



2-STORY OFFICE BUILDING

113 OLD PADONIA ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Location - Easy access to I-83 and York Road
- Size of Building - Good for small/medium sized local businesses
- Amenities close by - Ryleigh's, Royal Farms, Etc.



AVAILABLE:

10,296 SF \pm

LOT SIZE:

0.69 ACRES \pm

TRAFFIC COUNT:

37,140 AADT (W PADONIA ROAD)

ZONING:

BM (BUSINESS MAJOR)

SALE PRICE:

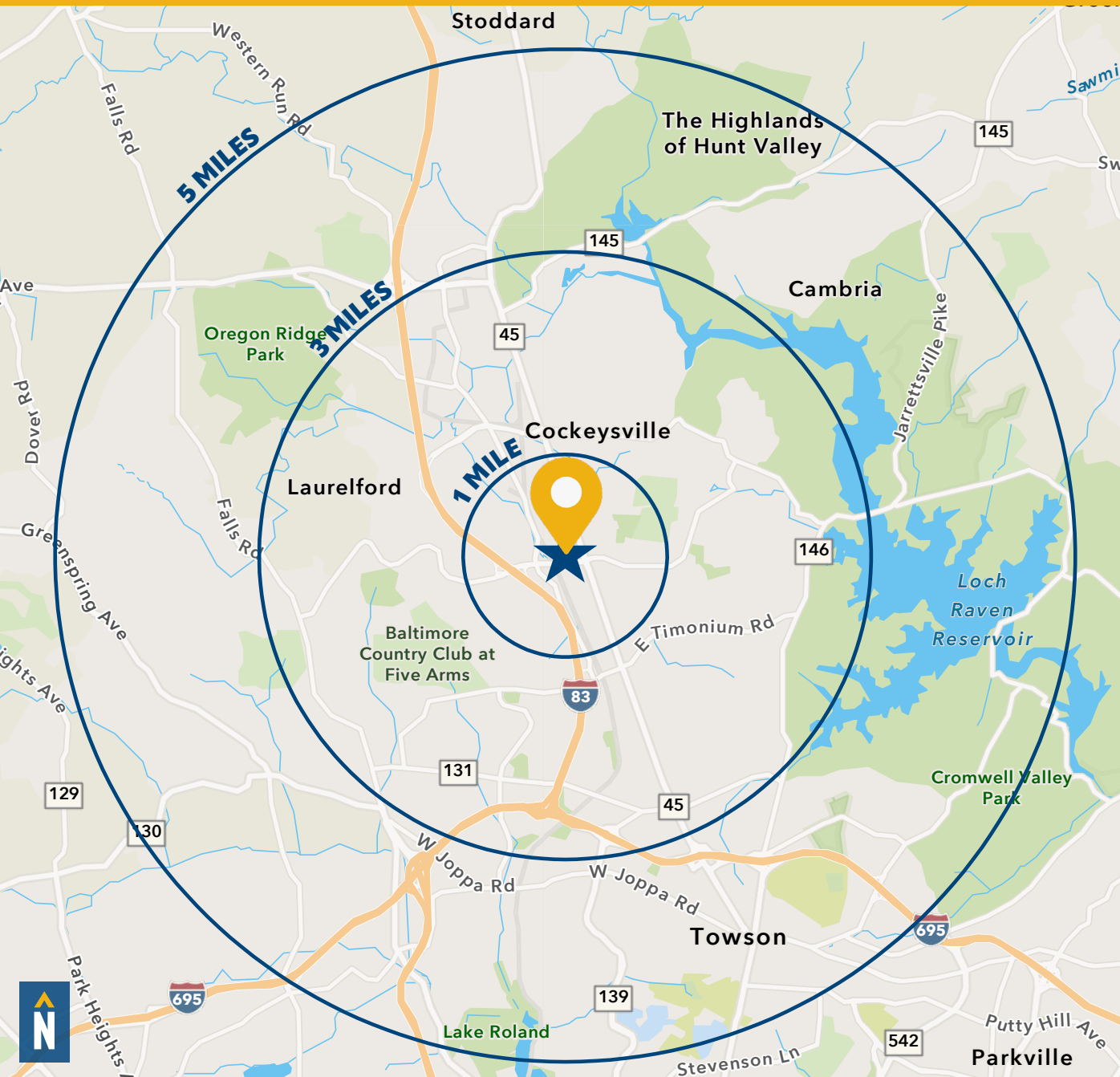
\$2,000,000

LOCAL BIRDSEYE



DEMOGRAPHICS

2023



RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,023

26,618

54,115

DAYTIME POPULATION



16,498

79,817

160,518

AVERAGE HOUSEHOLD INCOME



\$115,683

\$149,976

\$159,514

NUMBER OF HOUSEHOLDS



4,035

23,987

44,104

MEDIAN AGE



38.0

45.2

42.7

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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