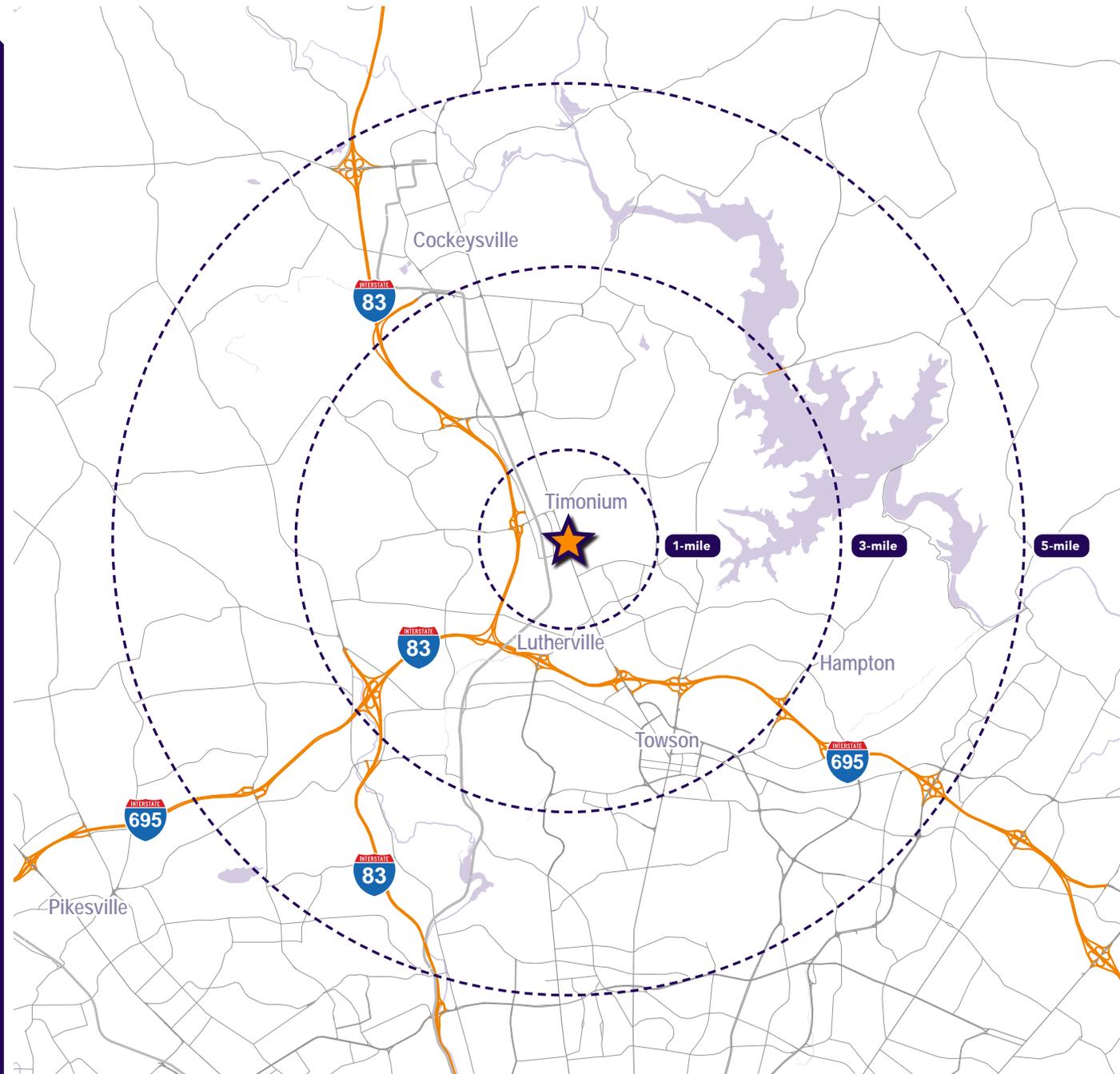
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