

FOR LEASE

Baltimore County, MD

SUBURBAN OFFICE

9708 MONROE STREET
COCKEYSVILLE, MARYLAND 21030



Mike Ruocco | Senior Vice President & Principal
☎ 410.494.4800 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Patrick J. Smith | Real Estate Advisor
☎ 847.346.2701 ✉ pjsmith@mackenziecommercial.com
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2ND FLOOR OFFICE SUITE

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AVAILABLE

900 sf ± (2nd floor – Rear)

BUILDING SIZE

3,400 sf ±

YEAR BUILT

1985

ZONING

OR 1 (Office Building - Residential)

RENTAL RATE

\$950/mo., plus \$50/mo
(BGE, Water and Trash)

PARKING

10 surface spaces

HIGHLIGHTS

- ▶ 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

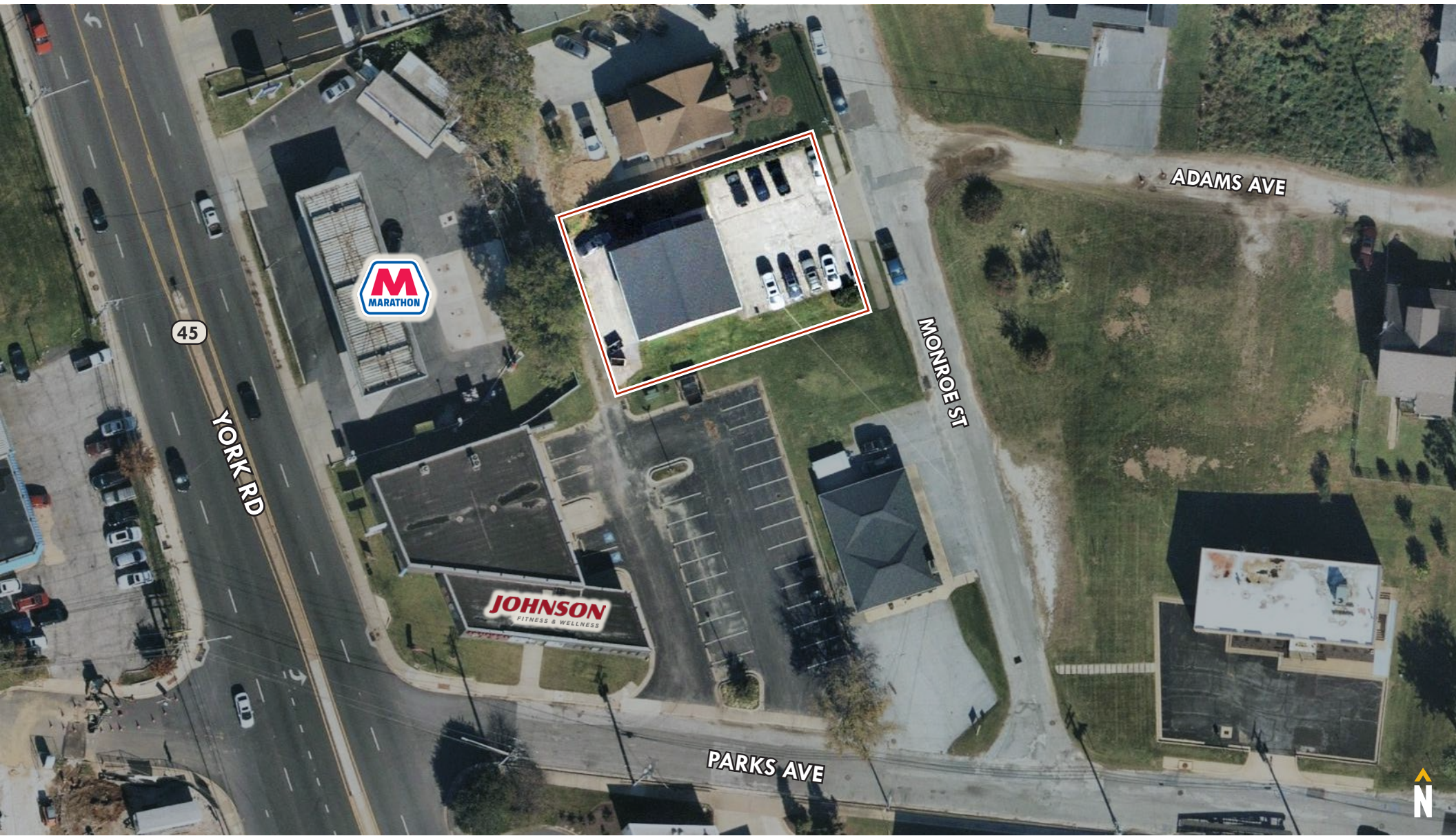


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AERIAL

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BIRDSEYE: YORK ROAD CORRIDOR

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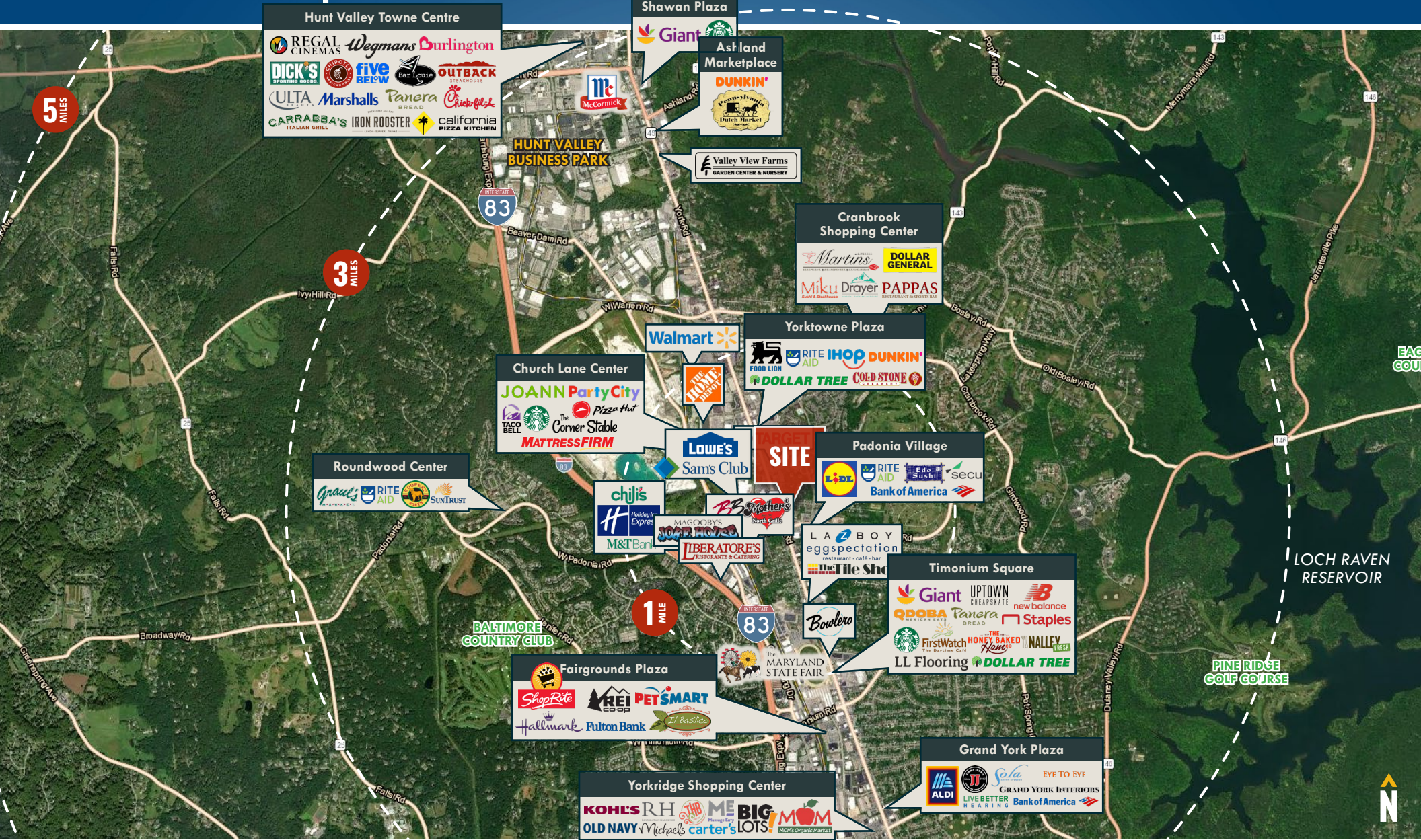


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COCKEYSVILLE TRADE AREA

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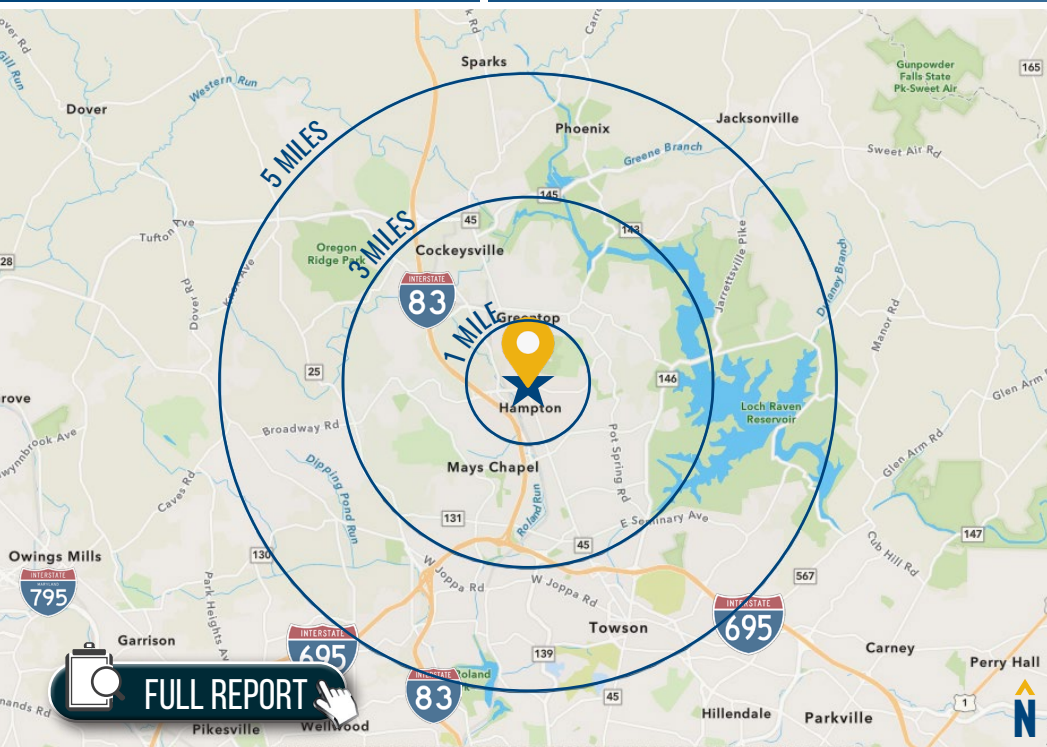


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LOCATION / DEMOGRAPHICS (2023)

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FULL REPORT

RESIDENTIAL POPULATION 10,194 1 MILE 58,205 3 MILES 113,825 5 MILES	NUMBER OF HOUSEHOLDS 4,130 1 MILE 23,993 3 MILES 44,860 5 MILES	AVERAGE HH SIZE 2.46 1 MILE 2.38 3 MILES 2.31 5 MILES	MEDIAN AGE 36.9 1 MILE 45.2 3 MILES 42.6 5 MILES
AVERAGE HH INCOME \$115,119 1 MILE \$149,755 3 MILES \$159,060 5 MILES	EDUCATION (COLLEGE+) 75.5% 1 MILE 81.5% 3 MILES 83.1% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.0% 1 MILE 97.0% 3 MILES 97.0% 5 MILES	DAYTIME POPULATION 16,549 1 MILE 79,242 3 MILES 162,216 5 MILES

25%
YOUNG AND RESTLESS
2 MILES

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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

18%
EXURBANITES
2 MILES

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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

10%
IN STYLE
2 MILES

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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

9%
ENTERPRISING PROFESSIONALS
2 MILES

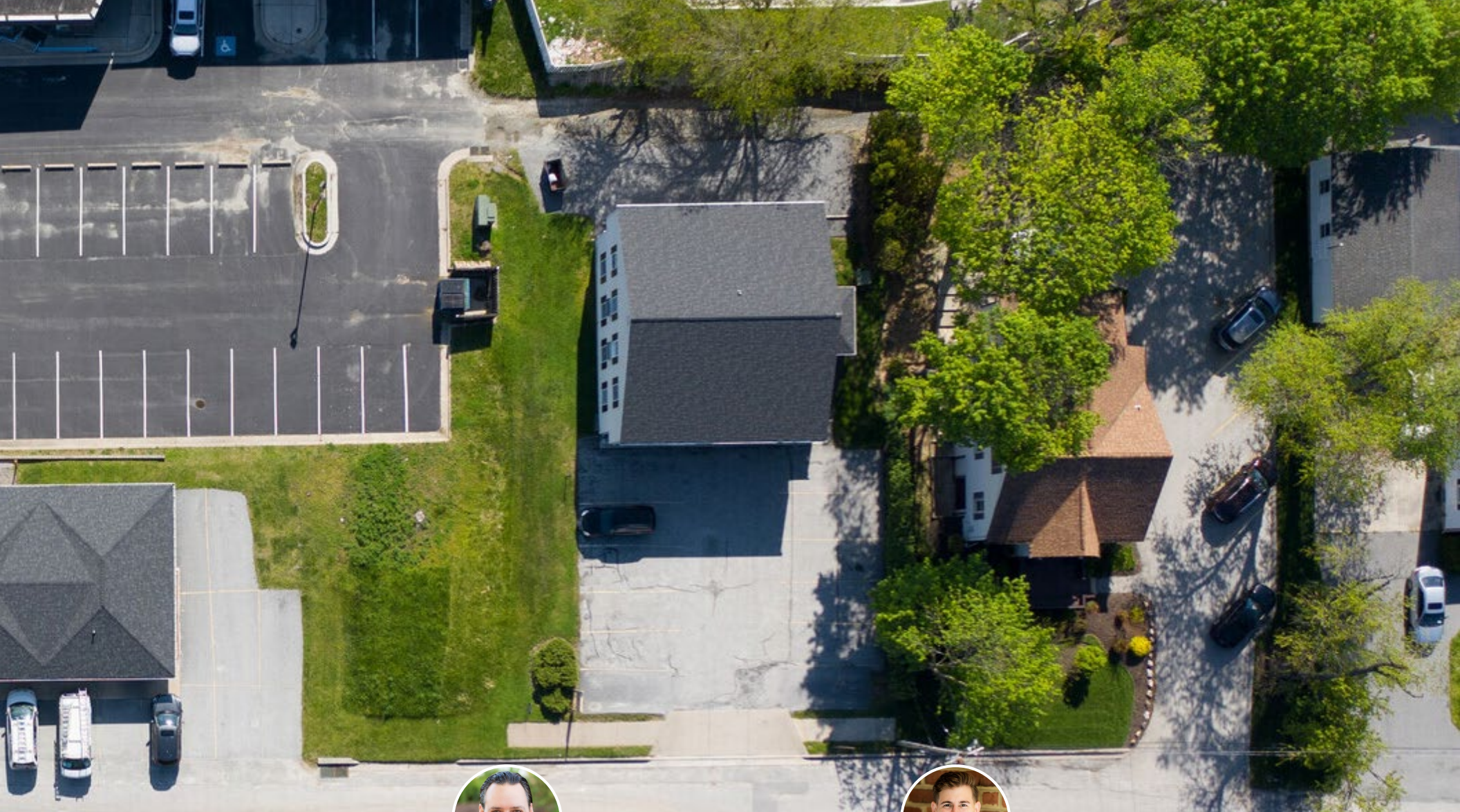
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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4868

MRUOCCO@MACKENZIECOMMERCIAL.COM



PATRICK J. SMITH

REAL ESTATE ADVISOR
MACKENZIE RETAIL, LLC

847.346.2701

PJSMITH@MACKENZIECOMMERCIAL.COM

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