

FOR SALE

Baltimore County, MD

BROOKVALE ESTATE

14943-14945 YORK ROAD | SPARKS GLENCOE, MARYLAND 21152

BUILDING SIZE

9,000 sf ±

SITE SIZE

14.13 Acres

ZONING

BL CR (Business Local)

TRAFFIC COUNT

23,600 AADT (York Rd / Rt. 45)

SALE PRICE

\$1,300,000

HIGHLIGHTS

- ▶ 5 well-maintained buildings
- ▶ Great visibility with opportunity for signage on York Road
- ▶ High traffic count on York Rd
- ▶ Easy/convenient access to I-83
- ▶ New roof and electric throughout the building
- ▶ Ample parking suitable for a wide variety of businesses
- ▶ Historic conservation property



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TRADE AREA

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DOMINANT LIFESTYLES

3 mile radius



28% In Style



Average HH Size: 2.33
Median Age: 41.1
Median HH Income: \$66,000

25% Top Tler

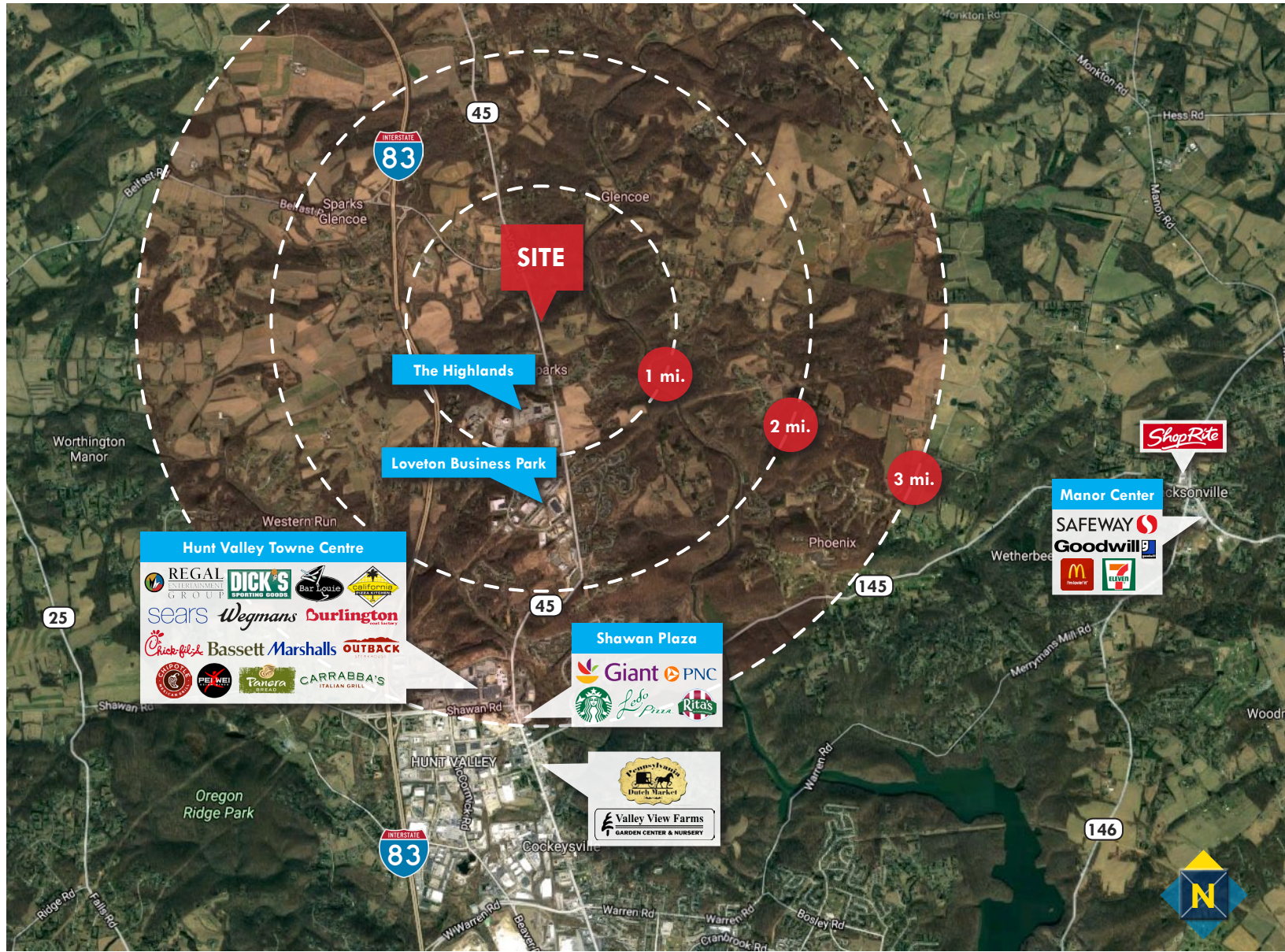


Average HH Size: 2.82
Median Age: 46.2
Median HH Income: \$157,000

21% Professional Pride



Average HH Size: 3.11
Median Age: 40.5
Median HH Income: \$127,000



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LOCATION / DEMOGRAPHICS

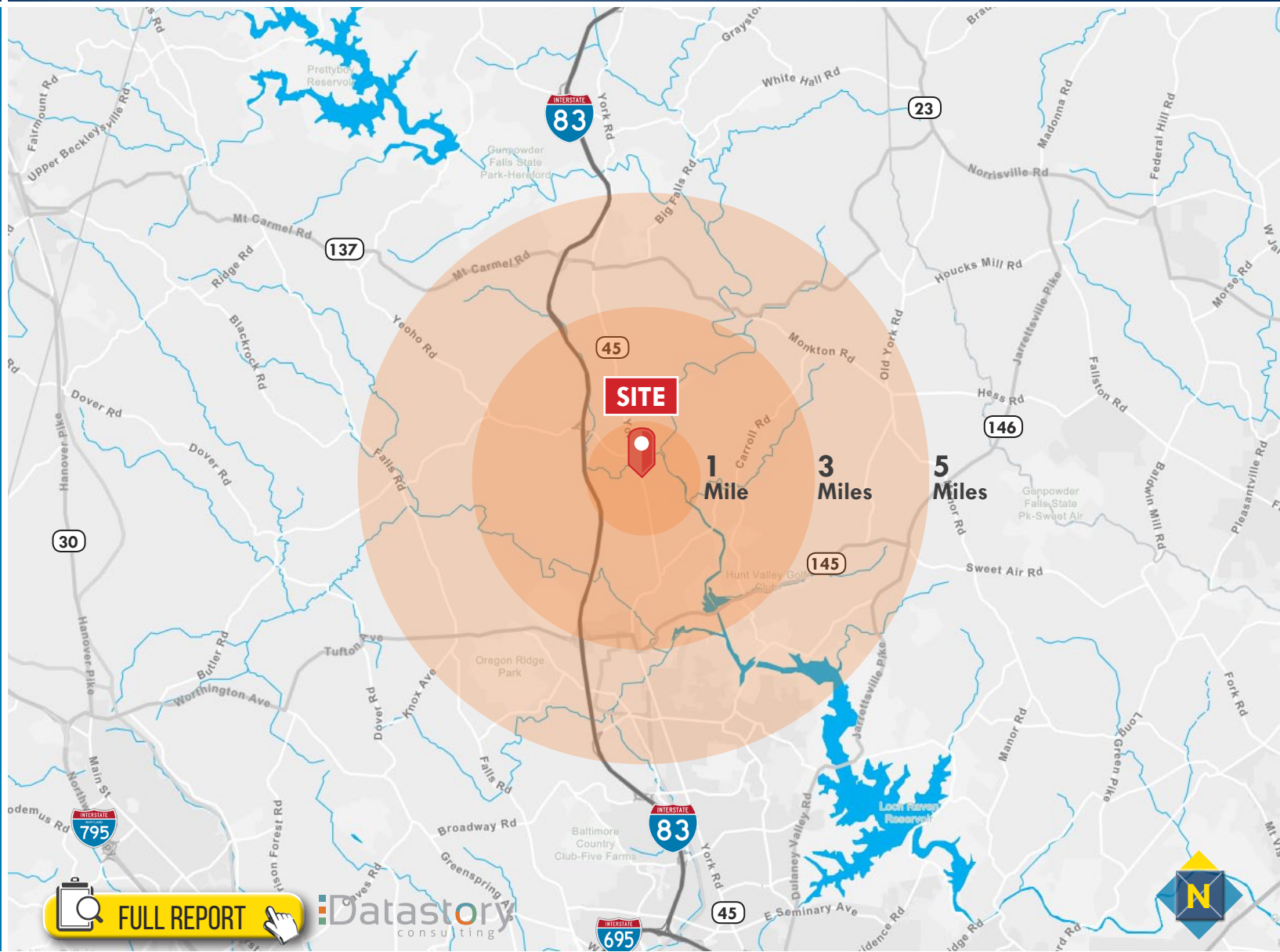
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	552	10,205	32,236
Number of Households	164	3,930	12,606
Average Household Income	\$188,264	\$148,412	\$130,923
Daytime Population	692	20,175	56,012

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	\$0.5M	\$45.1M	\$24.9M
Entertainment & Recreation	\$1.1M	\$22.0M	\$62.4M
Fashion & Clothing	\$0.8M	\$15.2M	\$44.1M
Food & Drink	\$1.2M	\$22.8M	\$67.3M



FULL REPORT

Datastory consulting

