

FOR LEASE

Baltimore County, MD

FULLY LEASED!

RETAIL/OFFICE
6 PARKS AVENUE
COCKEYSVILLE, MD 21030



Mike Ruocco | Senior Vice President & Principal

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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RETAIL/OFFICE SPACE

6 PARKS AVENUE | COCKEYSVILLE, MARYLAND 21030

FULLY LEASED!

STATUS

Fully Leased

BUILDING SIZE

1,632 sf ±

YEAR BUILT

1940

ZONING

BL (Business Local)

RENTAL RATE

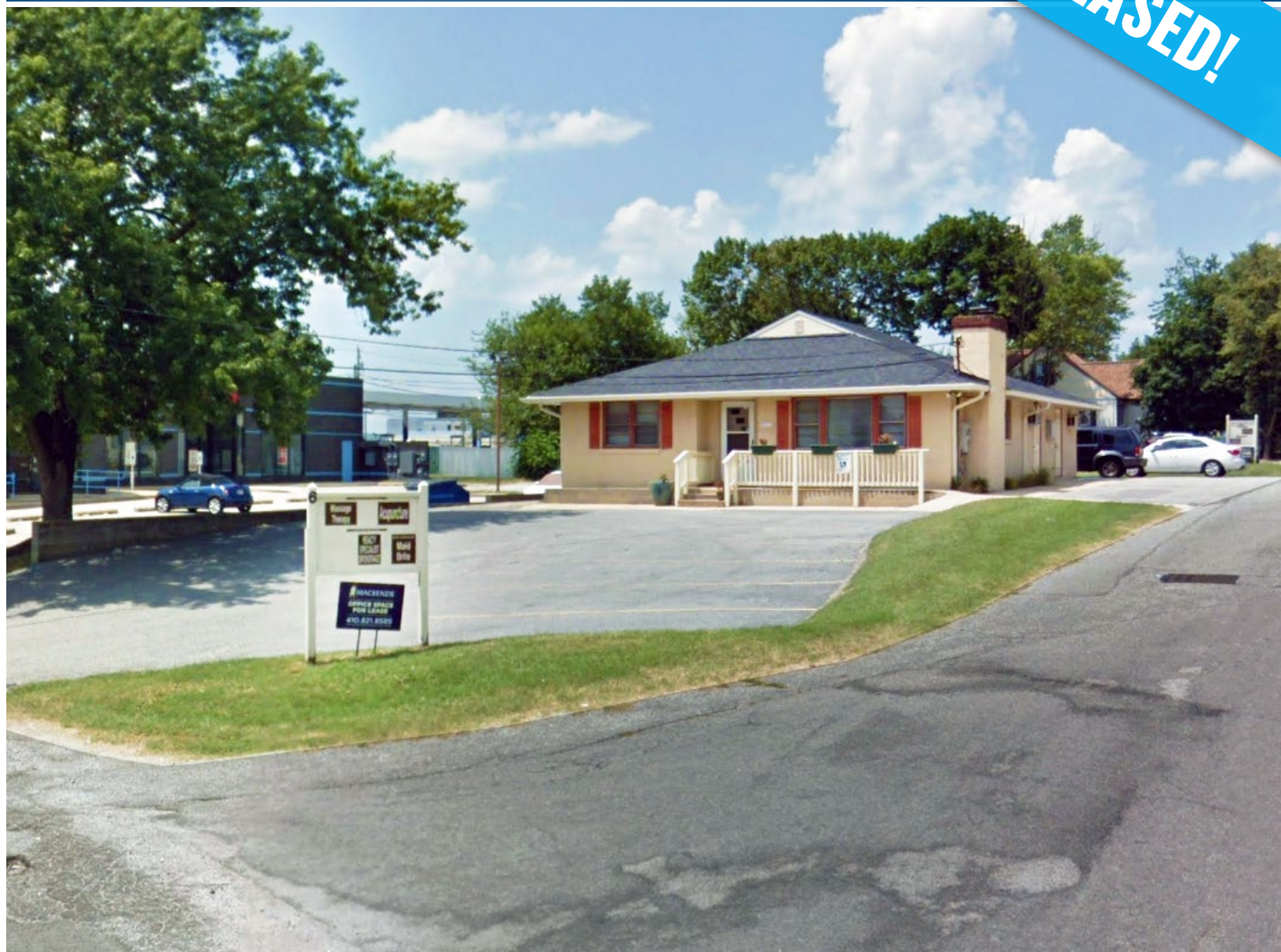
\$675/mo., Net of Utilities

PARKING

18 surface spaces

HIGHLIGHTS

- ▶ Located just off of heavily trafficked York Road/Rt. 45 (25,850 cars per day), and intersection with Padonia Rd
- ▶ Plentiful amenities along York Road corridor (Target, Food Lion, Sam's Club, Chick-fil-A, Wendy's, Popeye's, Taco Bell, Wawa, Royal Farms)
- ▶ Easy access to I-83, I-695



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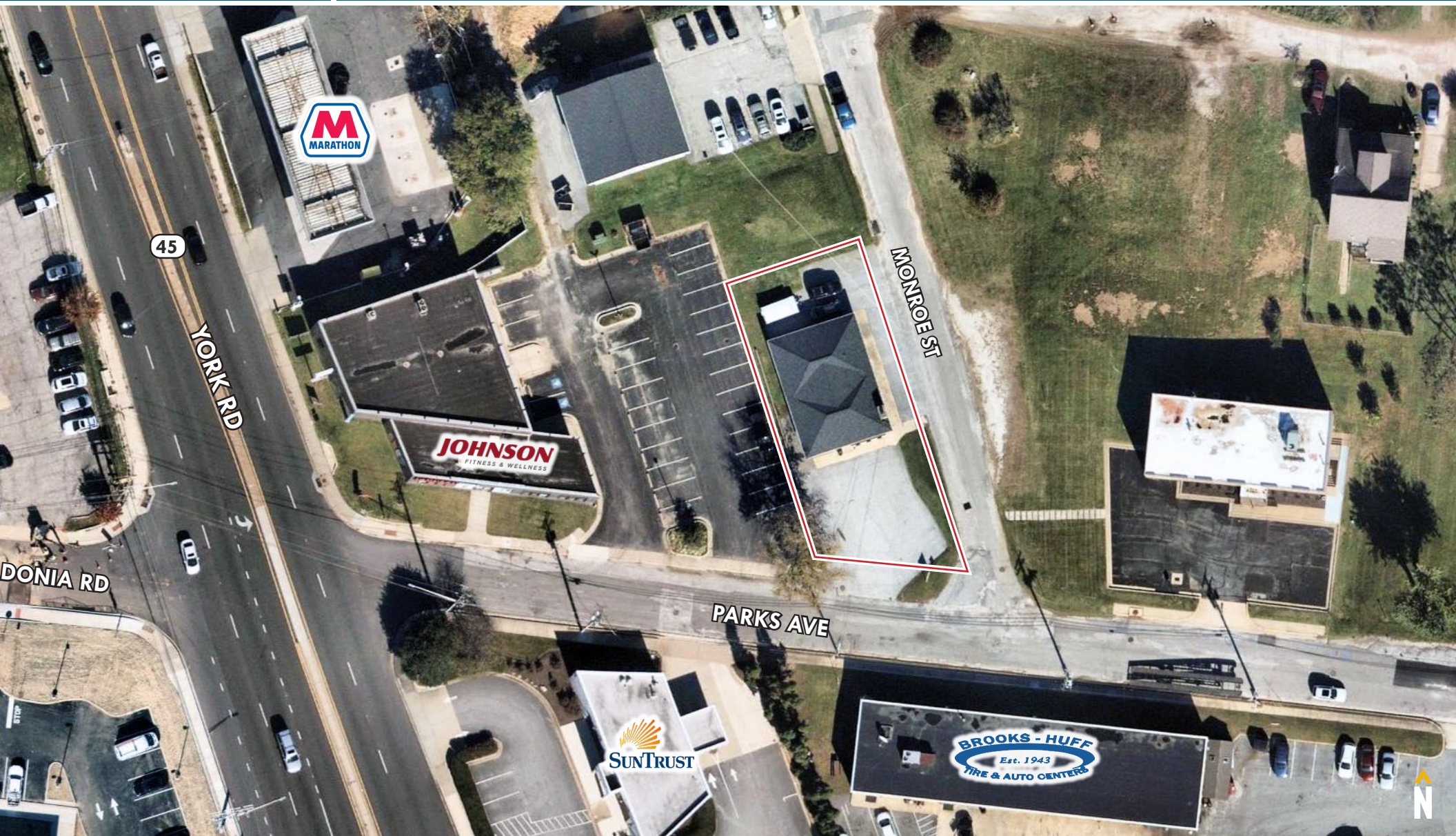
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AERIAL

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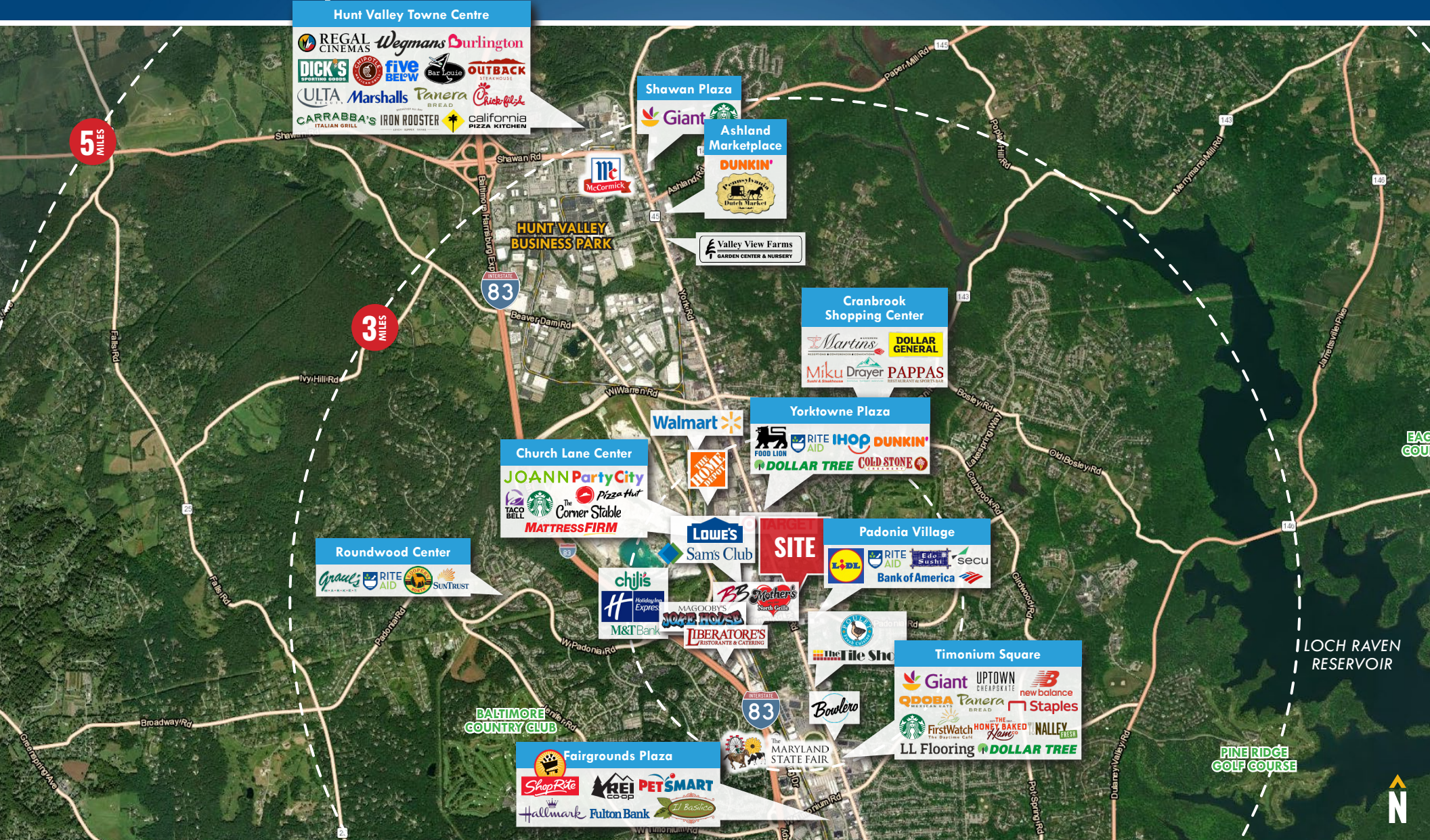
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COCKEYSVILLE TRADE AREA

6 PARKS AVENUE | COCKEYSVILLE, MARYLAND 21030

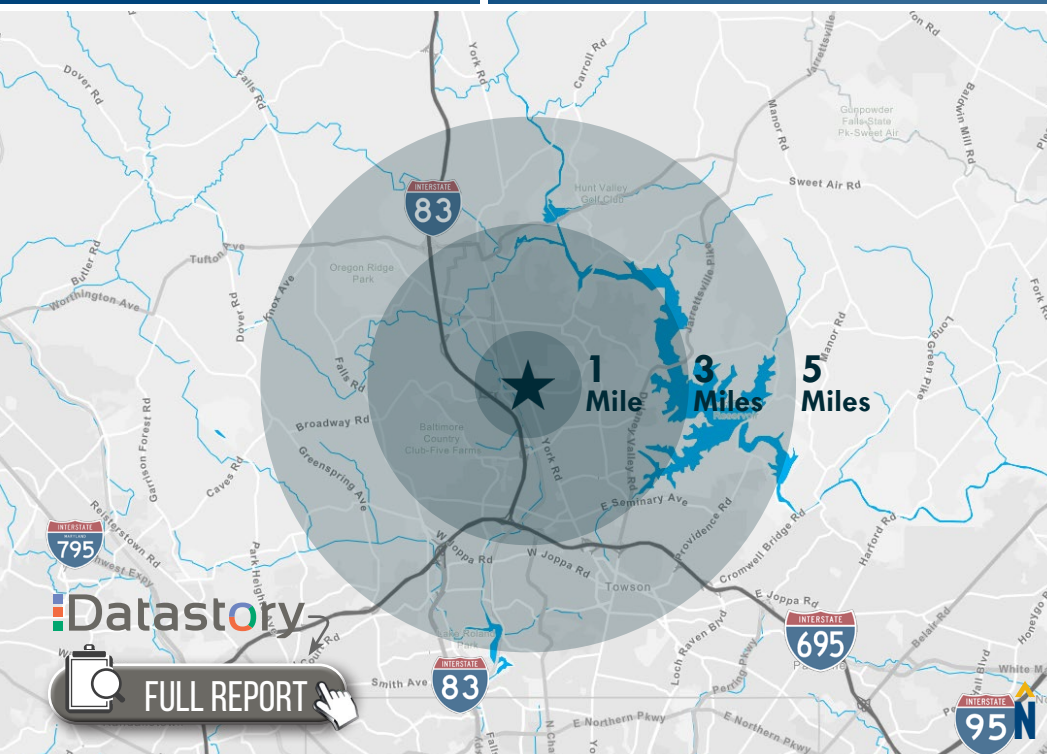


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LOCATION / DEMOGRAPHICS (2022)

6 PARKS AVENUE | COCKEYSVILLE, MARYLAND 21030



RESIDENTIAL POPULATION

10,139

1 MILE

58,156

3 MILES

113,898

5 MILES

NUMBER OF HOUSEHOLDS

4,087

1 MILE

23,882

3 MILES

44,687

5 MILES

AVERAGE HH SIZE

4,036

1 MILE

23,644

3 MILES

44,649

5 MILES

MEDIAN AGE

37.5

1 MILE

45.2

3 MILES

42.6

5 MILES

AVERAGE HH INCOME

\$105,754

1 MILE

\$142,562

3 MILES

\$153,527

5 MILES

EDUCATION (COLLEGE+)

75.3%

1 MILE

81.2%

3 MILES

82.3%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.7%

1 MILE

97.1%

3 MILES

97.1%

5 MILES

DAYTIME POPULATION

15,291

1 MILE

74,793

3 MILES

151,712

5 MILES

25%

YOUNG AND RESTLESS

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

18%

EXURBANITES

2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

LEARN MORE

10%

IN STYLE

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06

AVERAGE HH SIZE

52.3

MEDIAN AGE

\$71,700

MEDIAN HH INCOME

LEARN MORE

9%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

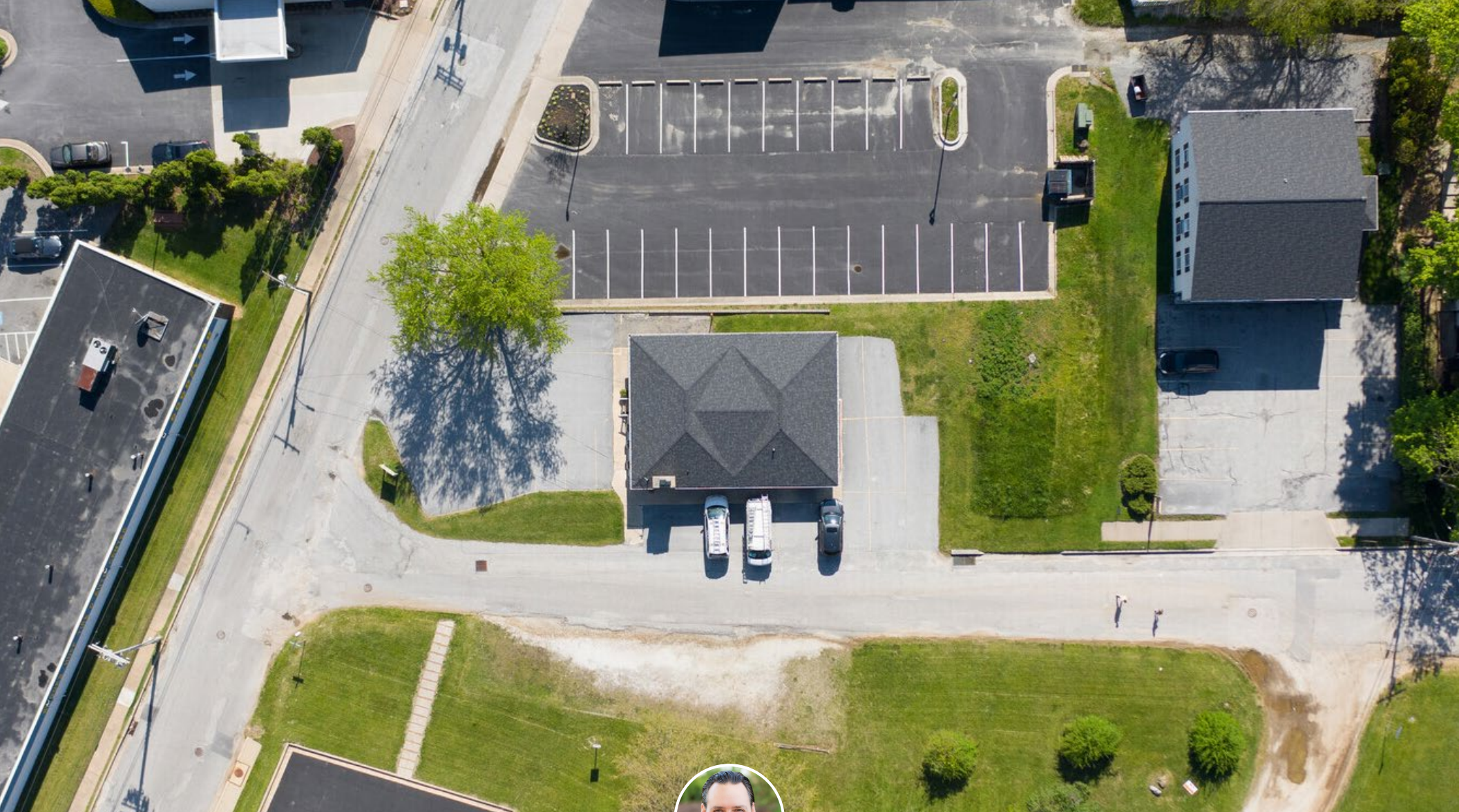


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