



OFFICE SPACE

6 PARKS AVENUE | COCKEYSVILLE, MARYLAND 21030

FOR
LEASE



MACKENZIE

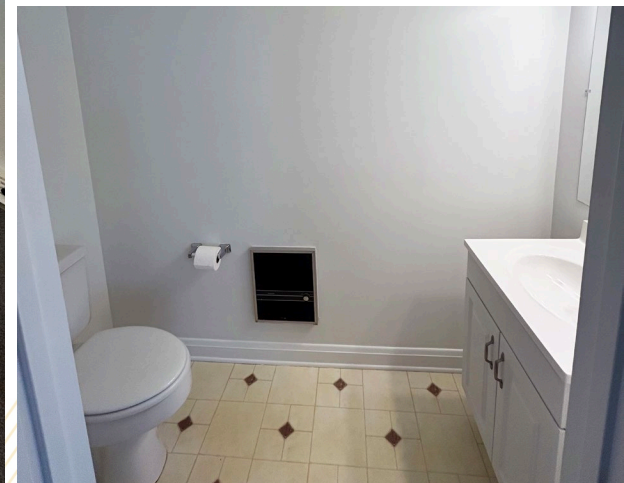
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 560 SF ± office space available
- Ample surface parking
- One (1) dedicated restroom
- Monument signage available
- Located just off the heavily trafficked intersection of York Road (31,830 cars per day) and Padonia Road (37,140 cars per day)
- Plentiful amenities along York Road corridor (Chipotle, Target, Royal Farms, LIDL, Taco Bell, Wendy's, Panda Express)
- Easy access to I-83 and I-695

AVAILABLE:	560 SF ±
PARKING:	18 SURFACE SPACES
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	\$675/MO., NET OF UTILITIES



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,598

57,509

113,606

DAYTIME POPULATION



15,946

78,734

166,661

AVERAGE HOUSEHOLD INCOME



\$123,374

\$154,925

\$161,689

NUMBER OF HOUSEHOLDS



4,307

23,675

44,769

MEDIAN AGE

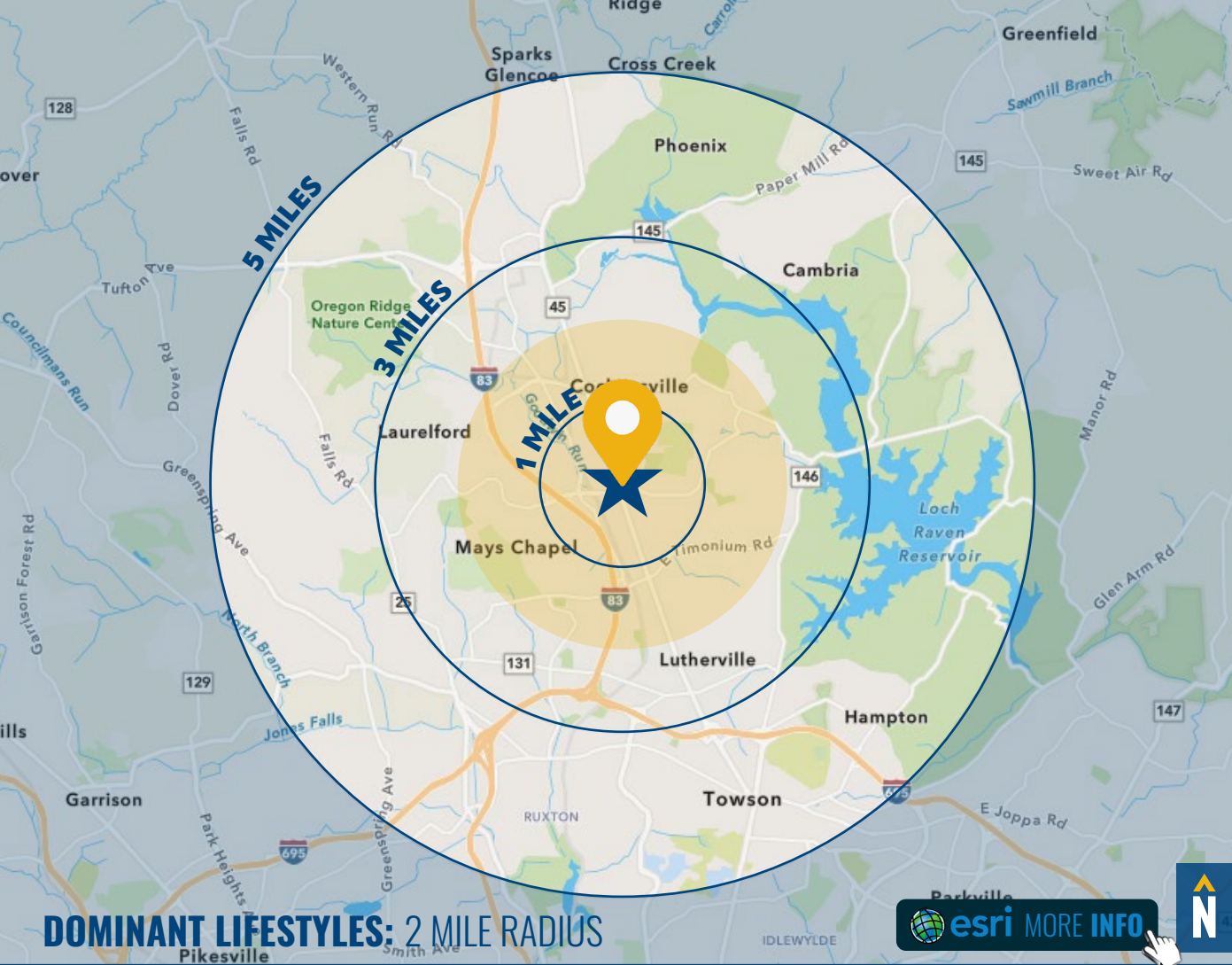


35.2

42.7

40.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

25%
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**

18%
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**

10%
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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