



FREESTANDING RETAIL

10700 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

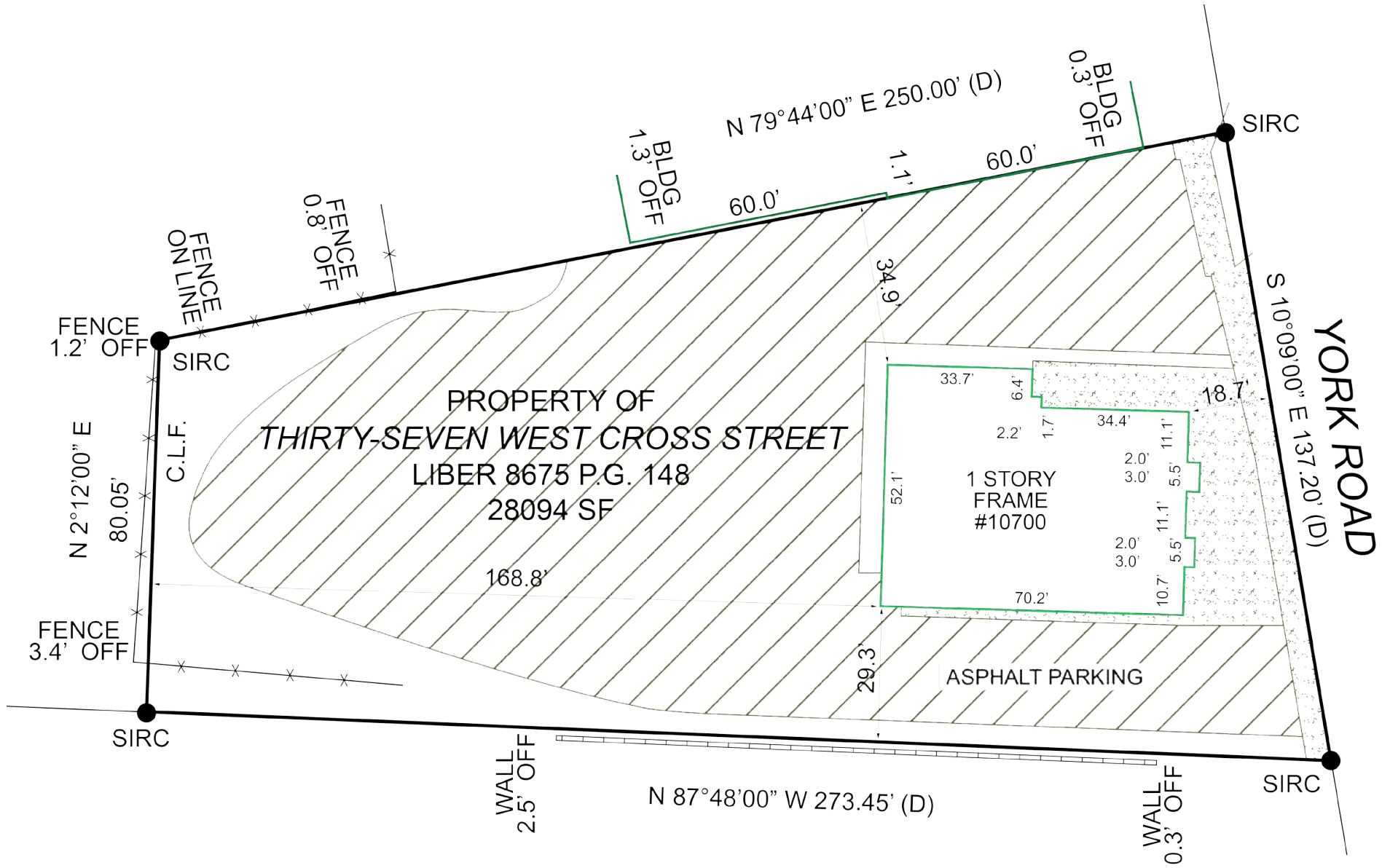
HIGHLIGHTS:

- 6,496 SF ± 2-story freestanding retail building
- Ample on-site parking (40 dedicated spaces)
- Highly visible site on heavily trafficked York Road (31,472 cars per day)
- Drive-thru access available
- Prominent pylon signage
- Easy access to I-83 and I-695

BUILDING SIZE:	6,496 SF ±
LOT SIZE:	.64 ACRES ±
YEAR BUILT:	1956
PARKING:	40 DEDICATED SPACES
TRAFFIC COUNT:	32,613 AADT (YORK RD)
ZONING:	ML IM & BL AS
RENTAL RATE:	\$16.00 PSF, NNN
SALE PRICE:	\$1,400,000



SITE PLAN



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,765

46,195

80,532

DAYTIME POPULATION



15,041

71,292

112,206

AVERAGE HOUSEHOLD INCOME



\$140,502

\$146,430

\$170,972

NUMBER OF HOUSEHOLDS



1,637

19,788

32,774

MEDIAN AGE

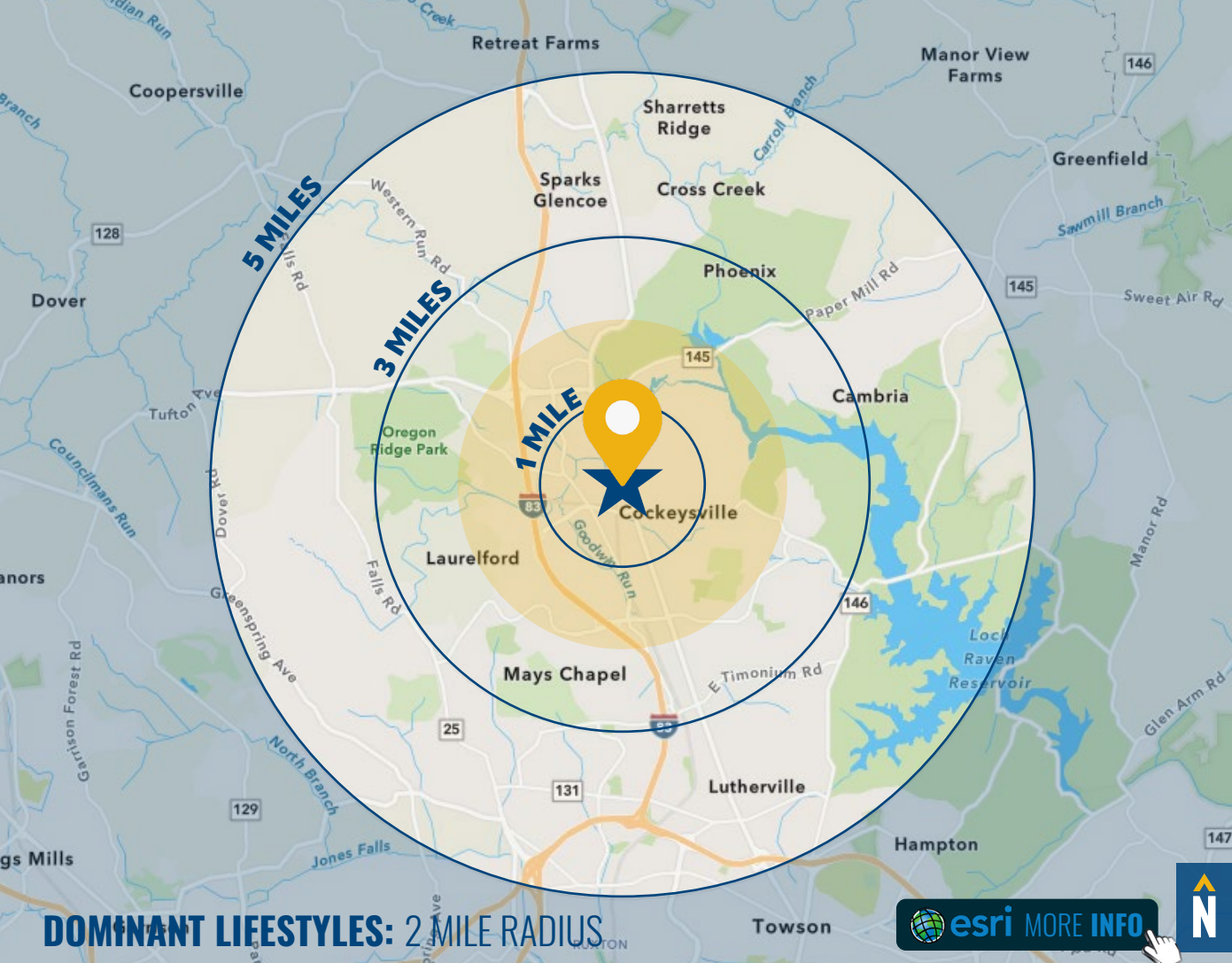


42.4

42.2

43.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

XX30 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**

14% SILVER AND GOLD



This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

Median Age: **63.2**

Median Household Income: **\$72,100**

13% ENTERPRISING PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

FOR MORE INFO **CONTACT:**



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