

FOR LEASE

Baltimore County, MD



AUTO REPAIR FACILITY

9712 YORK ROAD | COCKEYSVILLE, MD 21030



Karen Deeley | *Senior Vice President*

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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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AUTO REPAIR FACILITY

9712 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

AVAILABLE

- ▶ 2,588 sf ± auto repair building
- ▶ 1,973 sf ± service building

LOT SIZE

0.6 Acres ±

ZONING

BR CCC (Business Roadside)
[Commercial, Community Core District]

TRAFFIC COUNT

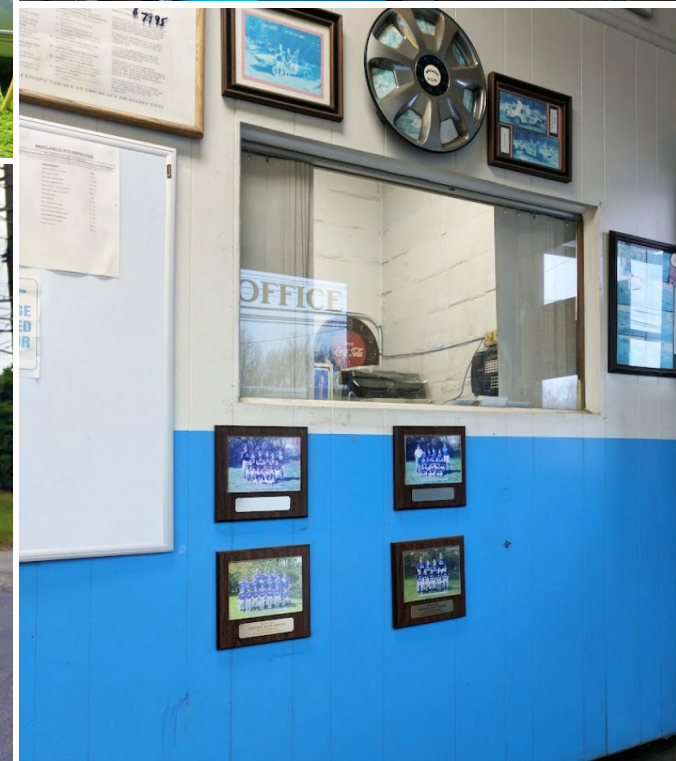
25,850 AADT (York Rd/Rt. 45)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Retail storefront on busy York Road corridor (25,850 cars/day)
- ▶ 2,588 sf auto repair building (4 drive-in service bays)
- ▶ 1,973 sf service building (3 drive-in service bays)
- ▶ Easy access to I-83 and I-695
- ▶ Nearby retailers include Target, Walmart, Home Depot, Lowe's



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AERIAL

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BIRDSEYE: YORK ROAD CORRIDOR

9712 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



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COCKEYSVILLE TRADE AREA

9712 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

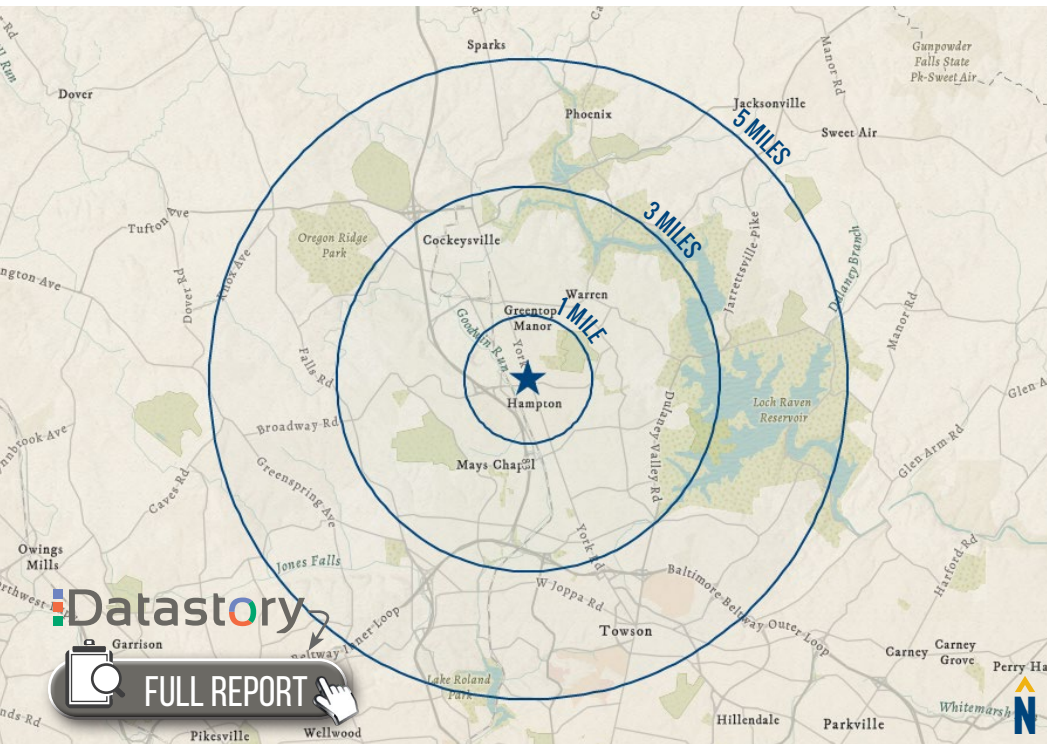


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LOCATION / DEMOGRAPHICS (2021)

9712 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



Datastory

FULL REPORT

RESIDENTIAL POPULATION

9,118
1 MILE
54,850
3 MILES
107,882
5 MILES

NUMBER OF HOUSEHOLDS

3,800
1 MILE
23,453
3 MILES
43,061
5 MILES

AVERAGE HH SIZE

2.40
1 MILE
2.31
3 MILES
2.28
5 MILES

MEDIAN AGE

37.9
1 MILE
45.1
3 MILES
43.0
5 MILES

AVERAGE HH INCOME

\$93,381
1 MILE
\$123,347
3 MILES
\$134,562
5 MILES

EDUCATION (COLLEGE+)

74.5%
1 MILE
80.6%
3 MILES
81.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.5%
1 MILE
96.2%
3 MILES
96.2%
5 MILES

DAYTIME POPULATION

12,952
1 MILE
67,811
3 MILES
136,308
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

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17%
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

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11%
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

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9%
SILVER AND GOLD

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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