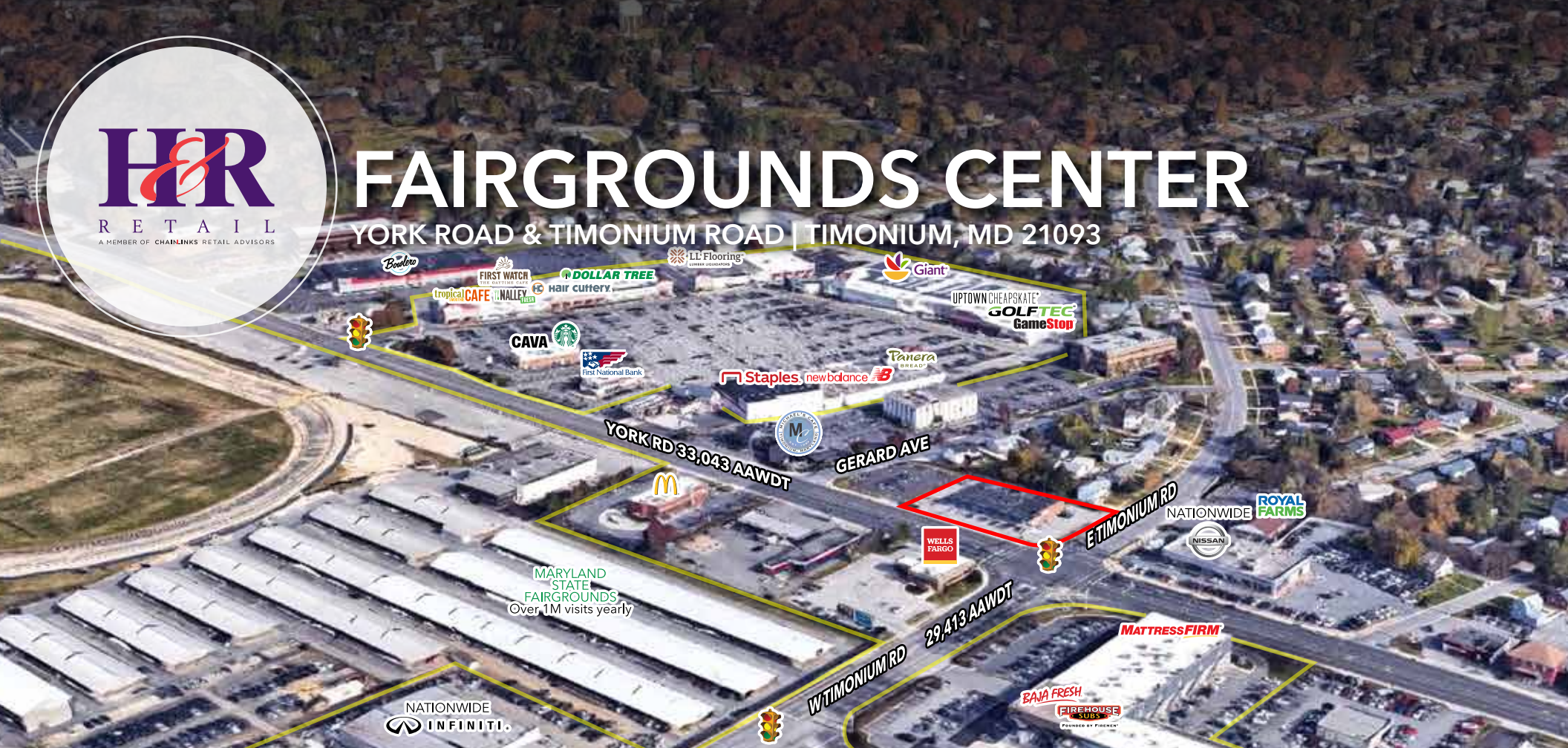




# FAIRGROUNDS CENTER

YORK ROAD & TIMONIUM ROAD | TIMONIUM, MD 21093



## PROPOSED FAÇADE RENOVATION

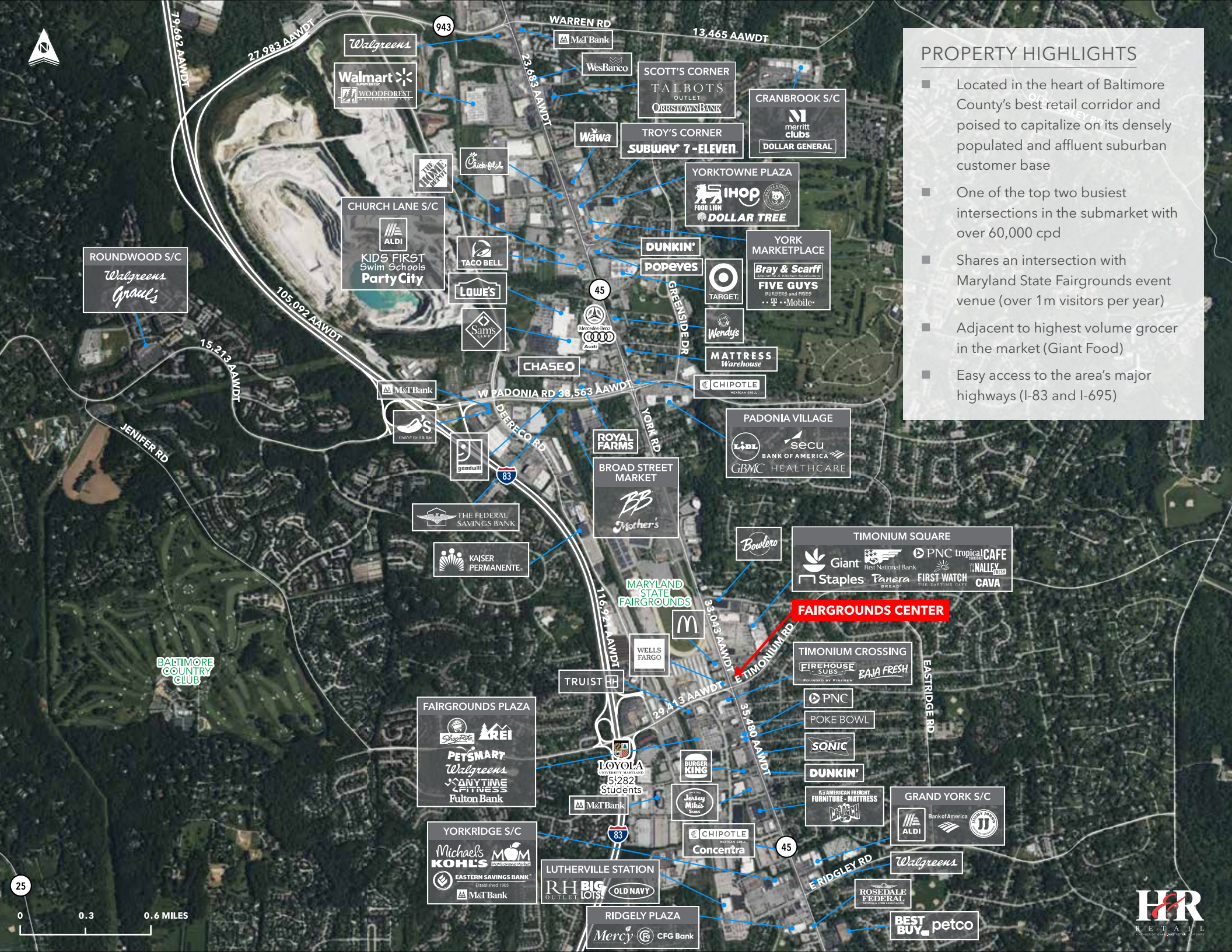


# 1,088 - 5,000 SF SPACES AVAILABLE



### PROPERTY HIGHLIGHTS

- Located in the heart of Baltimore County's best retail corridor and poised to capitalize on its densely populated and affluent suburban customer base
- One of the top two busiest intersections in the submarket with over 60,000 cpd
- Shares an intersection with Maryland State Fairgrounds event venue (over 1m visitors per year)
- Adjacent to highest volume grocer in the market (Giant Food)
- Easy access to the area's major highways (I-83 and I-695)



ROUNDWOOD S/C  
Walgreens  
Crab's

Walgreens  
Walmart  
WOODFOREST

WARREN RD  
M&T Bank

WesBanco

SCOTT'S CORNER  
TALBOTS  
OUTLET  
ORRSTOWN BANK

CRANBROOK S/C  
merritt clubs  
DOLLAR GENERAL

Wawa

TROY'S CORNER  
SUBWAY 7-ELEVEN

YORKTOWNE PLAZA  
IHOP  
FOOD LION  
DOLLAR TREE

CHURCH LANE S/C  
ALDI  
KIDS FIRST  
Swim Schools  
Party City

TACO BELL

LOWE'S

SAM'S CLUB

CHASE

DUNKIN'

POPEYES

TARGET

YORK MARKETPLACE  
Bray & Scarff  
FIVE GUYS  
BURGERS and FRIES  
Mobile

Wendy's

MATTRESS Warehouse

CHIPOTLE

M&T Bank

Char's Grill & Bar

goodwill

W PADONIA RD 38,563 AAWDT

ROYAL FARMS  
BROAD STREET MARKET  
BB  
Mother's

PADONIA VILLAGE  
LIDL  
secu  
BANK OF AMERICA  
GBMC HEALTHCARE

THE FEDERAL SAVINGS BANK

KAISER PERMANENTE

MARYLAND STATE FAIRGROUNDS

McDonald's

Bowlero

TIMONIUM SQUARE  
Giant  
First National Bank  
PNC  
tropical CAFE  
Staples  
Panera  
FIRST WATCH  
THE DAYTIME CAFE  
NALLEY  
CAVA

FAIRGROUNDS CENTER

TRUIST

WELLS FARGO

TIMONIUM CROSSING  
FIREHOUSE  
FOUNDED BY FIREMEN  
BAJA FRESH

FAIRGROUNDS PLAZA  
Spartan  
KREI  
PETS MART  
Walgreens  
ANY TIME FITNESS  
Fulton Bank

29,413 AAWDT

BURGER KING

PNC

POKE BOWL

SONIC

DUNKIN'

AMERICAN FREIGHT FURNITURE - MATTRESS

GRAND YORK S/C  
Bank of America  
ALDI  
JJ

YORKRIDGE S/C  
Michaels  
KOHLS  
EASTERN SAVINGS BANK  
Established 1905  
M&T Bank

LUTHERVILLE STATION  
RH  
BIG  
OUTLET LOTS  
OLD NAVY

CHIPOTLE  
Concentra

Jersey Mike's Subs

WALGREENS

ROSEDALE FEDERAL

RIDGELY PLAZA  
Mercy  
CFG Bank

BEST BUY  
petco







GERARD AVENUE

YORK ROAD 33,043 AAWDT

AVAILABLE  
1,400 SF

Barber Shop

Athens Cleaners

AVAILABLE  
1,088 SF

Le's Nails

Lykos Pharmacy

PYLON

E TIMONIUM ROAD

HAMMEN AVENUE

W TIMONIUM ROAD 29,413 AAWDT

WELLS FARGO

ROYAL FARMS



TIMONIUM CROSSING



0 50 FEET



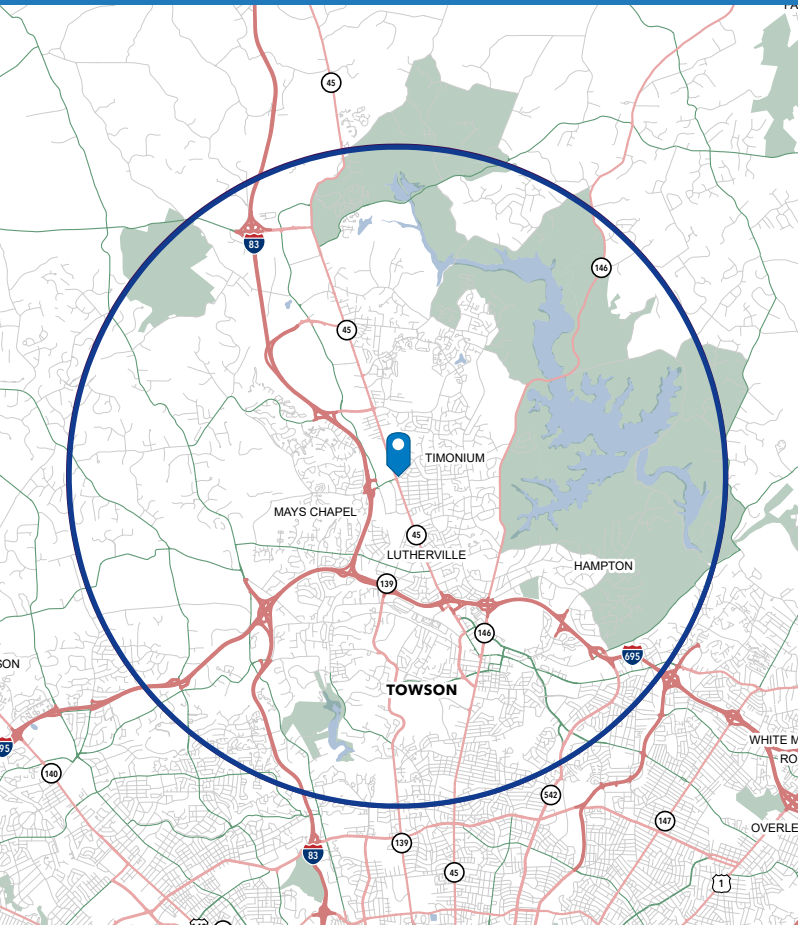




## TIMONIUM, MD

### DEMOGRAPHIC PROFILE (2023)

Fairgrounds Center  
5 mile ring



#### KEY FACTS

149,715	41.4	59,394
Population	Median Age	Households

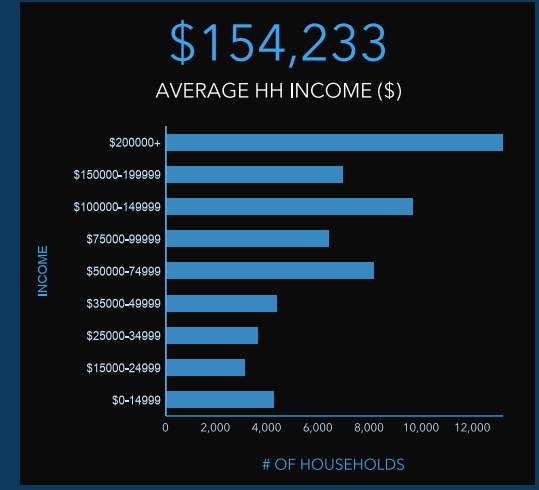
#### EDUCATION

12%	34%	32%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

#### INCOME

	\$100,151
	Median Household Income

	\$61,380
	Per Capita Income



#### BUSINESS

9,393	190,605	480
Total Businesses	Daytime Population	Food Srv & Drinking Places

#### TAPESTRY SEGMENTS

**1E Exurbanites**  
7,214 (12.1%) of households

Ten years later, Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.

**1A Top Tier**  
6,548 (11.0%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

**2D Enterprising Professionals**  
5,038 (8.5%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Median household income one and a half times that of the US.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



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