



PAD SITE FOR LEASE

400 W. PADONIA ROAD

LUTHERVILLE-TIMONIUM, MD 21093



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410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE



Baltimore County, MD

AVAILABLE

1.48 acres improved by a **6,146 square foot** restaurant building which can be repurposed or scraped and redeveloped

ZONING

ML IM (Manufacturing Light)

YEAR BUILT

1997

TRAFFIC COUNT

42,241 AADT (W. Padonia Road)

REAL ESTATE TAXES

\$22,005.29 (2020-2021)

HIGHLIGHTS

- ▶ Formerly Bob Evans restaurant
- ▶ Located at the signalized intersection of Beaver Dam Road and W. Padonia Road, providing prime visibility
- ▶ Situated immediately off I-83
- ▶ Seconds from heavily populated York Road corridor
- ▶ Surrounding retailers include Sam's Club, Target, Lowe's, Holiday Inn, Chili's and more!



HIGH VISIBILITY CORNER PAD SITE

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SITE PLAN

400 W. PADONIA ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

Dimensions are approximate.

DRAINAGE & UTILITY
EASEMENT

Public
Storage

6,146 SF

ExtraSpace
Storage

BEAVER DAM RD

W PADONIA RD



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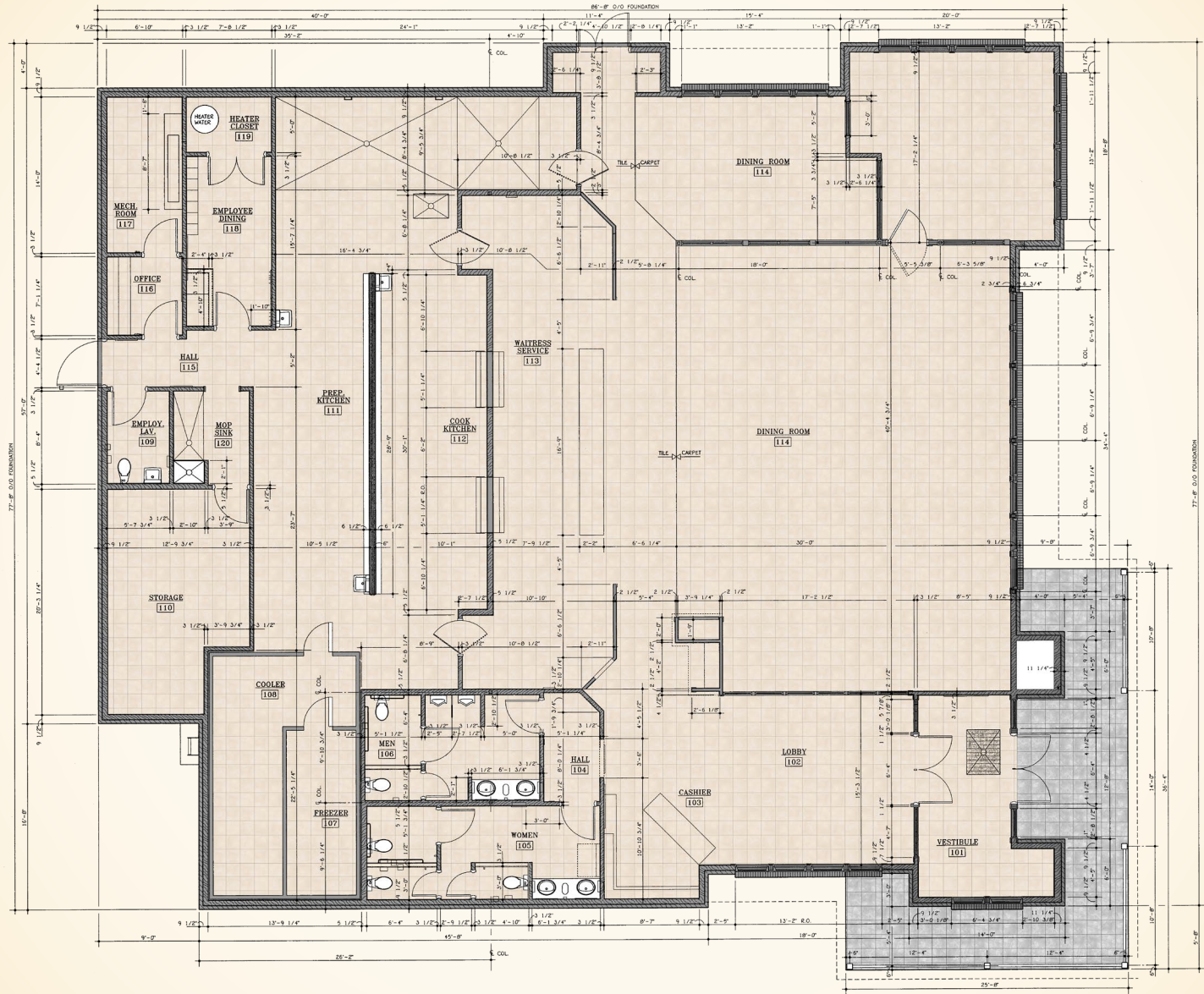
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FLOOR PLAN

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LOCAL AERIAL

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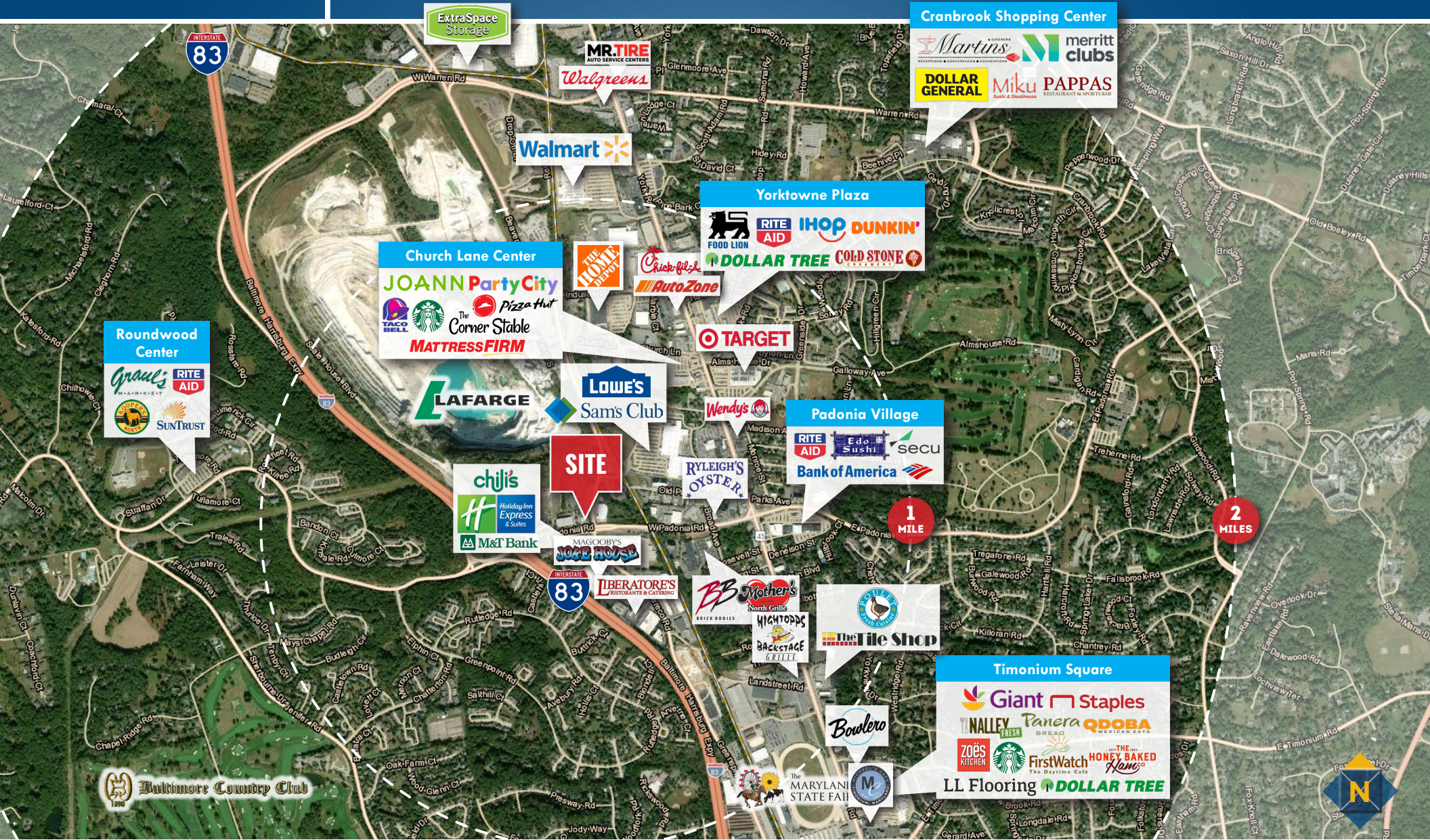
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TRADE AREA

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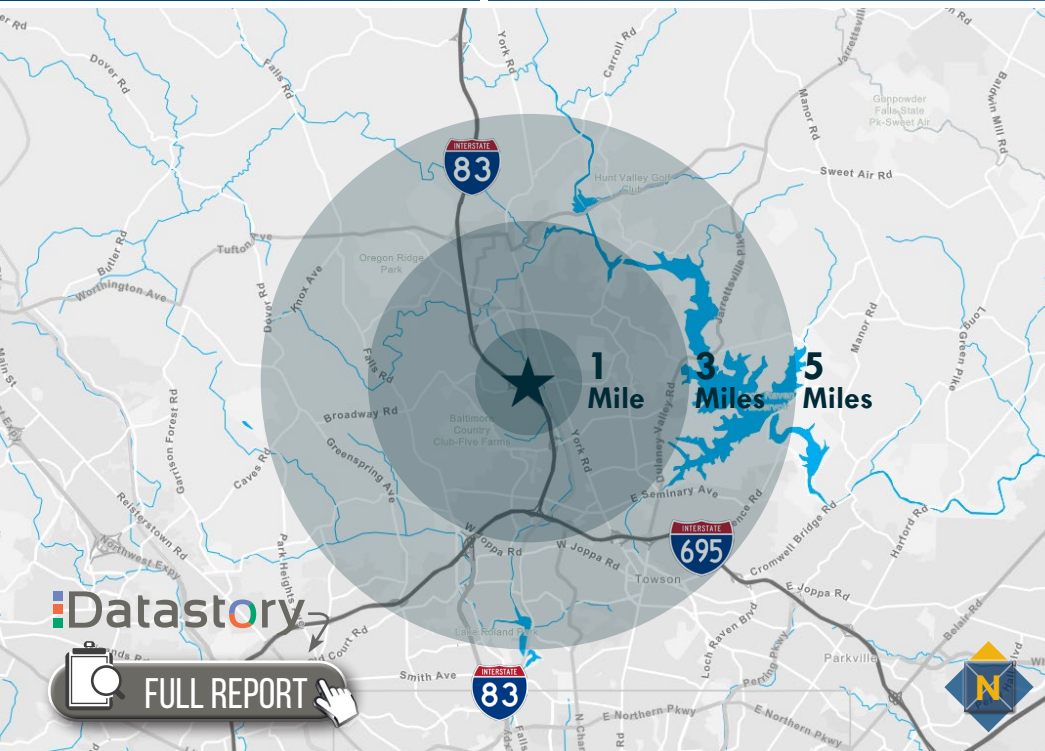
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LOCATION / DEMOGRAPHICS

400 W. PADONIA ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



RESIDENTIAL POPULATION

9,377

1 MILE

56,547

3 MILES

109,572

5 MILES

NUMBER OF HOUSEHOLDS

4,230

1 MILE

24,125

3 MILES

43,646

5 MILES

AVERAGE HH SIZE

2.21

1 MILE

2.31

3 MILES

2.29

5 MILES

MEDIAN AGE

41.4

1 MILE

44.9

3 MILES

42.7

5 MILES

AVERAGE HH INCOME

\$110,231

1 MILE

\$125,247

3 MILES

\$135,429

5 MILES

EDUCATION (COLLEGE+)

77.2%

1 MILE

80.7%

3 MILES

81.8%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.6%

1 MILE

91.0%

3 MILES

90.9%

5 MILES

DAYTIME POPULATION

12,646

1 MILE

70,843

3 MILES

139,405

5 MILES

21%

YOUNG AND RESTLESS

2 MILES

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04

AVERAGE HH SIZE

29.8

MEDIAN AGE

\$40,500

MEDIAN HH INCOME

LEARN MORE

19%

EXURBANITES

2 MILES

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.

2.50

AVERAGE HH SIZE

51.0

MEDIAN AGE

\$103,400

MEDIAN HH INCOME

LEARN MORE

12%

IN STYLE

2 MILES

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.

2.35

AVERAGE HH SIZE

42.0

MEDIAN AGE

\$73,000

MEDIAN HH INCOME

LEARN MORE

10%

SILVER AND GOLD

2 MILES

This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

2.03

AVERAGE HH SIZE

63.2

MEDIAN AGE

\$72,100

MEDIAN HH INCOME

LEARN MORE



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