

SALE/LEASE

Baltimore County, MD

FREESTANDING RETAIL BUILDING

9 CRANBROOK ROAD | COCKEYSVILLE, MARYLAND, 21030

AVAILABLE

2,900 sf

PARKING

40+ spaces

ZONING

BL CCC (Business Local)

TRAFFIC COUNT

13,241 AADT (Cranbrook Rd)

25,330 AADT (York Rd)

CURRENT RENTAL RATE

\$130,000/yr., NNN

LEASE TERM

Through April 2020

HIGHLIGHTS

- ▶ Existing freestanding bank branch with vault
- ▶ 2 drive-thru windows & an ATM
- ▶ Pylon signage on Cranbrook Rd (visible from York Road)
- ▶ Building signage on two sides
- ▶ Close proximity to many amenities, including Target, Rite Aid, Lowe's & Sam's Club



NEARBY RETAILERS:



John Harrington | Senior Vice President & Principal

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Karen Deeley | Senior Vice President

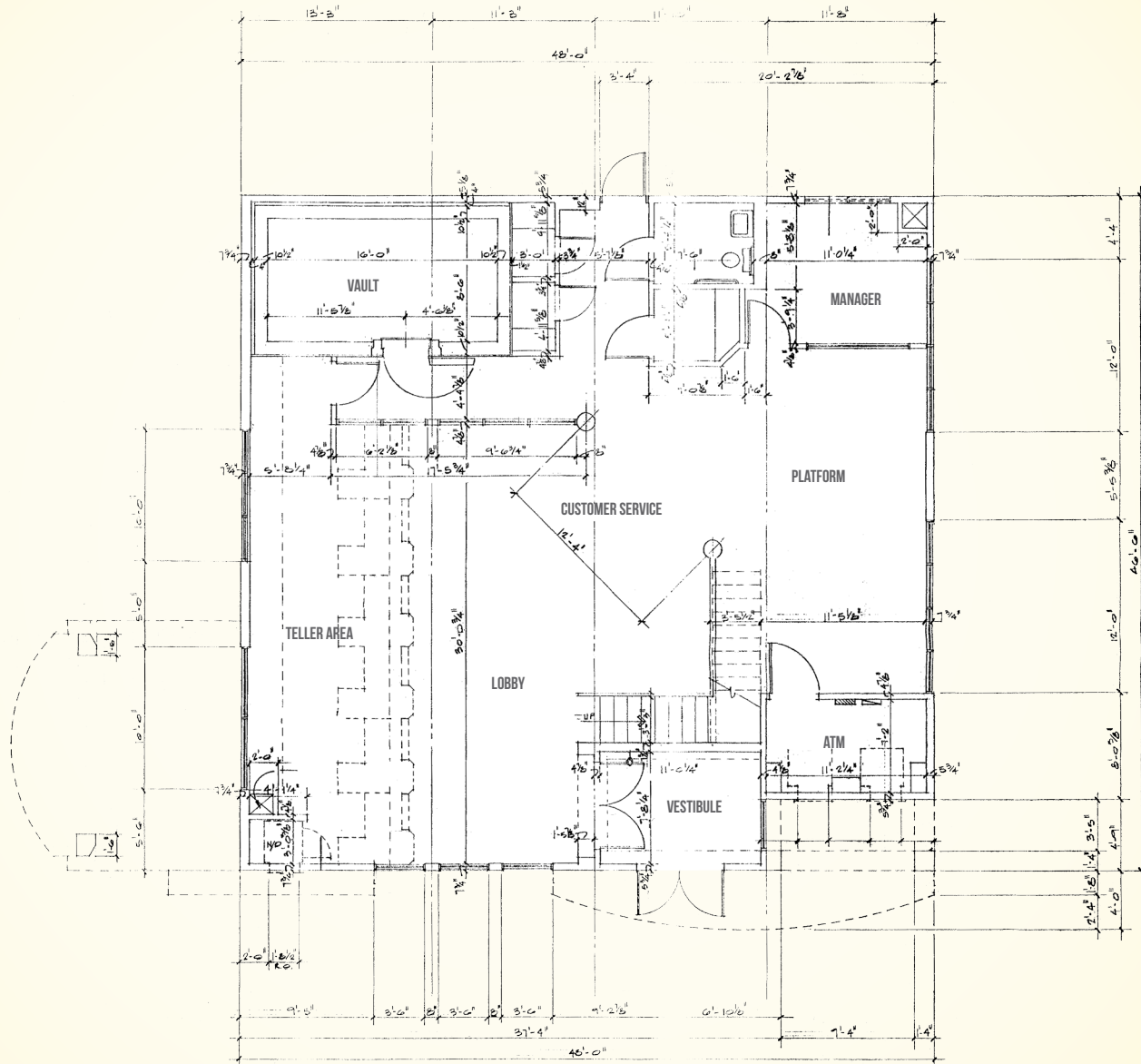
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1ST FLOOR PLAN

9 CRANBROOK ROAD | COCKEYSVILLE, MARYLAND, 21030

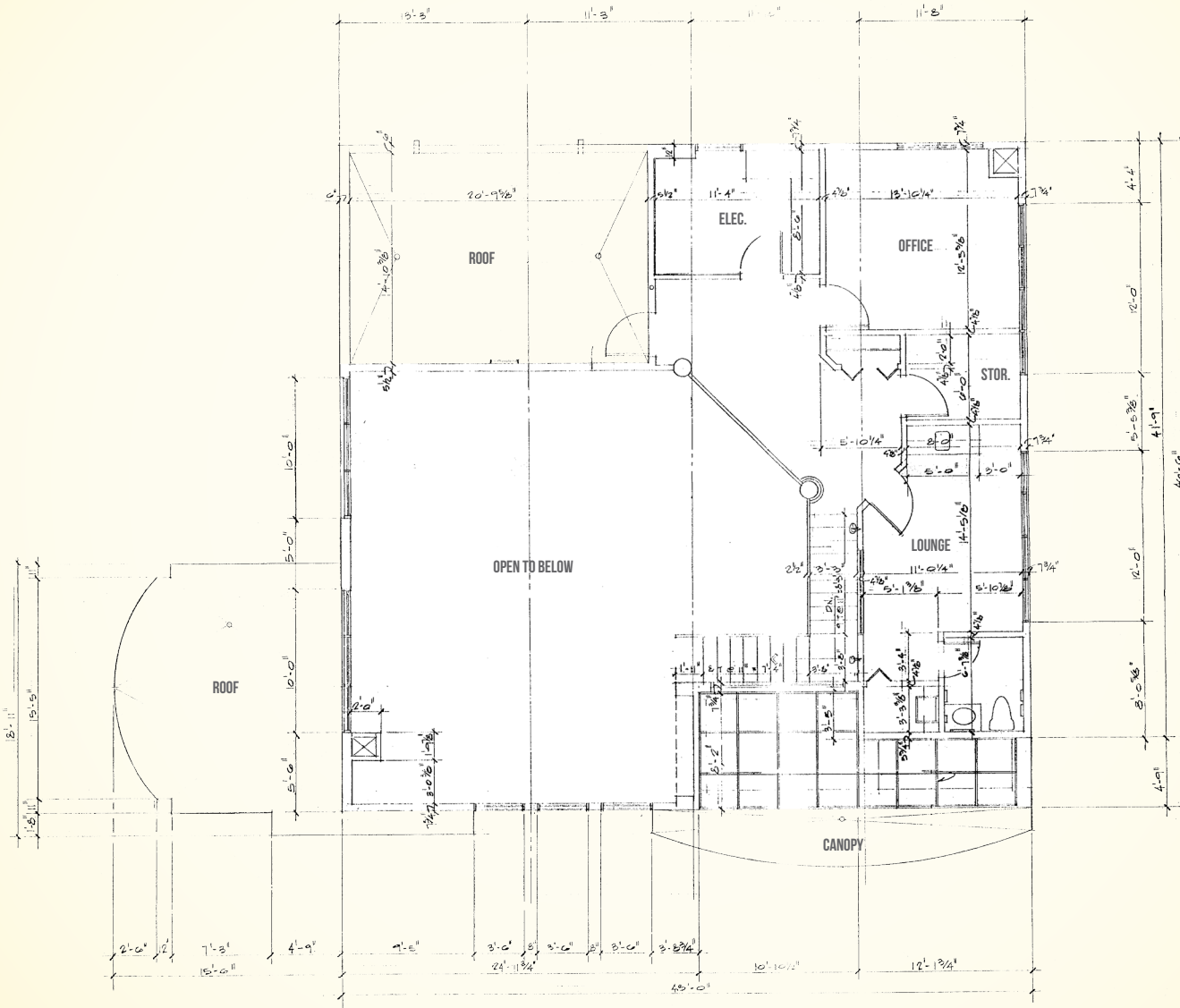


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2ND FLOOR PLAN

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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



40% Young and Restless



LEARN MORE

esri.com/tapestry

Average HH Size: 2.00
Median Age: 33.0
Median HH Income: \$50,000

15% Exurbanites



LEARN MORE

esri.com/tapestry

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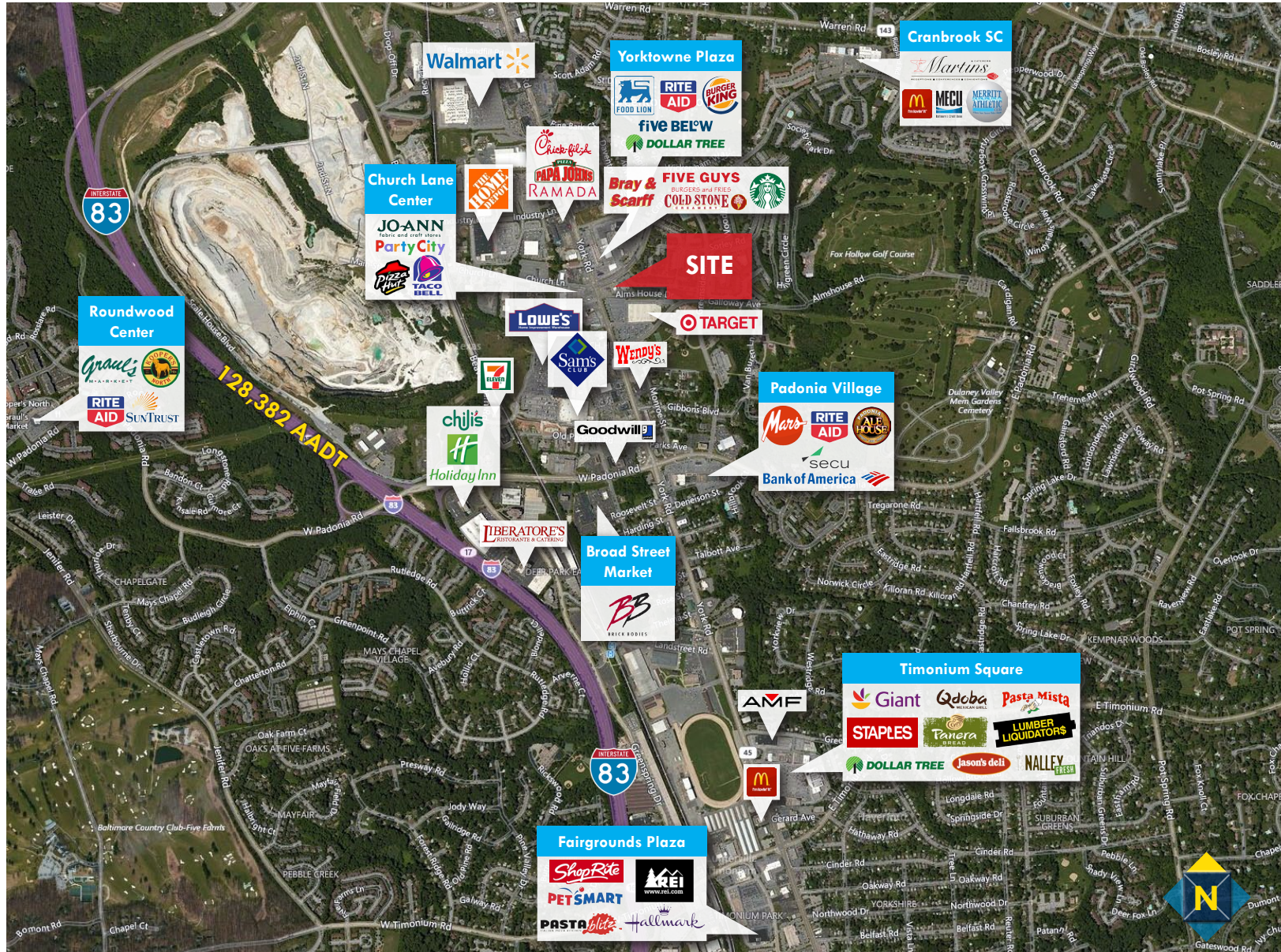
8% In Style



LEARN MORE

esri.com/tapestry

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LOCATION / DEMOGRAPHICS

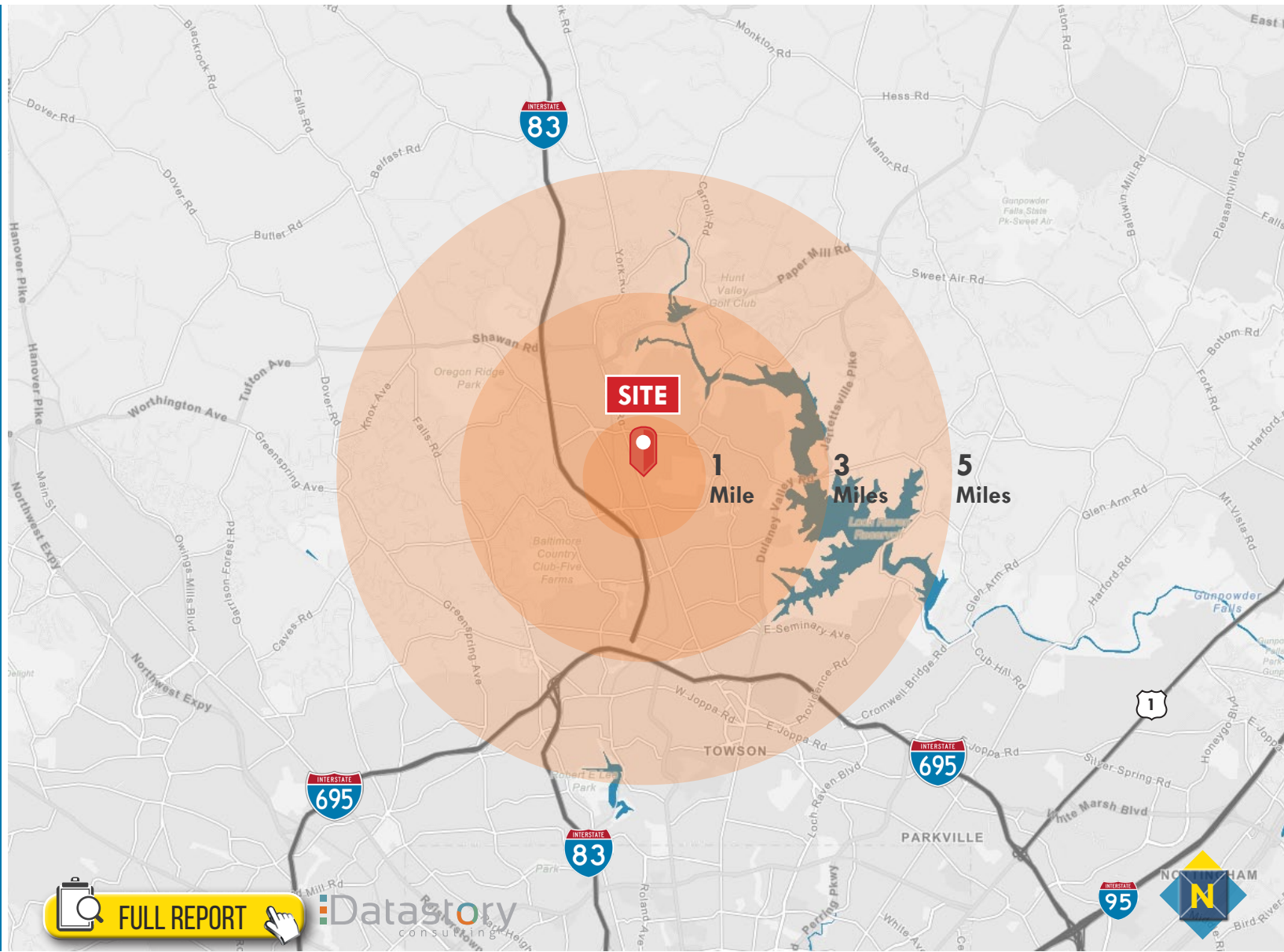
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,558	53,251	99,326
Number of Households	3,807	22,723	39,979
Average Household Income	\$73,798	\$111,392	\$121,249
Daytime Employees	14,791	60,423	113,233

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$4.1M	\$36.6	\$69.8M
Entertainment & Recreation	\$12.1M	\$111.0M	\$212.9M
Fashion & Clothing	\$9.3M	\$78.5M	\$149.4M
Food & Drink	\$13.0M	\$111.3M	\$211.8M



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