

SUBLEASE

Baltimore County, MD

FORMER BANK BRANCH

10620 YORK ROAD
COCKEYSVILLE, MD 21030



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

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SUBLEASE

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FORMER BANK BRANCH w/ DRIVE-THRU

10620 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

BUILDING SIZE

3,000 sf ± (plus finished lower level training room and storage)

ZONING

BL (Business Local)

TRAFFIC COUNT

32,613 AADT (York Rd/Rt. 45)

CAM / TAXES

\$7,248/yr. / \$11,244/yr.

AVAILABILITY

Immediate (Term runs to 2026)

HIGHLIGHTS

- ▶ Former bank branch with 2-lane drive-thru
- ▶ Prime conversion opportunity
- ▶ Tremendous York Rd exposure with easy ingress/egress
- ▶ Ample, unrestricted and free parking
- ▶ Exclusive LED pylon sign on York Road



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AERIAL

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SUBLEASE

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BIRDSEYE

10620 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



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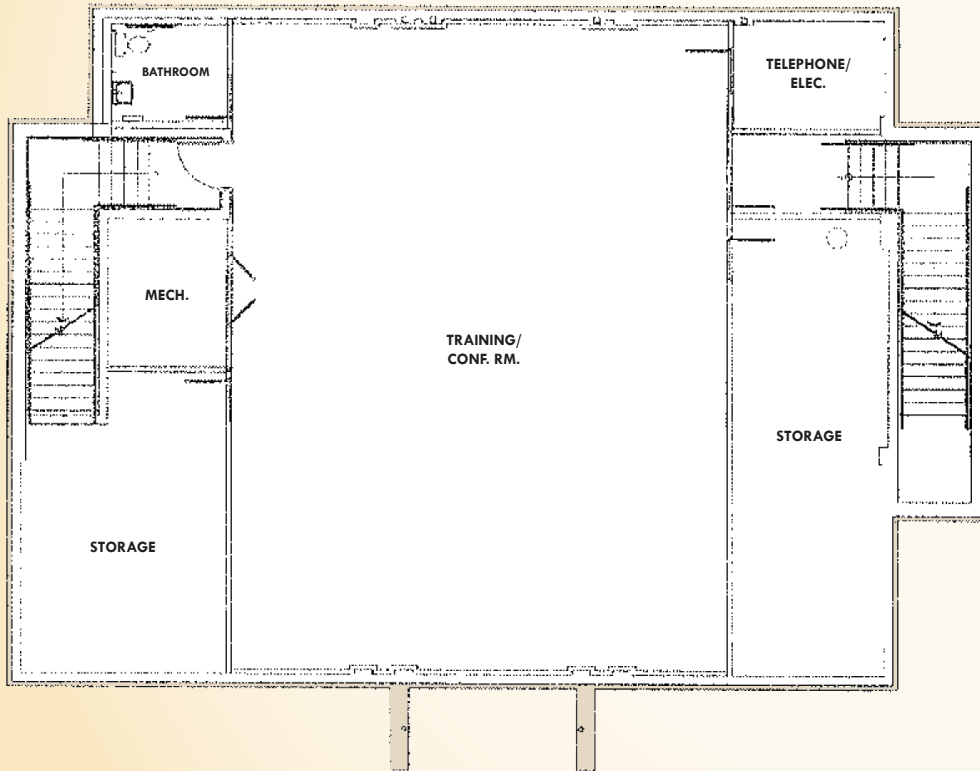
SUBLEASE

Baltimore County, MD

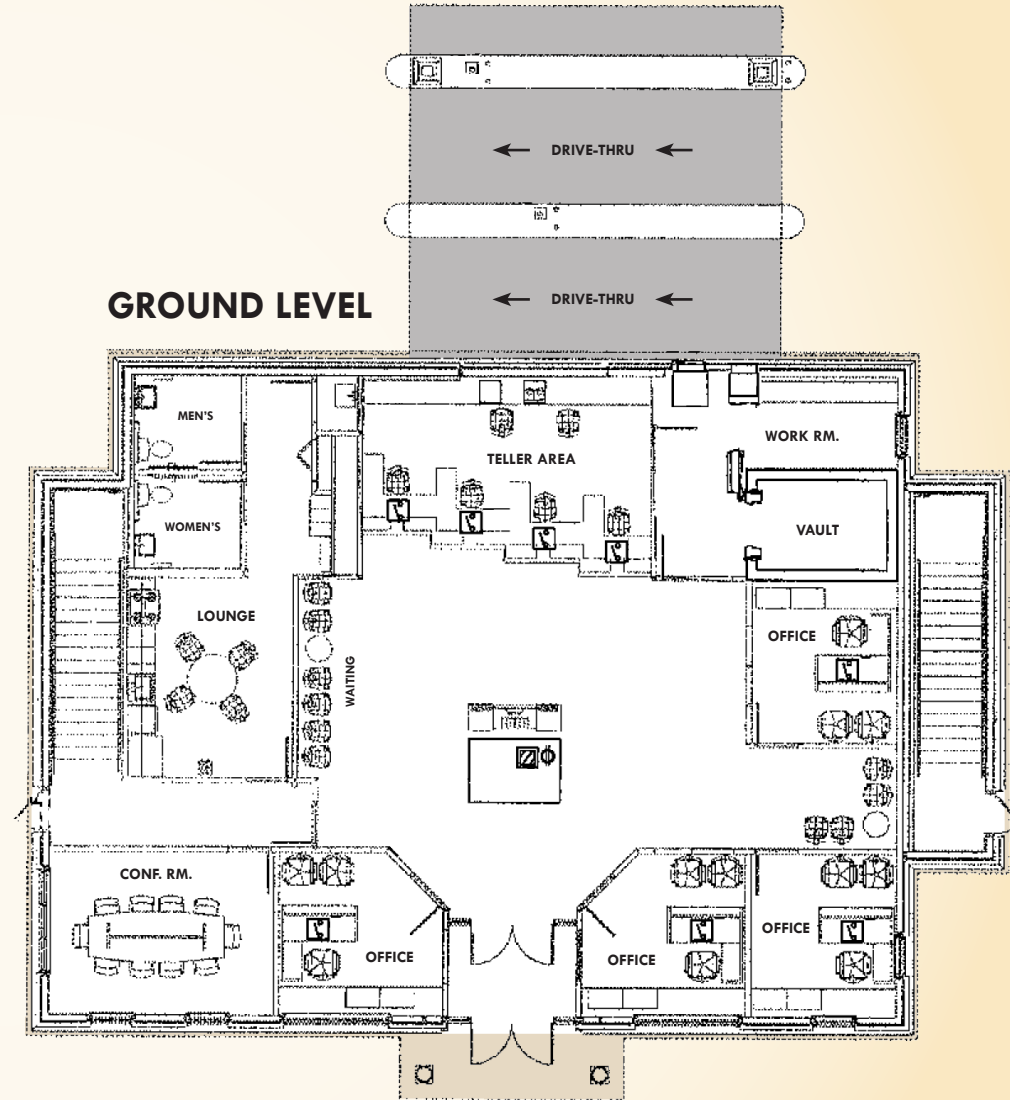
FLOOR PLANS

10620 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

LOWER LEVEL



GROUND LEVEL



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TRADE AREA

10620 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

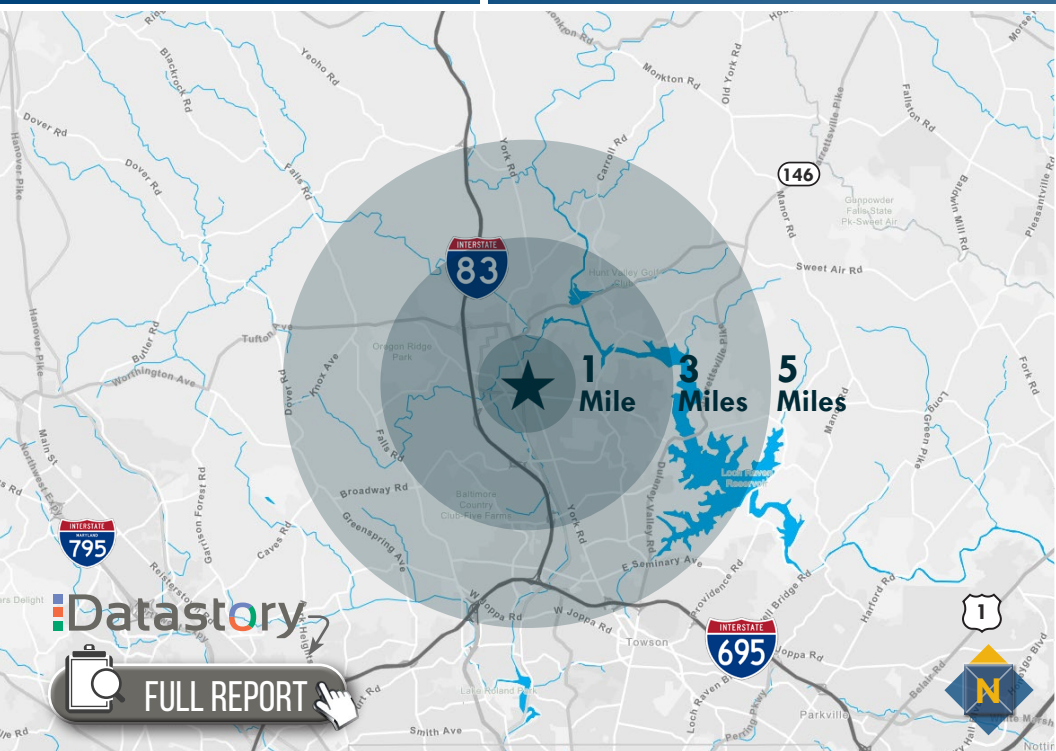


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LOCATION / DEMOGRAPHICS (2020)

10620 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



RESIDENTIAL POPULATION 3,544 1 MILE 44,449 3 MILES 80,218 5 MILES	NUMBER OF HOUSEHOLDS 1,526 1 MILE 19,409 3 MILES 33,144 5 MILES	AVERAGE HH SIZE 2.32 1 MILE 2.24 3 MILES 2.37 5 MILES	MEDIAN AGE 43.2 1 MILE 43.7 3 MILES 45.5 5 MILES
AVERAGE HH INCOME \$101,800 1 MILE \$119,522 3 MILES \$139,104 5 MILES	EDUCATION (COLLEGE+) 75.9% 1 MILE 79.1% 3 MILES 81.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 90.5% 1 MILE 90.9% 3 MILES 91.2% 5 MILES	DAYTIME POPULATION 9,906 1 MILE 59,499 3 MILES 97,845 5 MILES

29%
YOUNG AND RESTLESS
2 MILES

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These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME

14%
SILVER AND GOLD
2 MILES

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This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

2.03
AVERAGE HH SIZE

63.2
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

12%
ENTERPRISING PROFESSIONALS
2 MILES

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

12%
GOLDEN YEARS
2 MILES

[LEARN MORE](#)

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME