

FOR LEASE

NEW RETAIL DEVELOPMENT



2311/2317 York Road

Timonium, MD 21093

Overview

Strategically positioned along the bustling York Road corridor with an average daily traffic count of 30,220 vehicles, 2311 York Road offers unparalleled visibility in the heart of Timonium's thriving commercial district. Situated directly across from the Maryland State Fairgrounds, this site is surrounded by prominent retail centers, including Timonium Square and Timonium Crossing, which feature Giant Food, Staples, Panera Bread, CAVA, First Watch, Bowlero, Eggspection, Tile Shop, El Gran Pollo and Planet Fitness.

Quick Facts

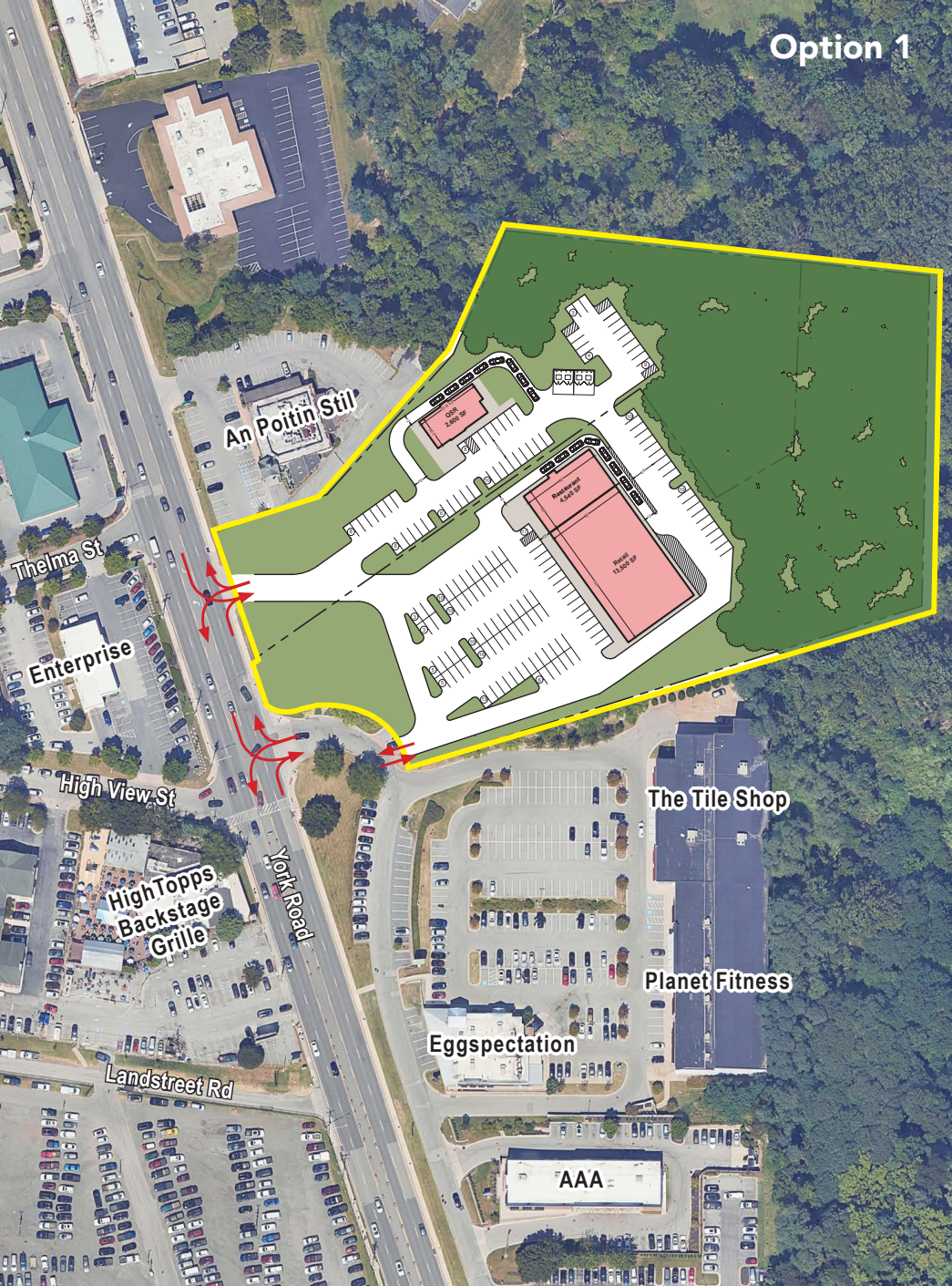
Availability	Late 2028
Size	Ground lease pad site and ±18,000 SF of retail space
Rental Rate	Negotiable
Net Charges	Projected at \$9.00 PSF
Zoning	BR-AS (Business Roadside)



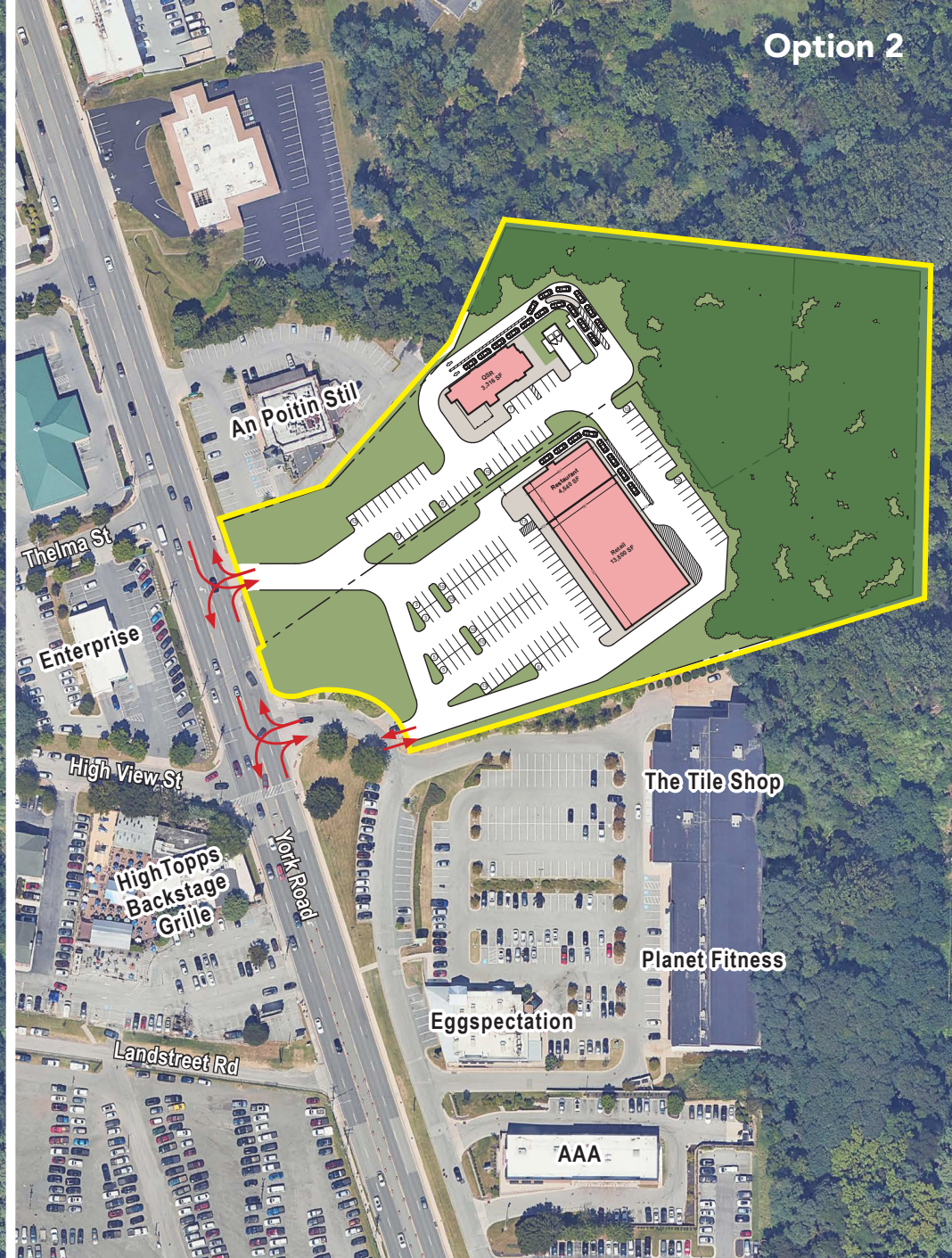
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	9,666	63,182	124,842
HOUSEHOLDS	3,893	25,812	49,218
AVG. HH INCOME	\$135,978	\$154,517	\$165,199
DAYTIME POPULATION	12,301	69,922	216,528
TRAFFIC COUNT	30,220 AADT (York Road)		



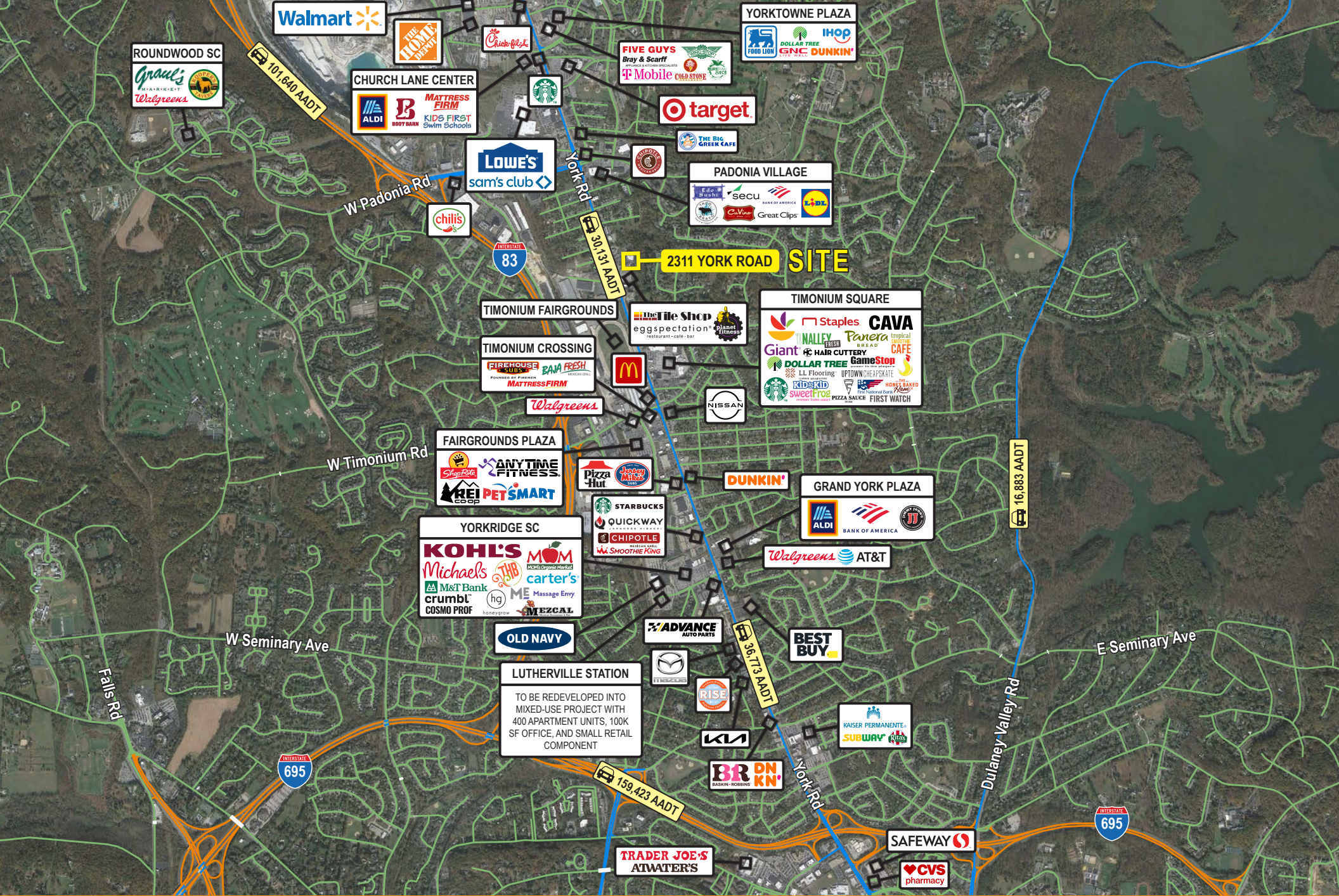
Option 1



Option 2







2311 YORK ROAD SITE

LUTHERVILLE STATION
 TO BE REDEVELOPED INTO MIXED-USE PROJECT WITH 400 APARTMENT UNITS, 100K SF OFFICE, AND SMALL RETAIL COMPONENT

Interested? Contact:

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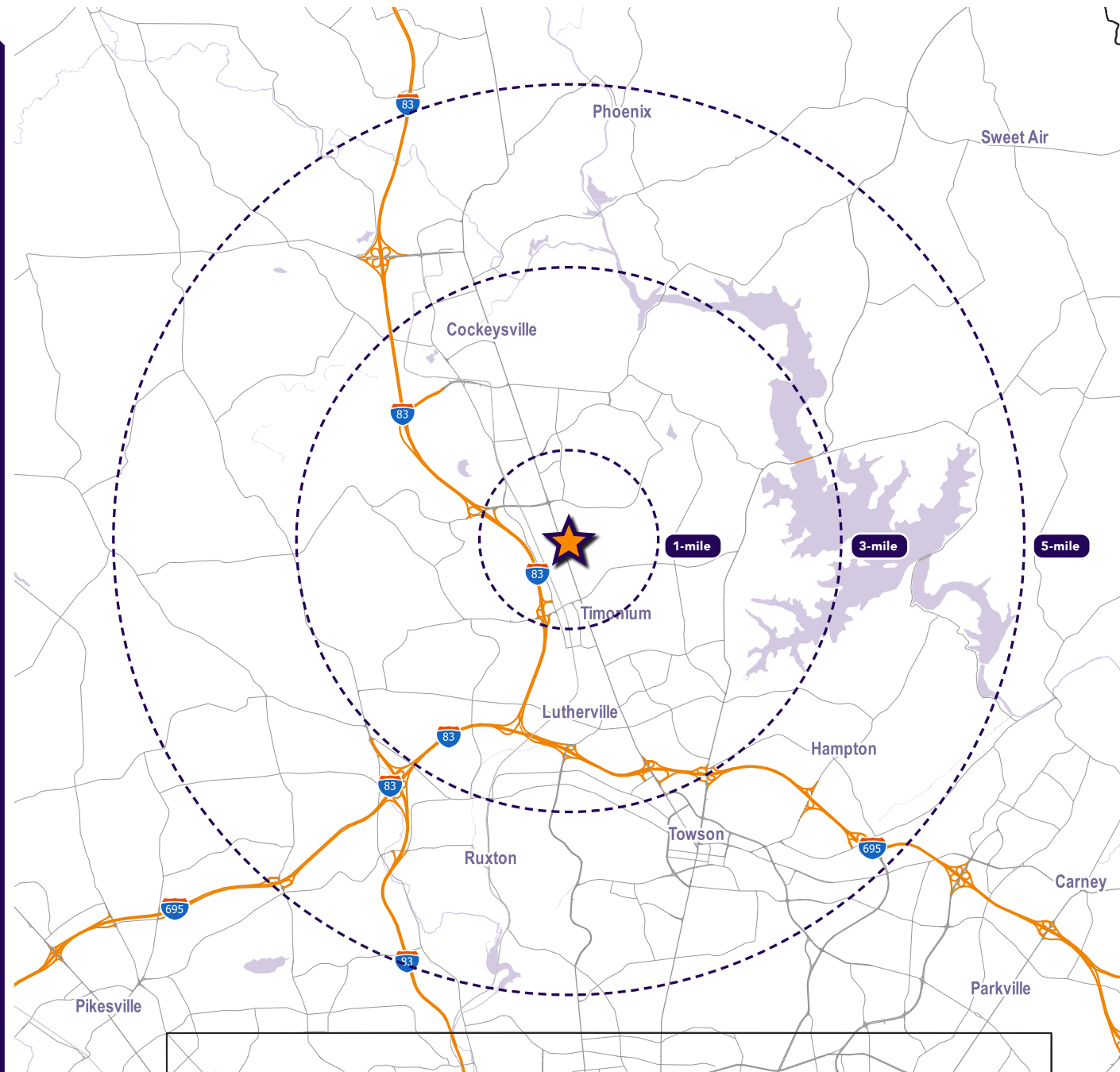
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