



# YORK AT TERRACE DALE

7801 YORK ROAD | TOWSON, MARYLAND 21204

FOR  
LEASE

**BROKER**

**BONUS\* \$1/SF**

*\* For any new lease signed by  
8/31/2026*



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Direct suite entry and individual HVAC control
- Built out medical office suites
- On public transportation line
- Operable windows
- Plentiful free surface parking
- Locally owned and managed by the MacKenzie Companies
- In suite restrooms

### STORIES:

SUITE 124: 1,539 SF  
SUITE 224: 1,238 SF  
SUITE 240: 2,088 SF  
SUITE 345: 1,788 SF  
SUITE 350: 1,488 SF  
SUITE 345 & 350:  
COMBINE TO 3,276 SF

### PARKING:

4:1,000 SF

### TERM:

5-10 YEARS

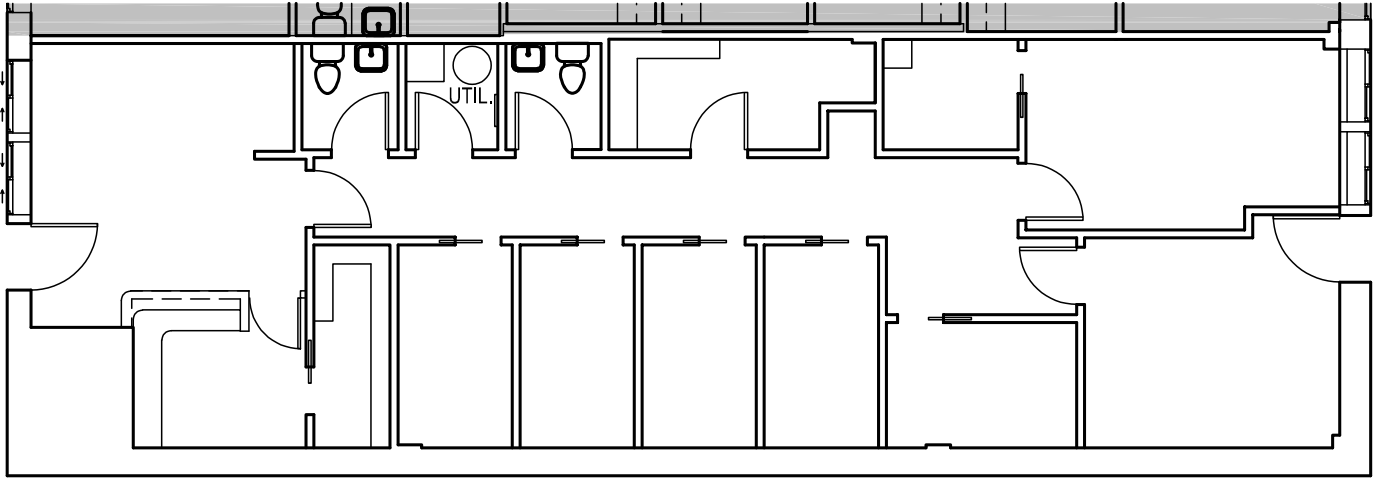
### RENTAL RATE:

1ST FLOOR: \$24.50/SF, MG  
2ND & 3RD FLOORS:  
\$22.50/SF, MG



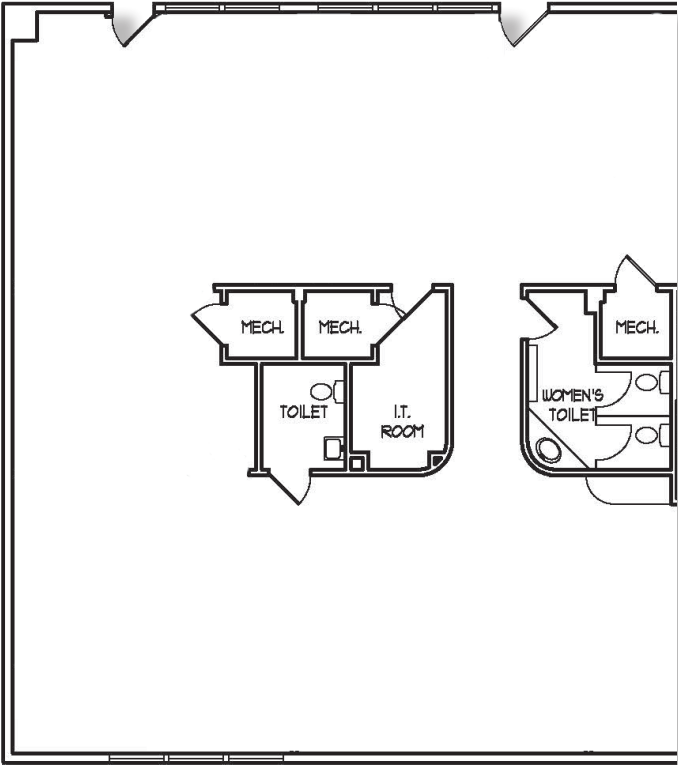
# FLOOR PLAN

SUITE 124: 1,539 SF



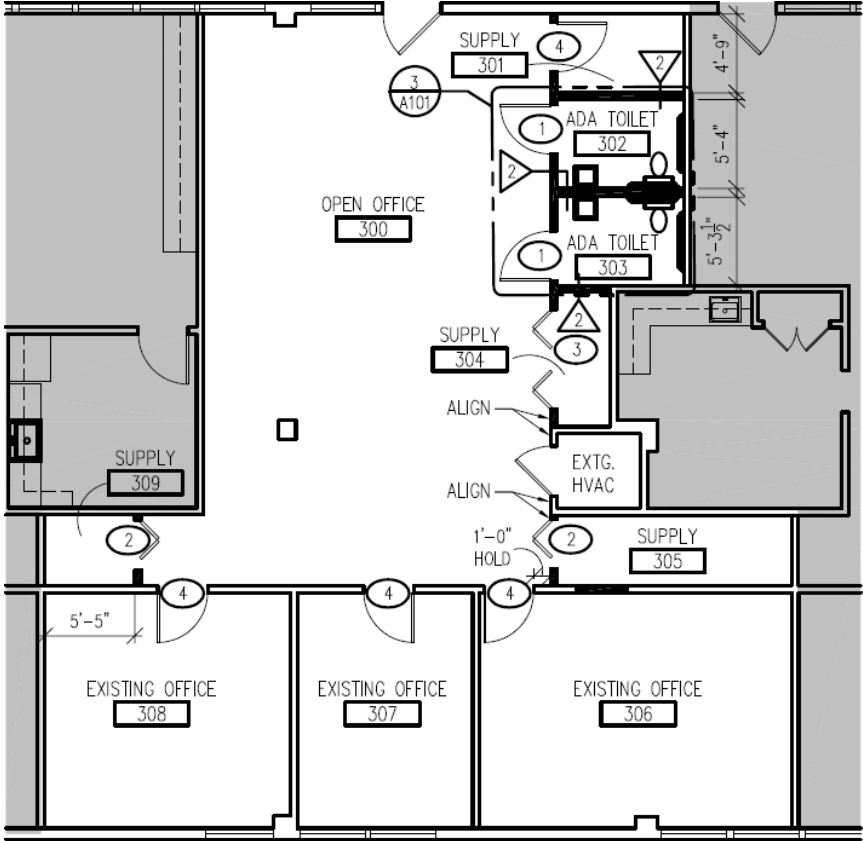
# FLOOR PLAN

SUITE 240: 2,088 SF



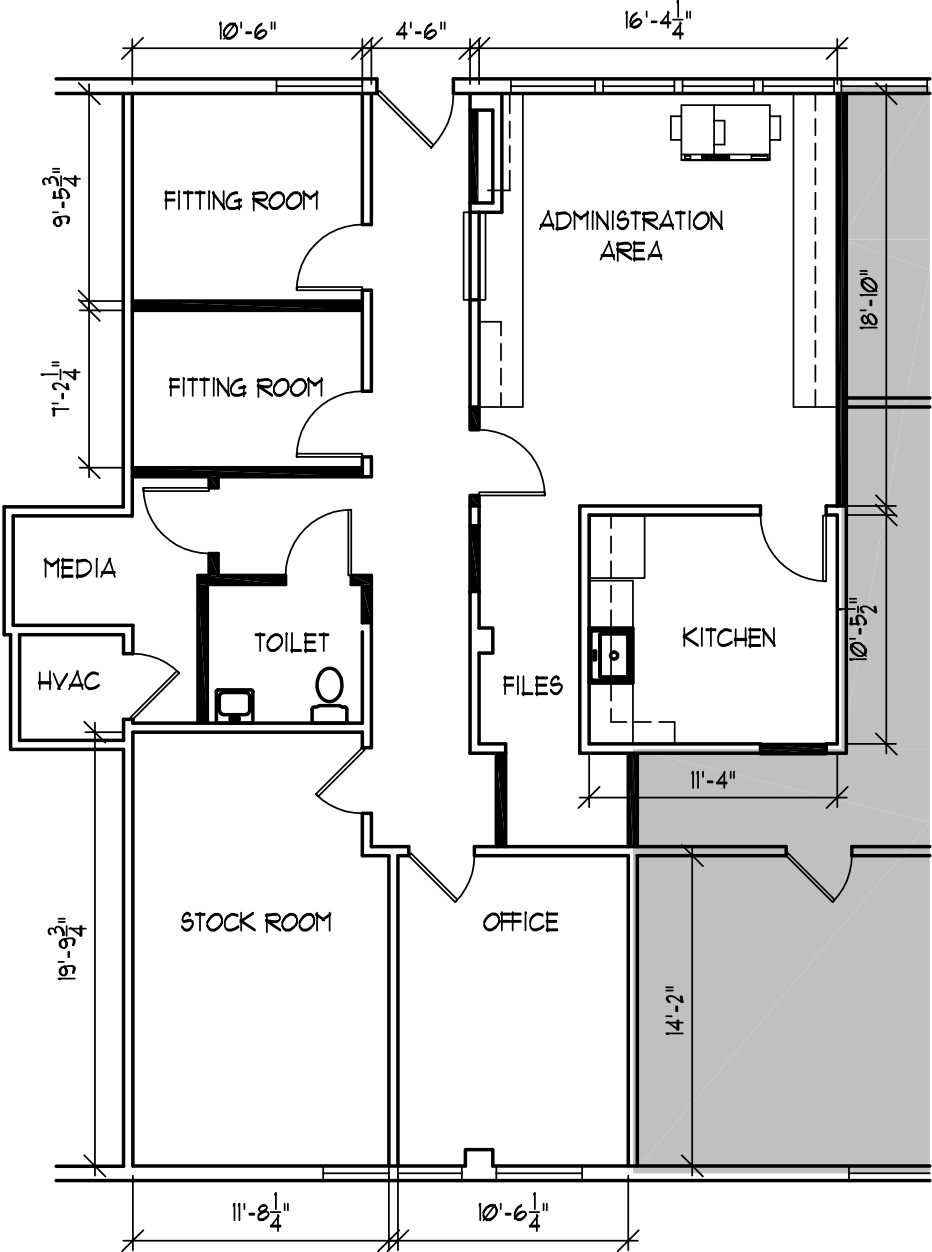
# FLOOR PLAN

SUITE 345: 1,788 SF



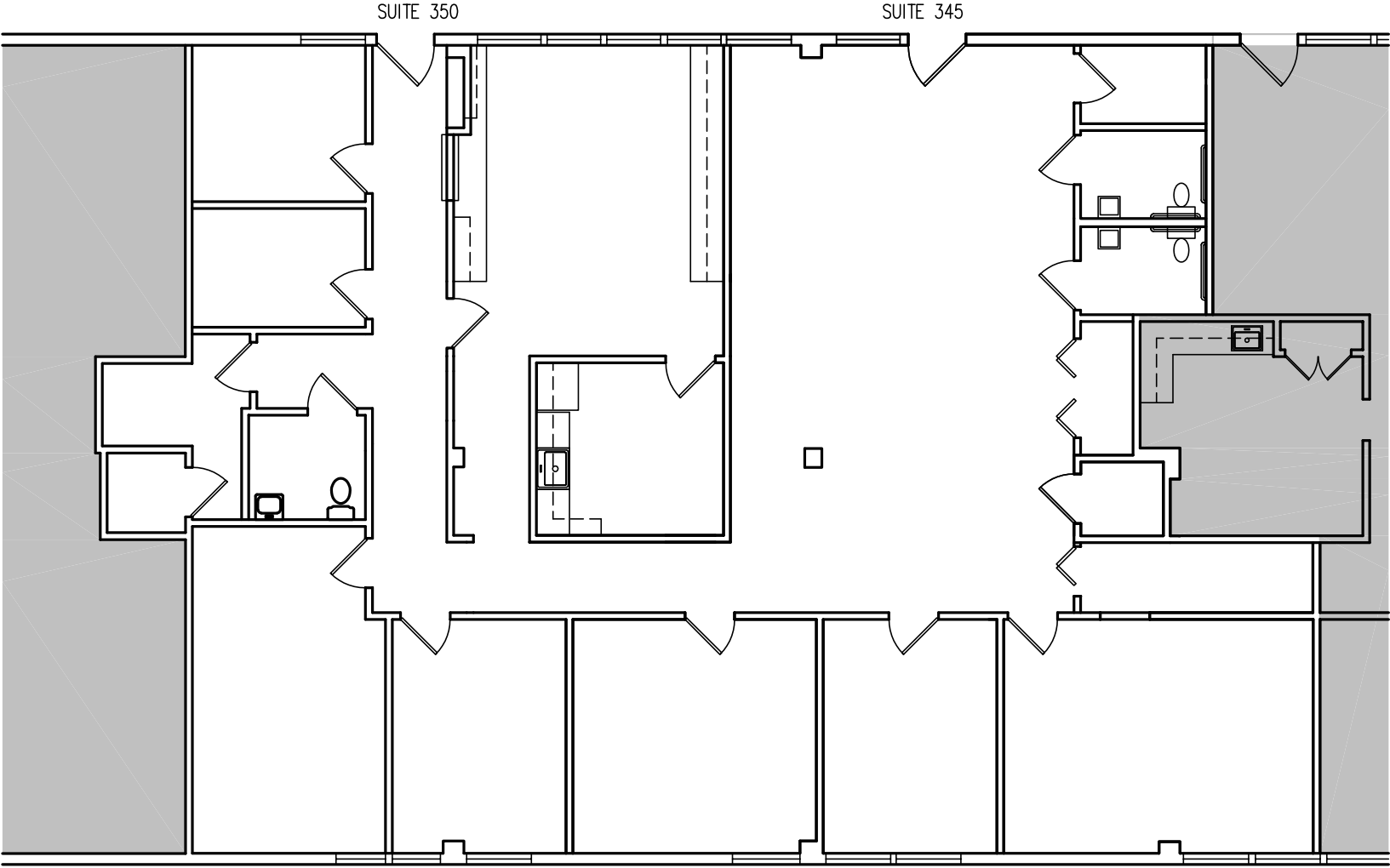
# FLOOR PLAN

SUITE 350: 1,488 SF



# FLOOR PLAN

SUITE 345 & 350: COMBINE TO 3,276 SF



# LOCAL BIRDSEYE



UPTOWN TOWSON

TOWSON UNIVERSITY

45

AIGBURTH RD

SITE

YORK RD 35,330 AADT

CROSS CAMPUS DR



# PROPERTY PHOTOS



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



22,671

137,366

360,404

## DAYTIME POPULATION



39,774

143,647

348,173

## AVERAGE HOUSEHOLD INCOME



\$143,483

\$126,032

\$118,062

## NUMBER OF HOUSEHOLDS



7,156

55,072

146,528

## MEDIAN AGE

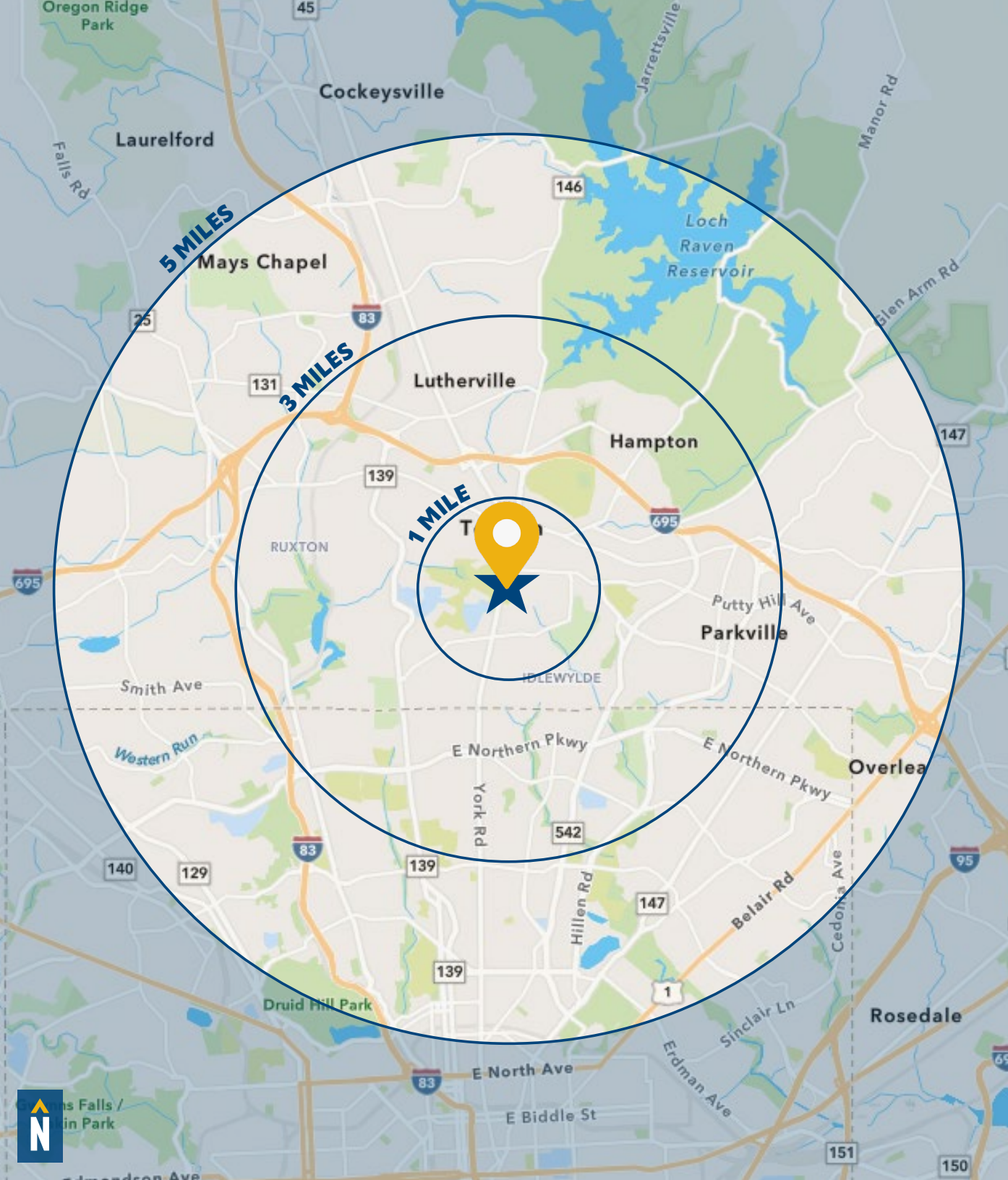


26.3

37.8

39.2

[FULL DEMOS REPORT](#)



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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