



# 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 ±
LOT SIZE:	0.69 ACRES ±
TRAFFIC COUNT:	37,140 AADT (W PADONIA ROAD)
ZONING:	BM (BUSINESS MAJOR)
PARKING:	FREE SURFACE PARKING

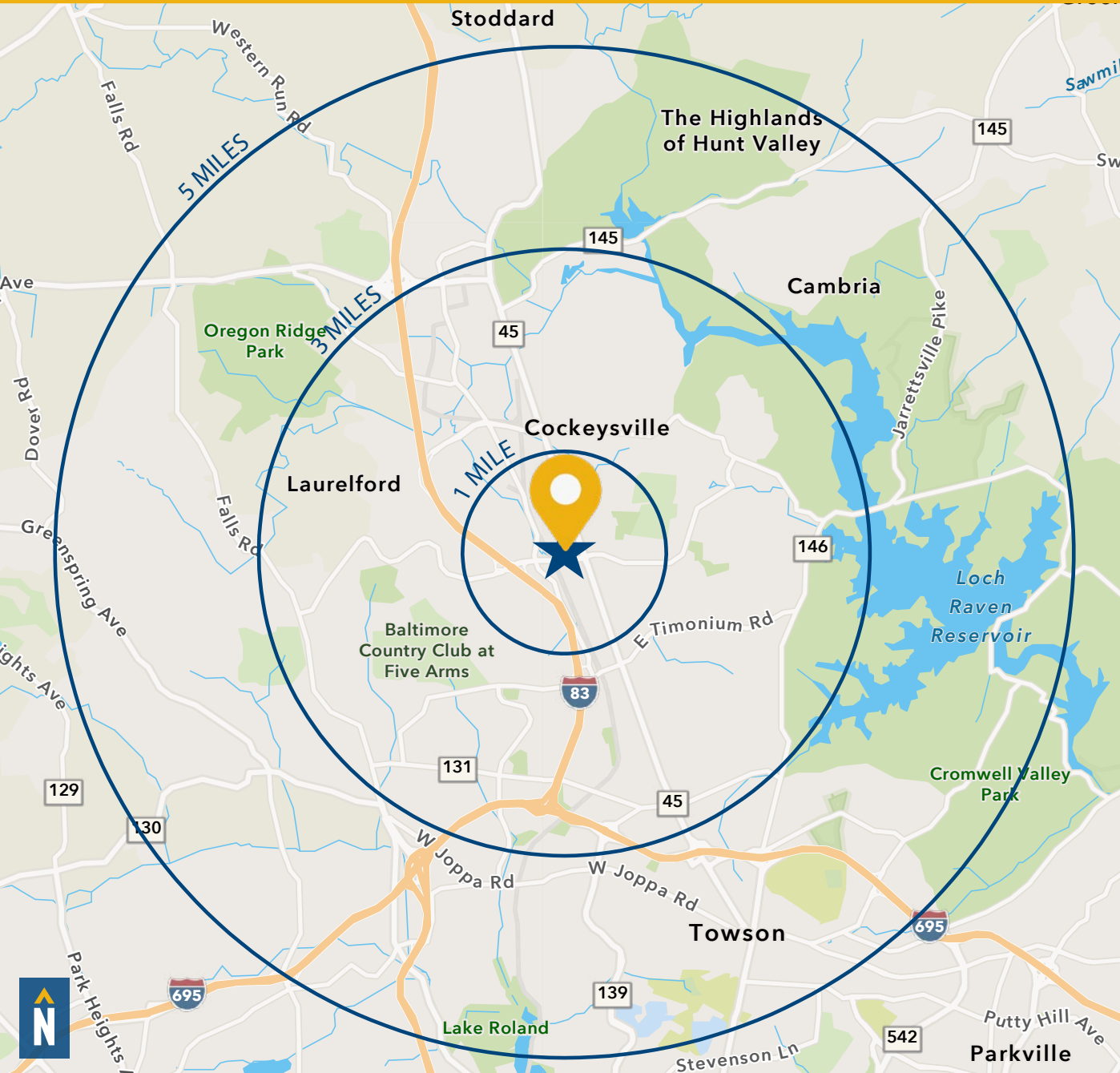


# LOCAL BIRDSEYE



# 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](#)



# FOR MORE INFO **CONTACT:**



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*VICE PRESIDENT*

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**CHRIS BOLAND**

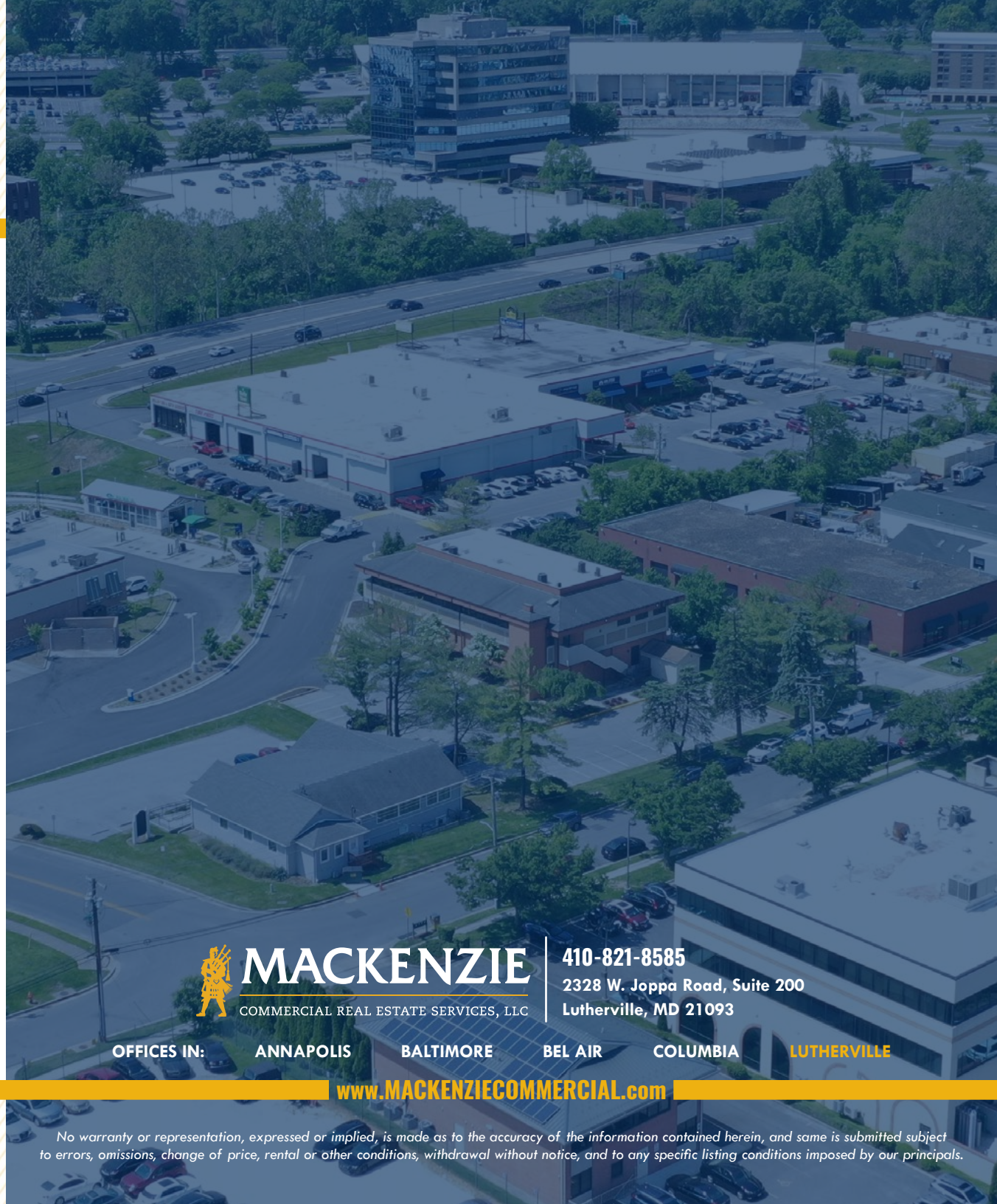
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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