

# FOR SALE/LEASE

 Baltimore County

# ACKERMAN BUILDING

10721 York Road | Cockeysville, Maryland 21093

## PROPERTY STATS:

### Building Size

2,900 ± sf

### Sale Price

\$629,500

### Rental Rate

\$16.00 NNN

### Zoning

BLAS - Business Local

### Parking

22 spaces

### Possession

Immediate

### Highlights

- Retail building with prominent York Road visibility; over 32,000 cars per day
- Multi-tenant possibilities with separate electrical meters



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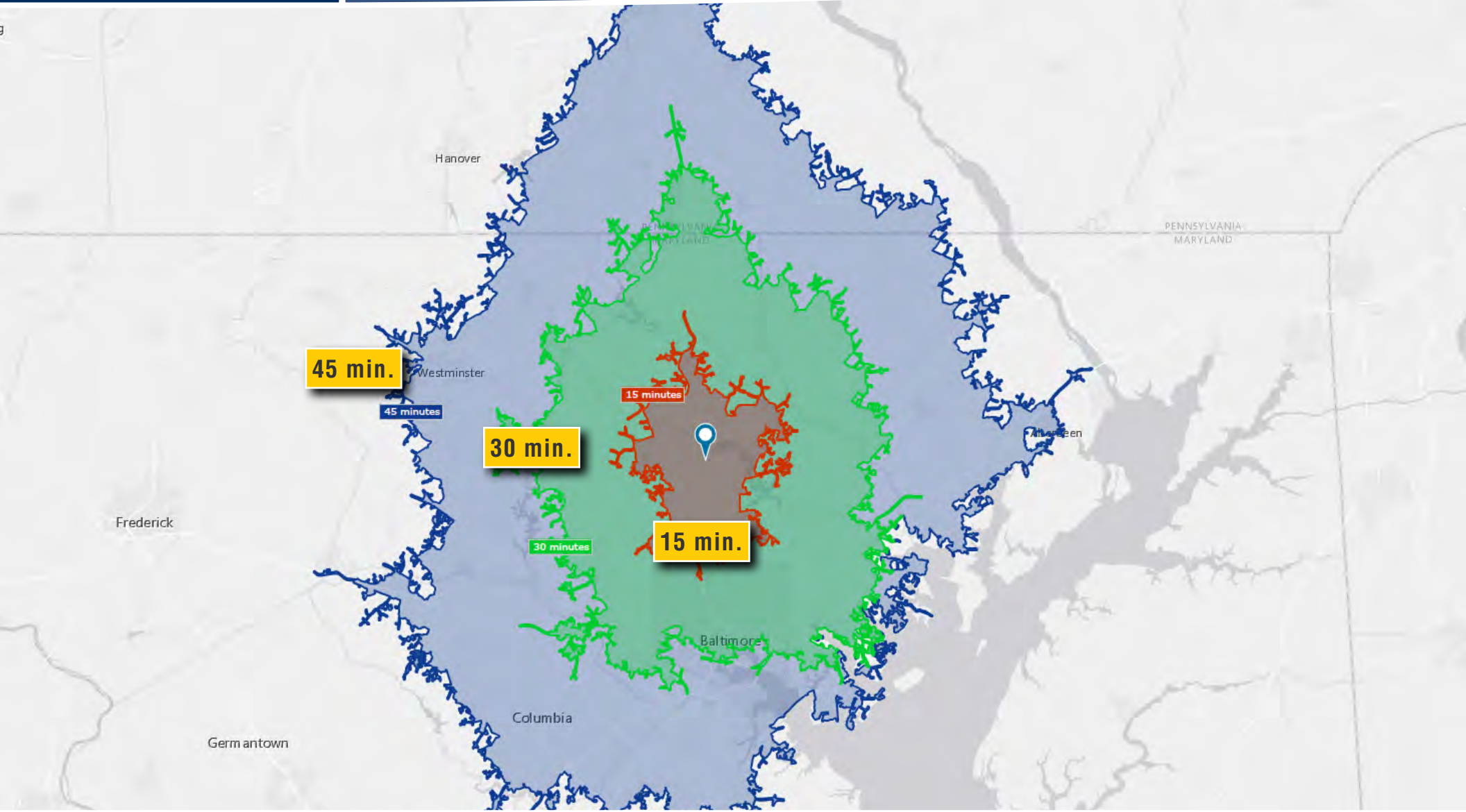


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## Dominant Lifestyles

Cockeysville, Maryland



### Top Tier



Average HH Size: 2.82  
Median Age: 46.2  
Median HH Income: \$157,000

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.

### Exurbanites



Average HH Size: 2.48  
Median Age: 49.6  
Median HH Income: \$98,000

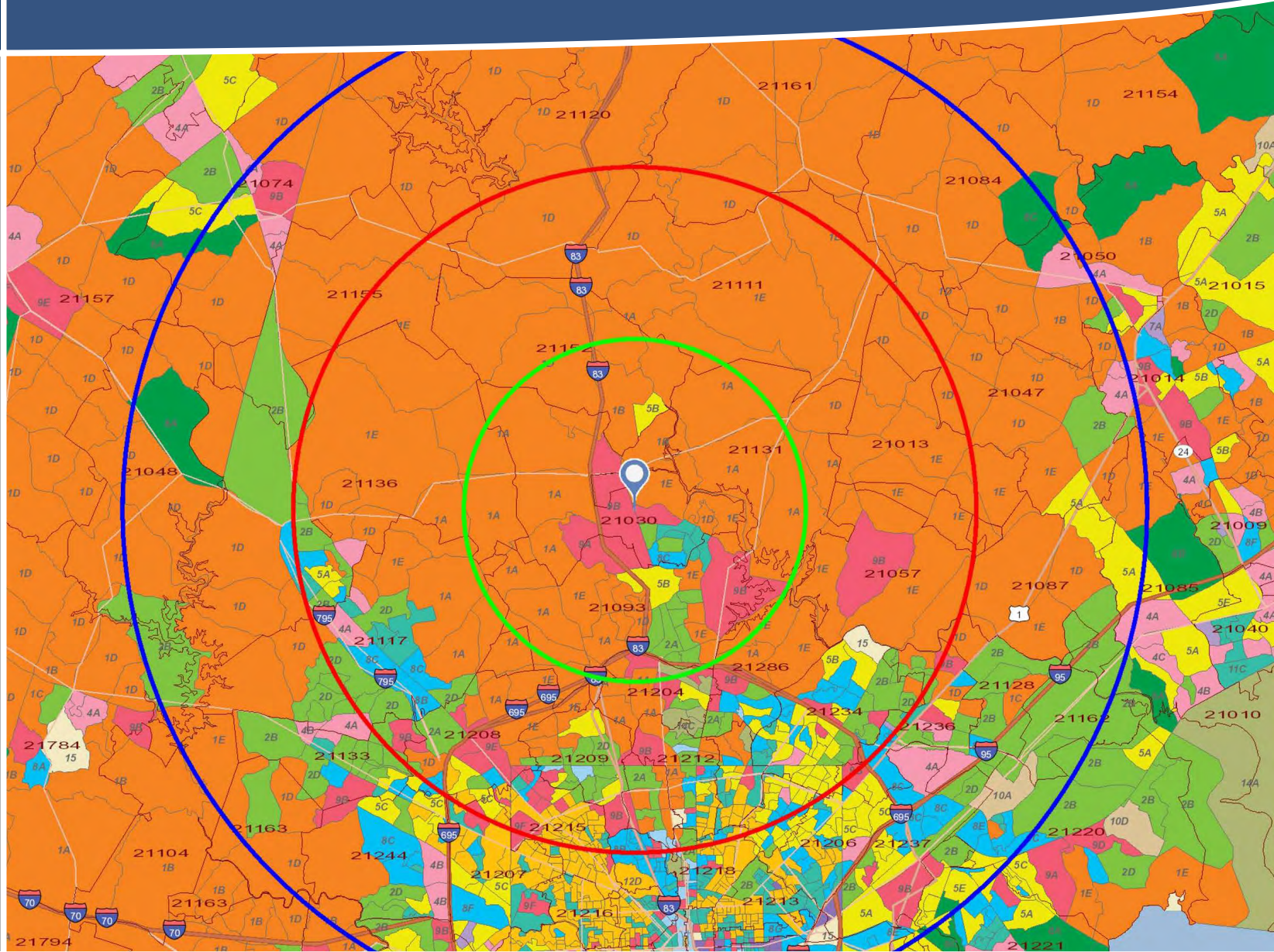
These residents are approaching retirement but show few signs of slowing down. They have cultivated a lifestyle that is both affluent and urbane. Consumers prefer quality to cost, take pride in their homes and are well connected.

### Young and Restless



Average HH Size: 2.02  
Median Age: 29.4  
Median HH Income: \$36,000

Gen Y comes of age with these well-educated young workers. Though careful shoppers who demonstrate little brand loyalty, they also like to be the first to try new products. Most of their information comes from the Internet and TV.



## MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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# Retail Building Sale/Lease

Ackerman Building | 10721 York Road



|                          |  |
|--------------------------|--|
| <b>BUILDING NAME:</b>    | Ackerman Building                      |
| <b>STREET ADDRESS:</b>   | 10721 York Road, Cockeysville MD 21093 |
| <b>SUBMARKET:</b>        | I-83 Corridor                          |
| <b>RENTAL RATE:</b>      | \$16.00 NNN                            |
| <b>SALE PRICE:</b>       | \$629,500.00                           |
| <b>BUILDING CLASS:</b>   | B                                      |
| <b>ZONING:</b>           | BLAS                                   |
| <b>PROPERTY TYPE:</b>    | Retail Building/Retail Use             |
| <b>BUILDING STORIES:</b> | 2                                      |
| <b>BUILDING SIZE:</b>    | 2,900 SF ±                             |
| <b>SITE SIZE:</b>        | 0.23 Acres                             |
| <b>PARKING SPACES:</b>   | 22 Spaces                              |
| <b>OCCUPIED:</b>         | No                                     |
| <b>POSSESSION:</b>       | Immediate                              |
| <b>DEMOGRAPHICS:</b>     | Available Upon Request                 |

- HIGHLIGHTS:**
- BLAS Zoning
  - 22 on-site parking spaces
  - York Road visibility
  - 32,000 cars per day
  - Multi-tenant possibilities with separate electrical meters