

# FOR LEASE

Baltimore County, MD

**FULLY LEASED!**



**SCOTT'S CORNER**  
10243-10283 YORK ROAD  
COCKEYSVILLE, MD 21030



**John Harrington** | Senior Vice President & Principal  
☎ 410.494.4863 ✉ [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)  
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Tim Harrington** | Real Estate Advisor  
☎ 410.494.4855 ✉ [timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)  
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# SCOTT'S CORNER SHOPPING CENTER

10243-10283 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

**FULLY LEASED!**

## STATUS

Fully Leased

## PARKING RATIO

5:1,000 sf

## ZONING

BL (Business Local)

## TRAFFIC COUNT

25,850 AADT (York Rd/Rt. 45)

## HIGHLIGHTS

- ▶ 35,000 sf shopping center with a diverse mix of popular local and regional tenants
- ▶ Tremendous visibility on much sought-after York Road corridor (just south of Warren Road)
- ▶ Fully Signalized intersection
- ▶ Less than 1 mile from I-83 and 5 minutes to Hunt Valley Business Park
- ▶ Tenants include Talbots, The Towne Tavern & Spirits, Vito's Ristorante Italiano, Orrstown Bank, Cockeysville Opticians & Eyecare, Janda Florist & more!



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# SITE PLAN

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- A** Orrstown Bank
- B** Talbots
- C** Janda Florist
- D** ZIPS Dry Cleaners
- E** The Towne Tavern & Spirits
- F** Cockeysville Opticians & Eyecare
- G** Bethany's Bakery
- H** Vito's Ristorante Italiano
- I** GRANDIOR  
*Kitchen/Bathroom Furniture/Design*





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# BIRDSEYE

SCOTT'S CORNER | 10243-10283 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



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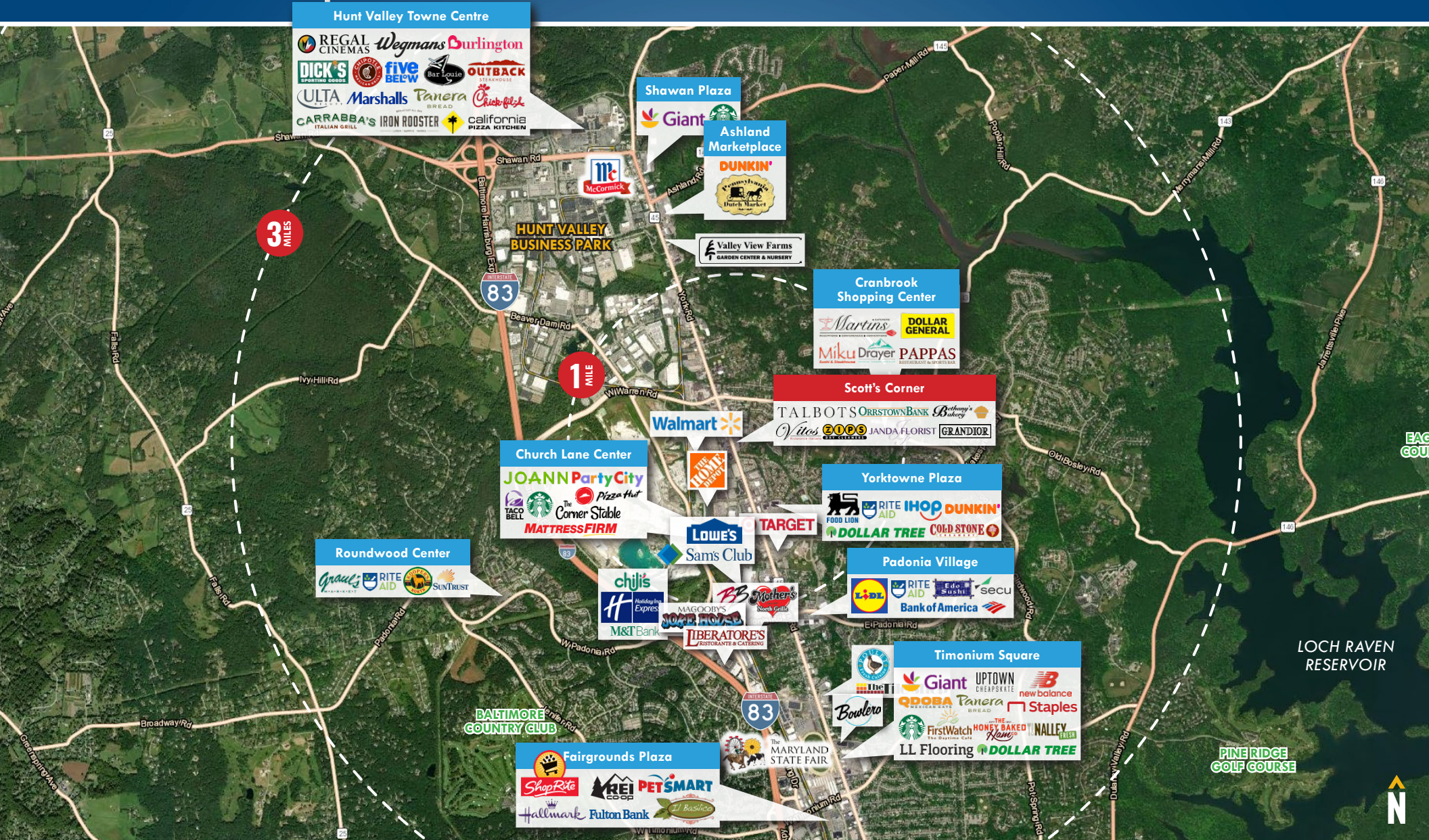


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# COCKEYSVILLE TRADE AREA

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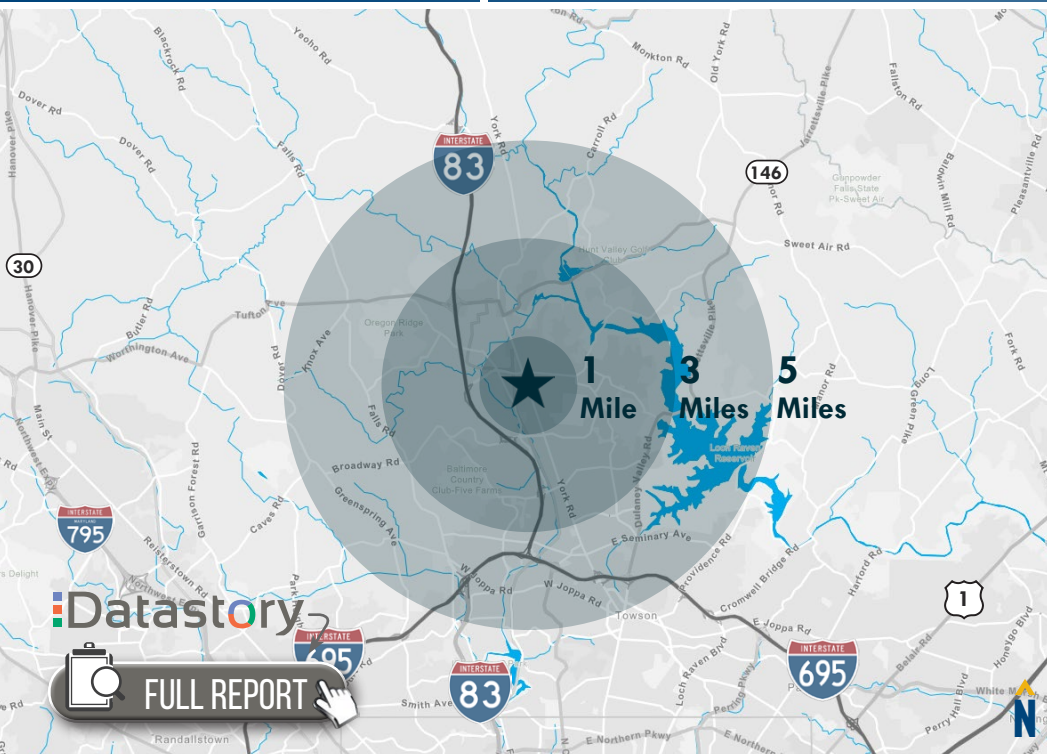


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# LOCATION / DEMOGRAPHICS (2021)

SCOTT'S CORNER | 10243-10283 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



|  |  |   |  |
|--|--|---|--|
| <b>RESIDENTIAL POPULATION</b><br>8,269<br>1 MILE<br>47,654<br>3 MILES<br>91,289<br>5 MILES     | <b>NUMBER OF HOUSEHOLDS</b><br>3,510<br>1 MILE<br>20,529<br>3 MILES<br>37,117<br>5 MILES | <b>AVERAGE HH SIZE</b><br>2.35<br>1 MILE<br>2.27<br>3 MILES<br>2.34<br>5 MILES                        | <b>MEDIAN AGE</b><br>36.0<br>1 MILE<br>44.4<br>3 MILES<br>45.2<br>5 MILES                |
| <b>AVERAGE HH INCOME</b><br>\$88,355<br>1 MILE<br>\$120,838<br>3 MILES<br>\$138,007<br>5 MILES | <b>EDUCATION (COLLEGE+)</b><br>74.3%<br>1 MILE<br>79.7%<br>3 MILES<br>81.4%<br>5 MILES   | <b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b><br>94.2%<br>1 MILE<br>96.3%<br>3 MILES<br>96.5%<br>5 MILES | <b>DAYTIME POPULATION</b><br>12,028<br>1 MILE<br>64,047<br>3 MILES<br>109,438<br>5 MILES |

**30%**  
**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

**19%**  
**EXURBANITES**  
2 MILES

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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

**13%**  
**IN STYLE**  
2 MILES

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In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

**2.35**  
AVERAGE HH SIZE

**42.0**  
MEDIAN AGE

**\$73,000**  
MEDIAN HH INCOME

**11%**  
**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





**JOHN HARRINGTON**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE RETAIL, LLC

410.494.4863

JHARRINGTON@MACKENZIECOMMERCIAL.COM



**TIM HARRINGTON**

REAL ESTATE ADVISOR  
MACKENZIE RETAIL, LLC

410.494.4855

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