

FOR LEASE

Baltimore County, MD

OFFICE/RETAIL

10629 YORK ROAD

COCKEYSVILLE, MD 21030

FOR LEASE

 Baltimore County, MD

AVAILABLE

1,888 sf ± (2 stories)

LOT SIZE

.45 Acres ±

ZONING

CB (Community Business)

TRAFFIC COUNT

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

RENTAL RATE

\$3,000/mo., Modified Gross
(Plus snow removal)

HIGHLIGHTS

- ▶ 2-story standalone office/retail building
- ▶ Ample on-site parking (rear parking lot)
- ▶ Superior visibility on York Road (32,613 cars per day)
- ▶ Ideal location in Cockeysville, between Hunt Valley to the north and Towson to the south



OFFICE/RETAIL BUILDING

10629 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



Mike Ruocco | Senior Vice President & Principal

☎ 443.798.9338

✉ mruocco@mackenziecommercial.com

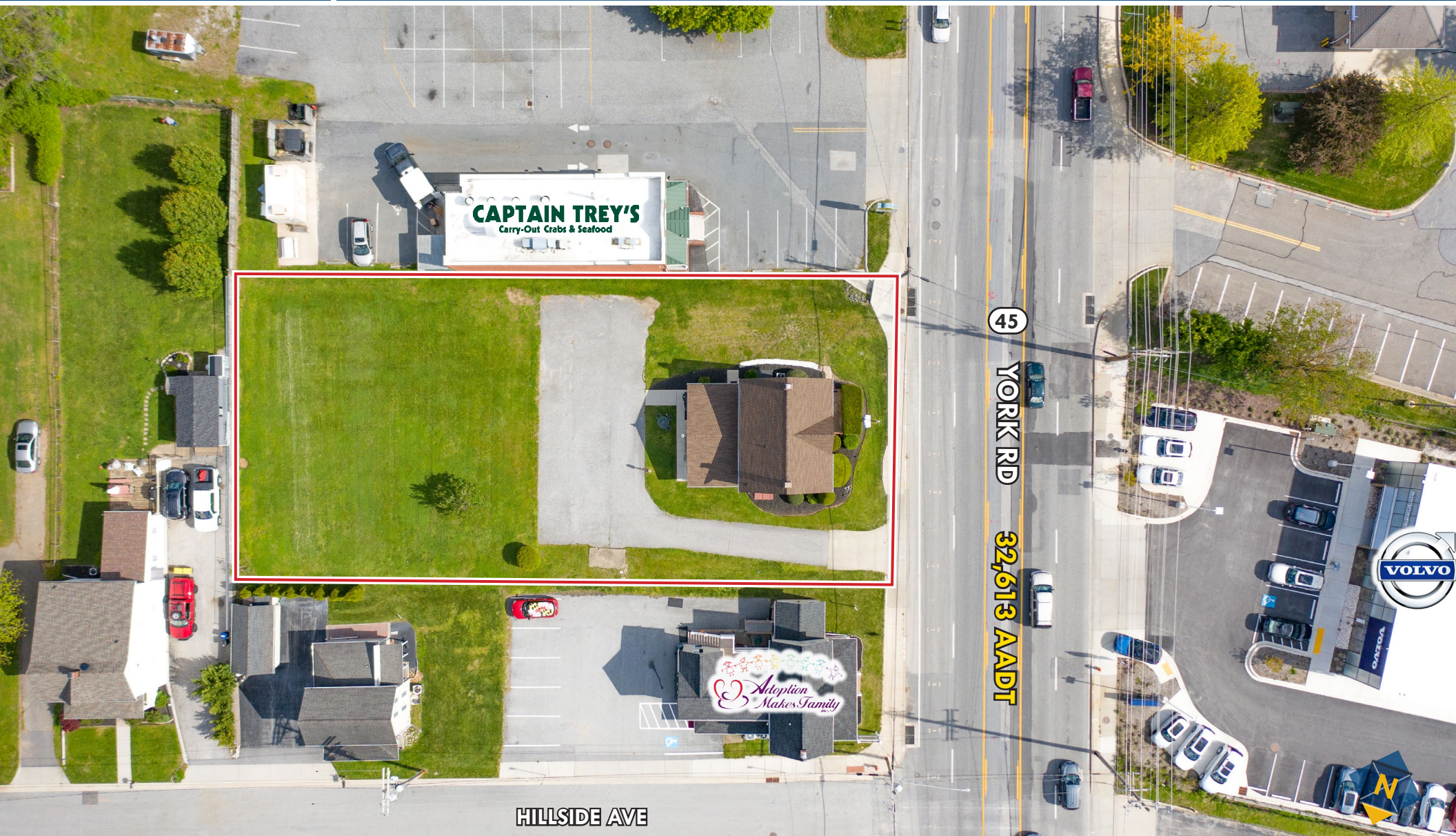
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AERIAL

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TRADE AREA

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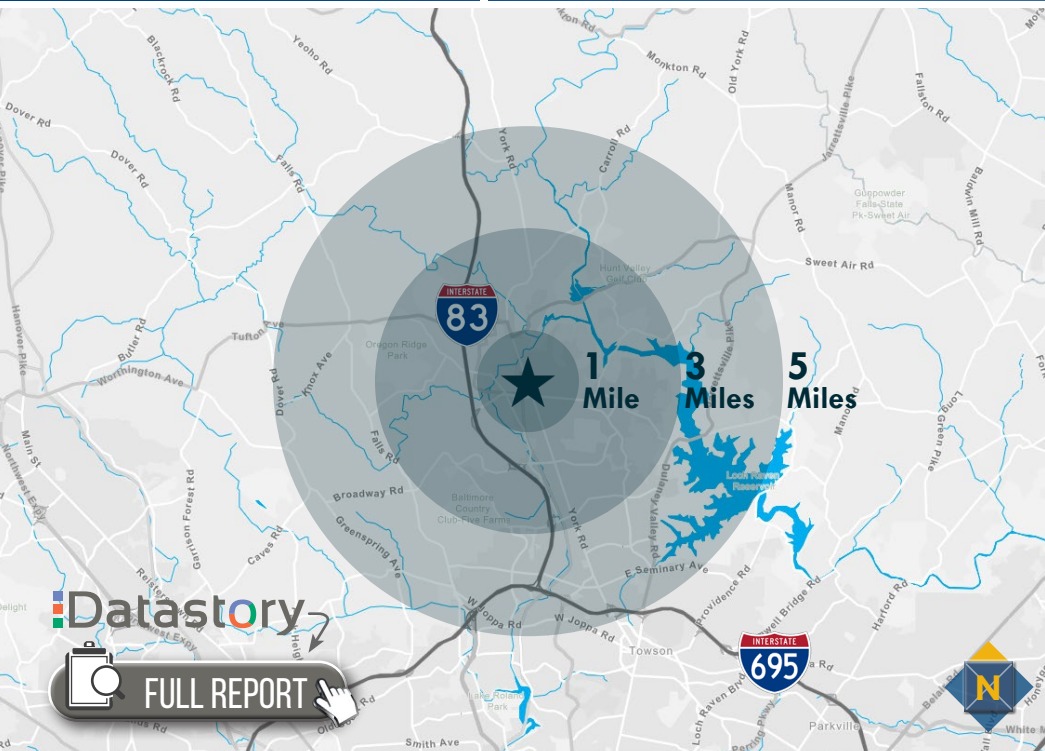


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

4,090
1 MILE
43,310
3 MILES
78,738
5 MILES

NUMBER OF HOUSEHOLDS

1,757
1 MILE
18,968
3 MILES
32,516
5 MILES

AVERAGE HH SIZE

2.32
1 MILE
2.24
3 MILES
2.38
5 MILES

MEDIAN AGE

44.5
1 MILE
44.0
3 MILES
45.9
5 MILES

AVERAGE HH INCOME

\$105,888
1 MILE
\$118,416
3 MILES
\$140,339
5 MILES

EDUCATION (COLLEGE+)

75.9%
1 MILE
79.0%
3 MILES
82.1%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.4%
1 MILE
96.3%
3 MILES
96.4%
5 MILES

DAYTIME POPULATION

9,985
1 MILE
57,845
3 MILES
95,836
5 MILES

31%

YOUNG AND RESTLESS

2 MILES

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

LEARN MORE

15%

SILVER AND GOLD

2 MILES

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

LEARN MORE

13%

ENTERPRISING PROFESSIONALS

2 MILES

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

LEARN MORE

13%

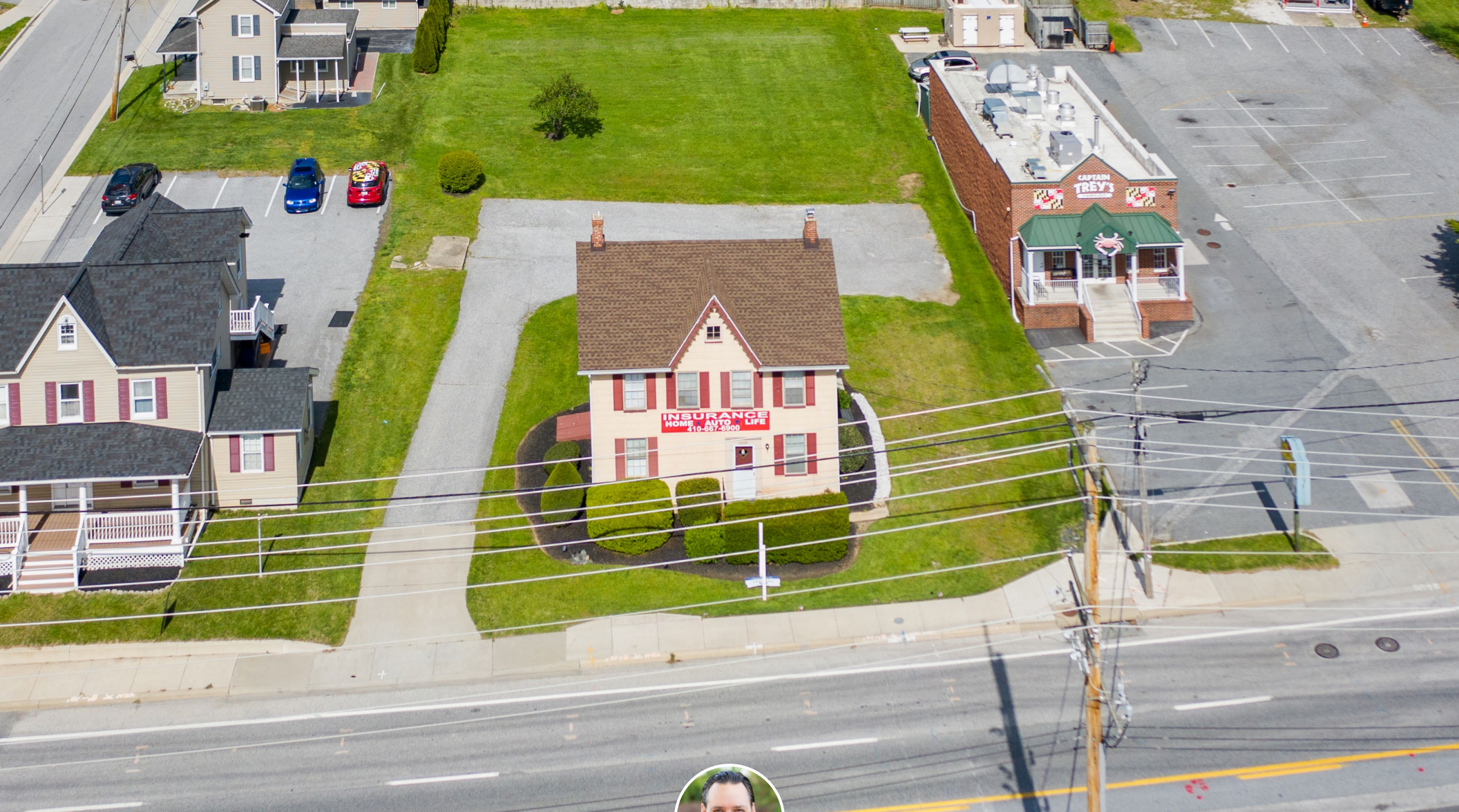
GOLDEN YEARS

2 MILES

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

LEARN MORE



MIKE RUOCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

443.798.9338

MRUOCO@MACKENZIECOMMERCIAL.COM

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