

# FOR SALE

 Baltimore County, MD

# 10759 YORK ROAD

COCKEYSVILLE, MARYLAND 21030

## BUILDING SIZE

4,595 sf

## LOT SIZE

.14 Acres

## ZONING

BL AS  
(Business Local - Automotive Service)

## TRAFFIC COUNT

32,901 AADT (York Rd/Rt. 45)

## SALE PRICE

\$479,000

## HIGHLIGHTS

- ▶ Freestanding retail building with excellent exposure on busy York Road corridor
- ▶ Free private parking located along the side of the building
- ▶ Minutes to I-83 and many local amenities along York Road
- ▶ Building features central heating and cooling



IMMEDIATE  
AVAILABILITY



STREET VIEW



Michael Lang | Real Estate Advisor

443.798.9346

mlang@mackenziecommercial.com

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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# AERIAL

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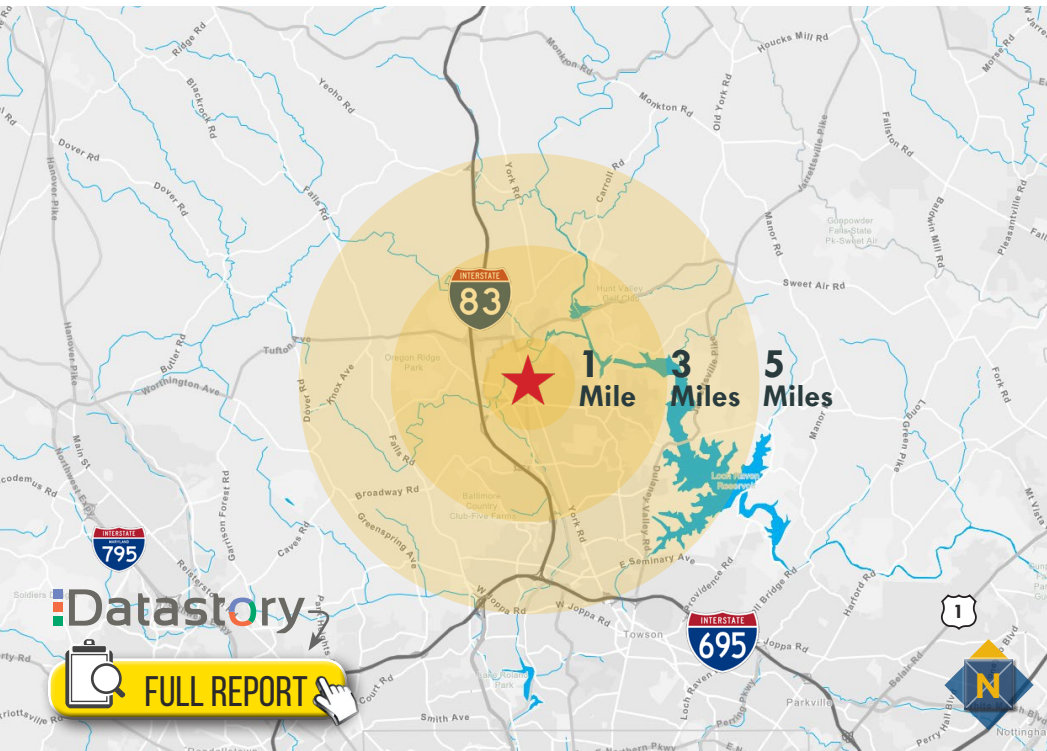


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# LOCATION / DEMOGRAPHICS

10759 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
4,185 1 MILE	1,776 1 MILE	2.35 1 MILE	45.0 1 MILE
44,553 3 MILES	19,311 3 MILES	2.27 3 MILES	43.2 3 MILES
79,782 5 MILES	32,907 5 MILES	2.39 5 MILES	45.4 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$112,527 1 MILE	75.8% 1 MILE	96.7% 1 MILE	15,766 1 MILE
\$113,380 3 MILES	77.9% 3 MILES	97.5% 3 MILES	67,955 3 MILES
\$131,961 5 MILES	80.6% 5 MILES	97.6% 5 MILES	105,887 5 MILES

**30%**  
YOUNG AND RESTLESS  
2 MILES

**2.04**  
AVERAGE HH SIZE

**29.8**  
MEDIAN AGE

**\$40,500**  
MEDIAN HH INCOME

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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.

**17%**  
SILVER & GOLD  
2 MILES

**2.03**  
AVERAGE HH SIZE

**63.2**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME

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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.

**16%**  
ENTERPRISING PROFESSIONALS  
2 MILES

**2.48**  
AVERAGE HH SIZE

**35.3**  
MEDIAN AGE

**\$86,600**  
MEDIAN HH INCOME

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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.

**14%**  
GOLDEN YEARS  
2 MILES

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

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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.