

# FOR LEASE

Baltimore County, MD

## SPARKS VILLAGE

10 FILA WAY | SPARKS GLENCOE, MARYLAND, 21152



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## AVAILABLE

100% leased

## ZONING

ML (Manufacturing Light)

## TRAFFIC COUNT

22,710 AADT (York Rd/Rt. 45)

## HIGHLIGHTS

- ▶ Located at the signalized intersection of York Road and Sparks Valley Road
- ▶ Less than 2 miles from I-83
- ▶ Over 500,000 sf of total office space planned for Sparks Corporate Center
- ▶ 73 luxury townhomes currently under construction adjacent to the center ("Hunt Valley Overlook" by Ryland Homes)
- ▶ 1 mile from Hunt Valley Towne Centre, including Wegmans, Sears, Burlington Coat Factory, Regal Cinemas, Marshalls, Bassett Home Furnishings, Dick's Sporting Goods, LOFT, and many other shopping and dining destinations



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# BIRDSEYE

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## DOMINANT LIFESTYLES

2 mile radius



35% In Style



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

25% Professional Pride



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

19% Exurbanites



Average HH Size: 2.48  
Median Age: 49.6  
Median HH Income: \$98,000



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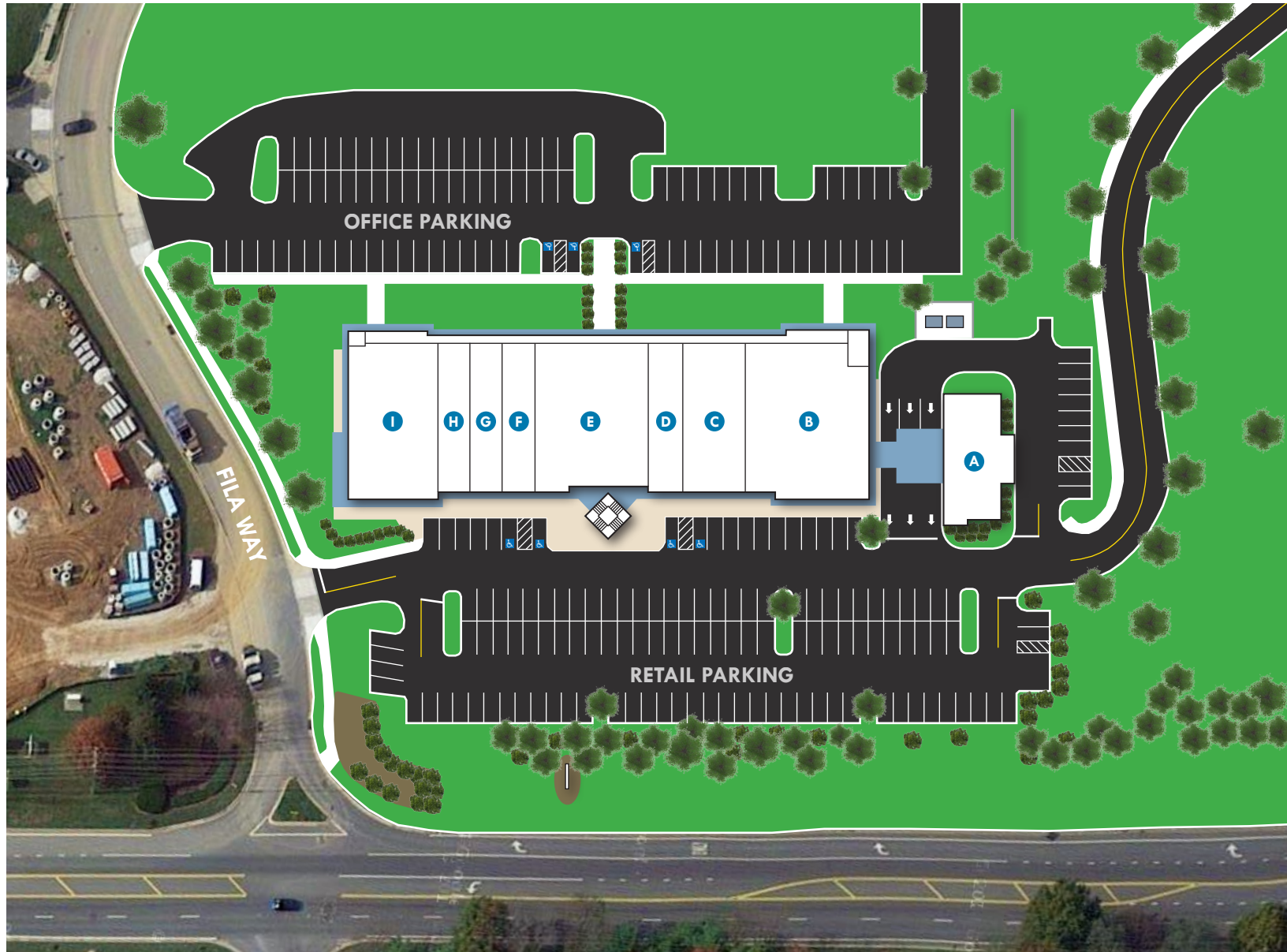
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# SITE PLAN

SPARKS VILLAGE | 10 FILA WAY | SPARKS GLENCOE, MARYLAND, 21152

- A First National Bank
- B Dover Saddlery
- C Studio 360
- D M&J Deli
- E Ojas Wellness Center
- F Verizon Wireless
- G Dunkin' Donuts
- H Cleaners
- I Serpico Pizza & Pasta



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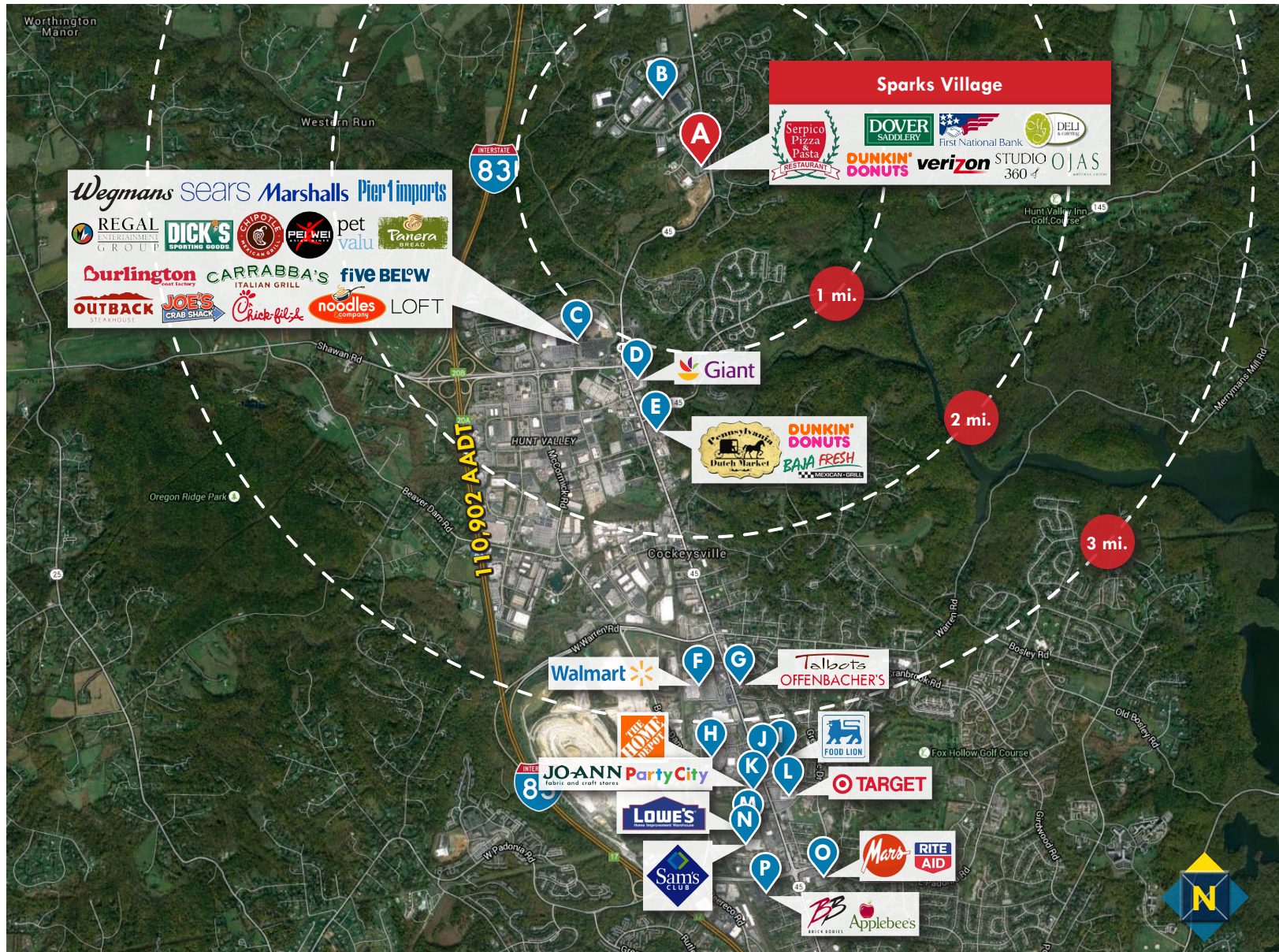
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# TRADE AREA

SPARKS VILLAGE | 10 FILA WAY | SPARKS GLENCOE, MARYLAND, 21152

- A** Sparks Village
- B** Loveton Business Park
- C** Hunt Valley Towne Centre
- D** Shawan Plaza
- E** Ashland Marketplace
- F** Walmart Supercenter
- G** Scott's Corner
- H** The Home Depot
- I** Yorktowne Plaza
- J** York Marketplace
- K** Church Lane Center
- L** Target
- M** Lowe's Home Improvement
- N** Sam's Club
- O** Padonia Village
- P** Broad Street Market



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# LOCATION / DEMOGRAPHICS

SPARKS VILLAGE | 10 FILA WAY | SPARKS GLENCOE, MARYLAND, 21152

## DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

4,923 15,641 56,297



Number of Households

1,950 6,259 23,441



Average Household Income

\$114,017 \$125,454 \$115,374



Daytime Employees

5,891 38,071 58,676

## RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$3.2M \$11.0M \$38.4M



Entertainment & Recreation

\$8.3M \$29.0M \$100.5M



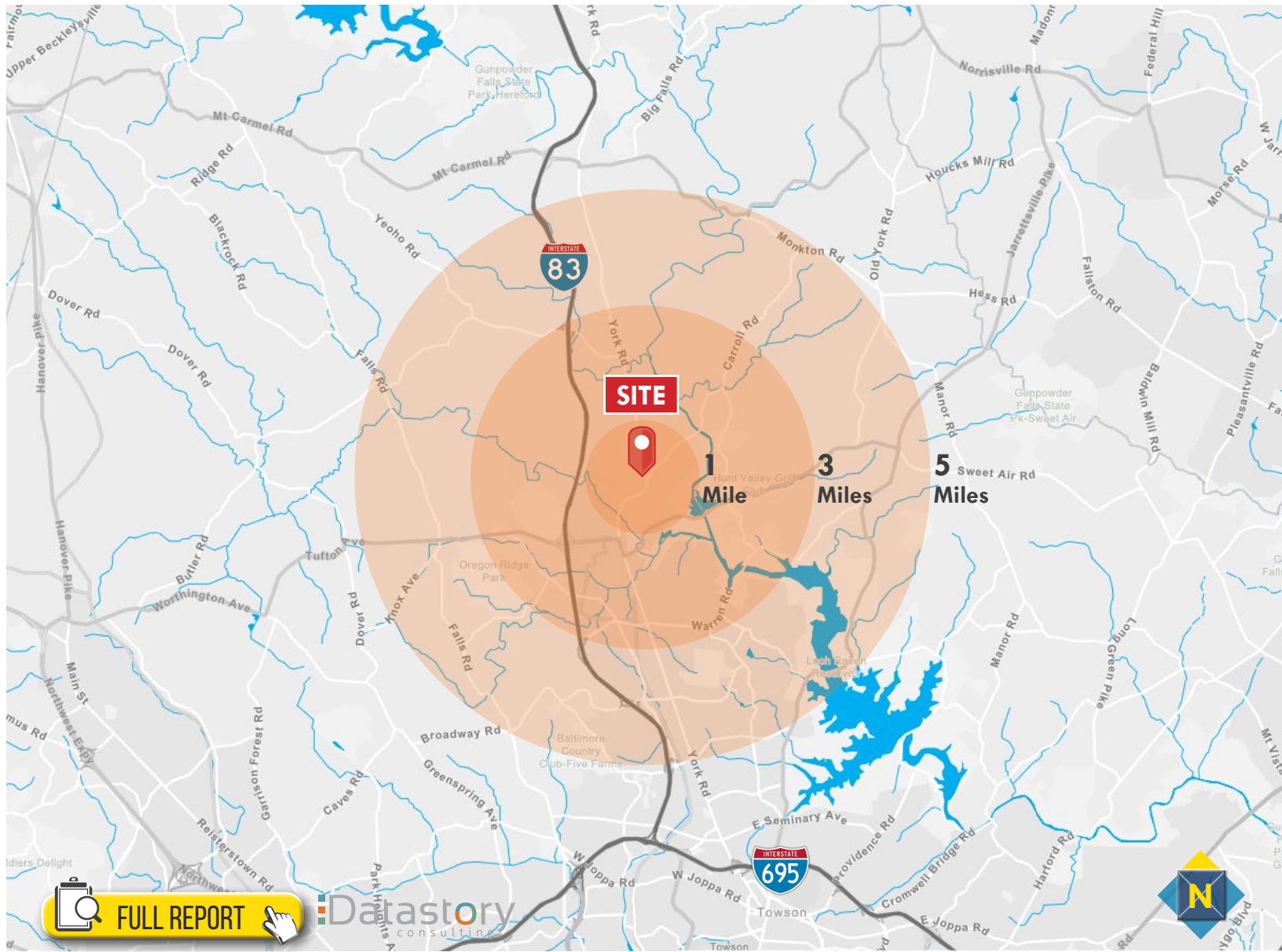
Fashion & Clothing

\$5.6M \$20.1M \$70.4M



Food & Drink

\$8.6M \$30.6M \$107.5M



FULL REPORT

Datastory consulting



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