



# TEXAS CENTER

9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,075 SF and 1,107 SF street level retail spaces (can be combined to 2,182 SF)
- Excellent exposure on York Road corridor in Timonium/Cockeysville
- Located across from Target and around the corner from Lowe's, Home Depot and Sam's Club
- Great storefront/pylon signage on York Rd (25,850 cars per day)
- 2nd level parking/entry at grade
- Ideal for service retailer or office user who requires retail exposure

AVAILABLE:

1,075 SF ± (STREET LEVEL)

1,107 SF ± (STREET LEVEL)

TRAFFIC COUNT:

25,850 AADT (YORK RD/RT. 45)

PARKING:

150 SURFACE SPACES

ZONING:

BM CCC (BUSINESS MAJOR)

RENTAL RATE:

NEGOTIABLE

\$5.05 PSF

CAM

\$3.22 PSF

REAL ESTATE TAXES

\$0.36 PSF

INSURANCE



GOOGLE STREET VIEW





# SITE PLAN: STREET LEVEL

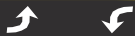




# SITE PLAN: UPPER LEVEL



45 YORK RD 25,850 AADT



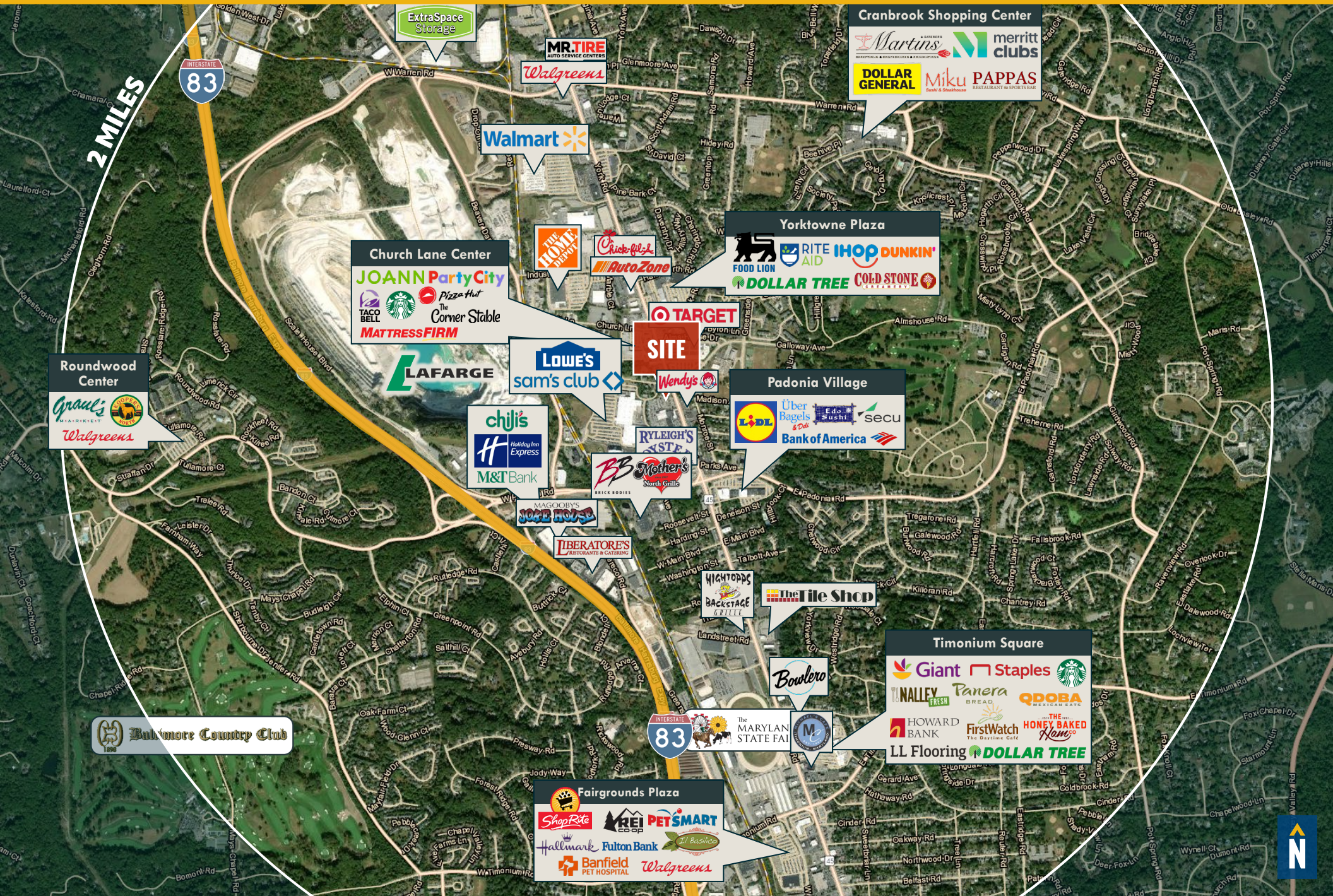


# LOCAL BIRDSEYE





# MARKET AERIAL



2 MILES

INTERSTATE 83

ExtraSpace Storage

MR. TIRE AUTO SERVICE CENTERS  
Walgreens

Cranbrook Shopping Center  
Martins  
merritt clubs  
DOLLAR GENERAL Miku PAPPAS  
Sushi & Steakhouse RESTAURANT & SPORTS BAR

Walmart

Church Lane Center  
JOANN Party City  
TACO BELL Starbucks Pizza Hut The Corner Stable  
MATTRESS FIRM

NEW HOME

Chick-fil-z  
AutoZone

Yorktowne Plaza  
FOOD LION RITE AID IHOP DUNKIN'  
DOLLAR TREE COLD STONE

TARGET  
SITE

Roundwood Center  
Graub's Walgreens

LAFARGE  
LOWE'S sam's club

Padonia Village  
LIDL Uber Bagels & Deli Edo Sushi secu  
Bank of America

chili's  
Holiday Inn Express  
M&T Bank

RYLEIGH'S STEAKS  
BBQ Mother's North Grille

MAGOOBY'S SOBE HOUSE  
LIBERATORE'S RESTAURANTE & CATERING

NIGHTTOPPS  
BACKSTAGE GRILL  
The Tile Shop

Timonium Square  
Giant Staples Starbucks  
WALLEY FRESH Panera BREAD QDOBA MEXICAN EATS  
HOWARD BANK FirstWatch HONEY BAKED  
LL Flooring DOLLAR TREE

Baltimore Country Club

INTERSTATE 83

The MARYLAND STATE FAIR

Fairgrounds Plaza  
ShopRite REI PET SMART  
Hallmark Fulton Bank L.L. Bass Pro  
Banfield PET HOSPITAL Walgreens





# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



10,771

57,672

110,635

## DAYTIME POPULATION



17,047

77,812

156,476

## AVERAGE HOUSEHOLD INCOME



\$109,457

\$150,351

\$160,031

## NUMBER OF HOUSEHOLDS



4,577

23,820

43,414

## MEDIAN AGE

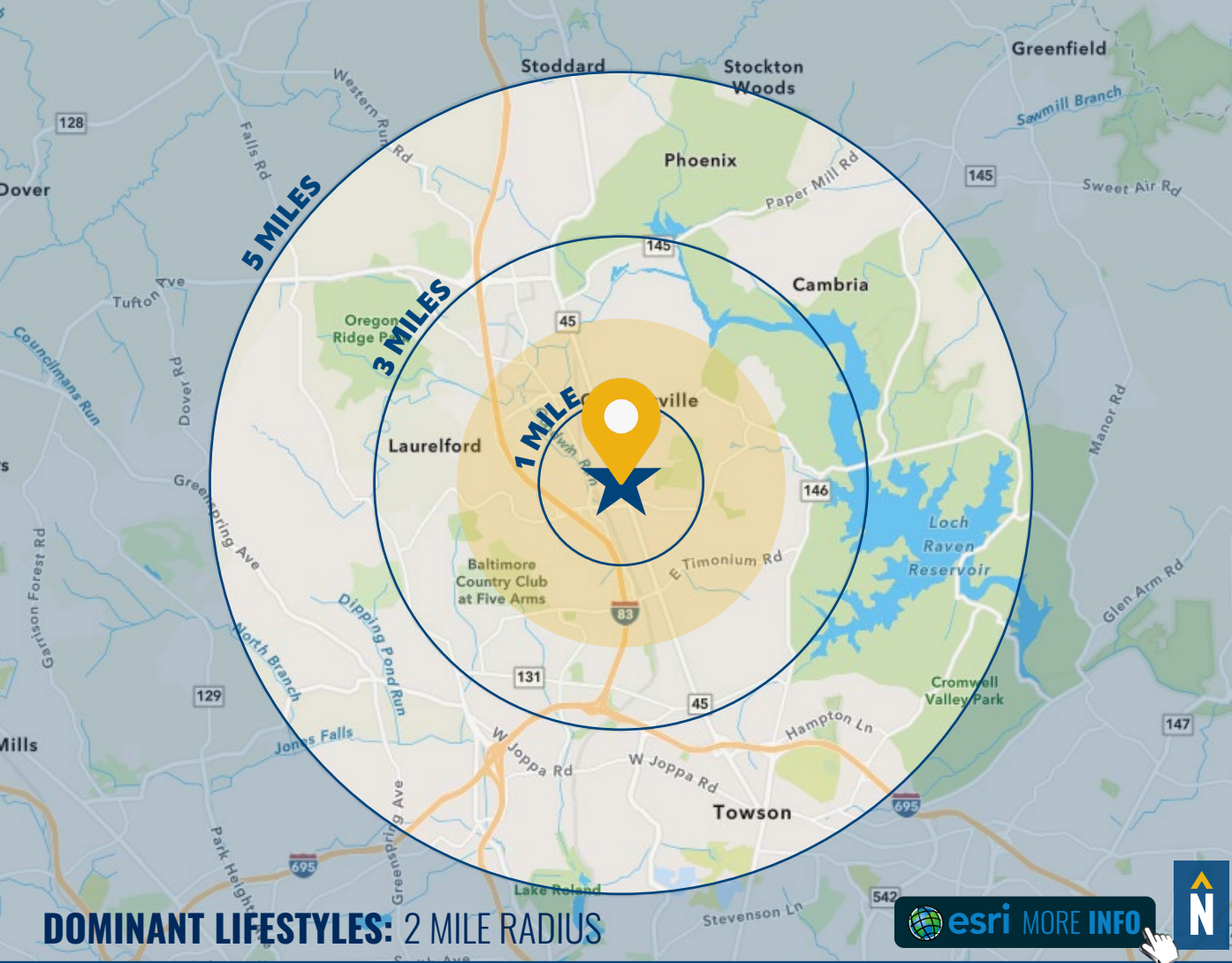


36.4

45.2

42.8

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**26%**  
YOUNG AND  
RESTLESS



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.

Median Age: **29.8**  
Median Household Income: **\$40,500**

**19%**  
EXURBANITES



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.

Median Age: **51.0**  
Median Household Income: **\$103,400**

**11%**  
IN STYLE



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.

Median Age: **42.0**  
Median Household Income: **\$73,000**



# FOR MORE INFO **CONTACT:**



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