

SALE/LEASE

Baltimore County, MD

**NEW
PRICE
\$699,000**

 **THE MONKTON REFILLERY**
and coffee bar
410-561-6261



FREESTANDING RETAIL

17052 TROYER ROAD | MONKTON, MD 21111

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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SALE/LEASE

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FREESTANDING RETAIL

17052 TROYER ROAD | MONKTON, MARYLAND 21111

BUILDING SIZE

2,299 SF ±

LOT SIZE

1.5 Acres ±

ZONING

BL CR (Business Local)

IDEAL USE

Local Retailer, Café
or Carry-Out Restaurant

SALE PRICE

\$699,000

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Second generation café/
restaurant space w/ existing
FF&E that can convey to future
user
- ▶ Opportunity to operate a food
truck and a separate food or
beverage stand in parking lot
- ▶ Excellent roadside visibility at
the corner of Troyer Road and
Shepherd Road
- ▶ Prime Monkton location to
catch local commuter traffic
heading to/from York Rd & I-83

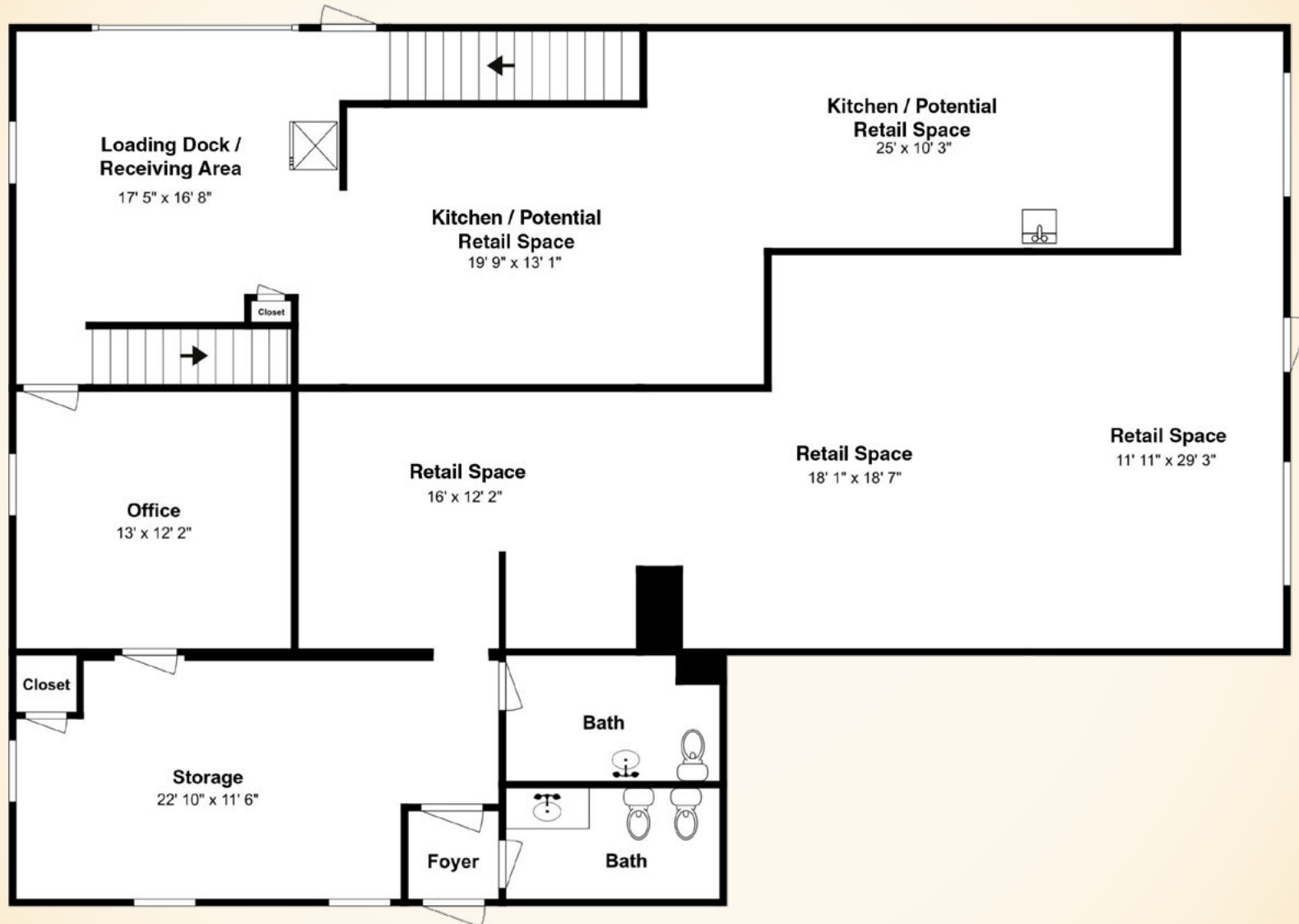


SALE/LEASE

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FLOOR PLAN

17052 TROYER ROAD | MONKTON, MARYLAND 21111



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INTERIOR PHOTOS

17052 TROYER ROAD | MONKTON, MARYLAND 21111



SALE/LEASE

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AERIAL

17052 TROYER ROAD | MONKTON, MARYLAND 21111



Separately owned parcel that is currently Leased by the Landlord/Ownership of the subject property at 17052 Troyer Road

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TRADE AREA

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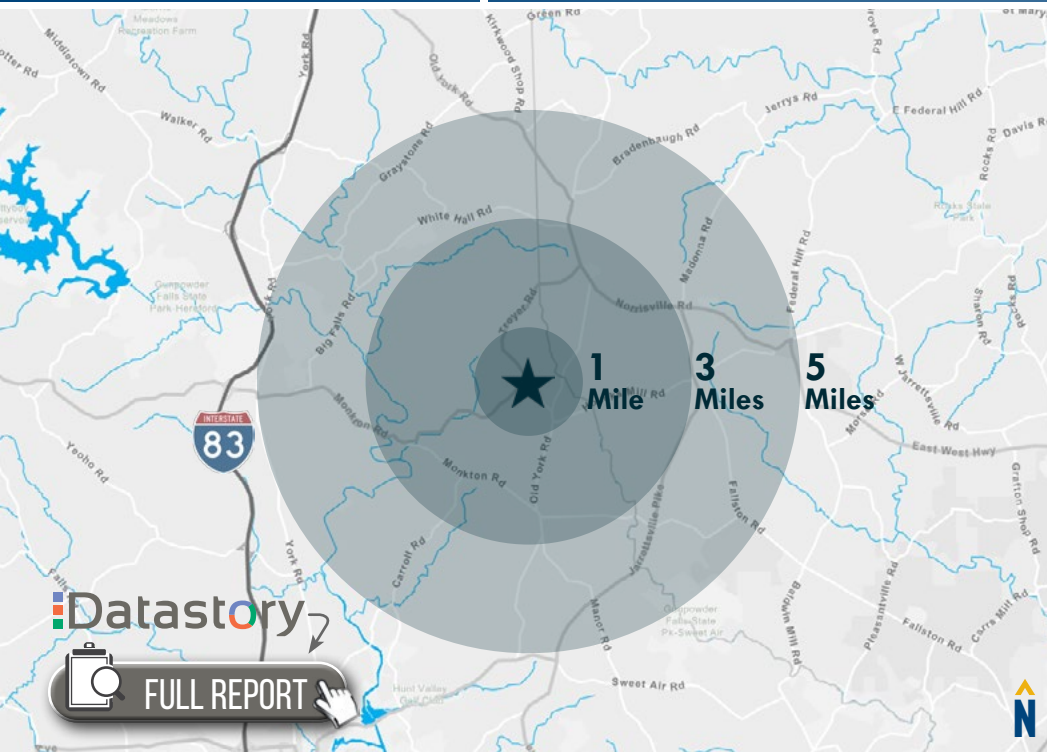


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LOCATION / DEMOGRAPHICS (2021)

17052 TROYER ROAD | MONKTON, MARYLAND 21111



Datastory
FULL REPORT

RESIDENTIAL POPULATION 410 1 MILE 3,326 3 MILES 13,875 5 MILES	NUMBER OF HOUSEHOLDS 159 1 MILE 1,270 3 MILES 5,067 5 MILES	AVERAGE HH SIZE 2.58 1 MILE 2.62 3 MILES 2.73 5 MILES	MEDIAN AGE 50.8 1 MILE 50.7 3 MILES 49.4 5 MILES
AVERAGE HH INCOME \$172,738 1 MILE \$160,735 3 MILES \$171,799 5 MILES	EDUCATION (COLLEGE+) 86.8% 1 MILE 83.7% 3 MILES 77.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.6% 1 MILE 97.0% 3 MILES 97.4% 5 MILES	DAYTIME POPULATION 301 1 MILE 2,608 3 MILES 11,878 5 MILES

65%
SAVVY SUBURBANITES
15 MIN.

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

23%
TOP TIER
15 MIN.

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

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12%
EXURBANITES
15 MIN.

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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1%
GREEN ACRES
15 MIN.

Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

[LEARN MORE](#)



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