

FOR LEASE

Baltimore County, MD

9709 YORK ROAD

COCKEYSVILLE, MARYLAND 21030

AVAILABLE

4,000 sf

ZONING

BL (Business Local)

TRAFFIC COUNT

26,330 AADT (York Rd/Rt. 45)

PARKING

30 surface spaces

RENTAL RATE

\$35.00 psf, NNN

HIGHLIGHTS

- ▶ High profile retail storefront on busy York Road corridor (26,330 vehicles per day)
- ▶ Great signage potential
- ▶ Easy access to I-83 and I-695
- ▶ Immediate occupancy
- ▶ Ownership will consider improvement allowance based on tenant entity and financial capability
- ▶ Nearby retailers include Target, Walmart, Home Depot, Lowe's



Tom Fidler | Executive Vice President & Principal

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Laura Williams | Vice President

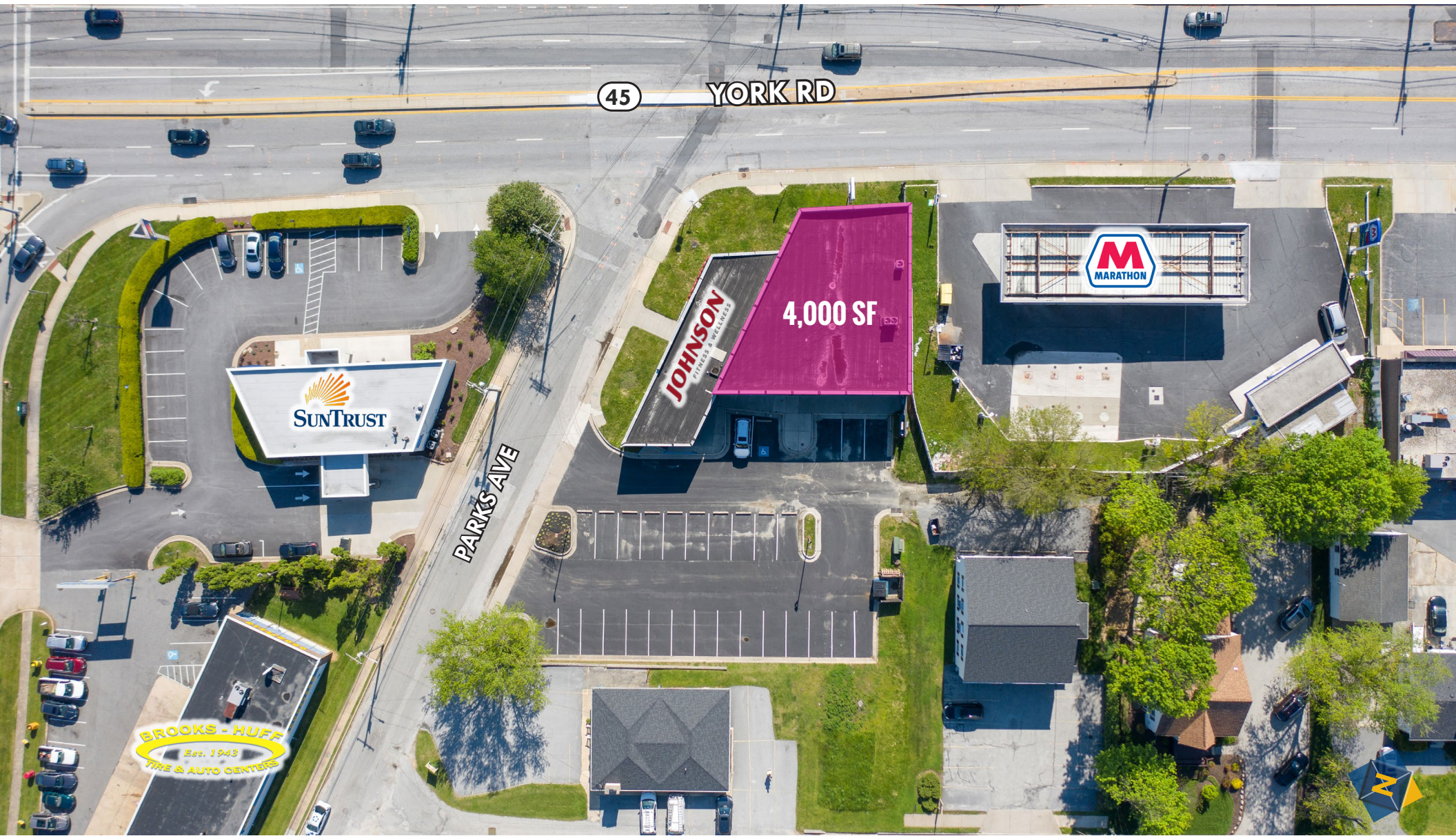
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AERIAL

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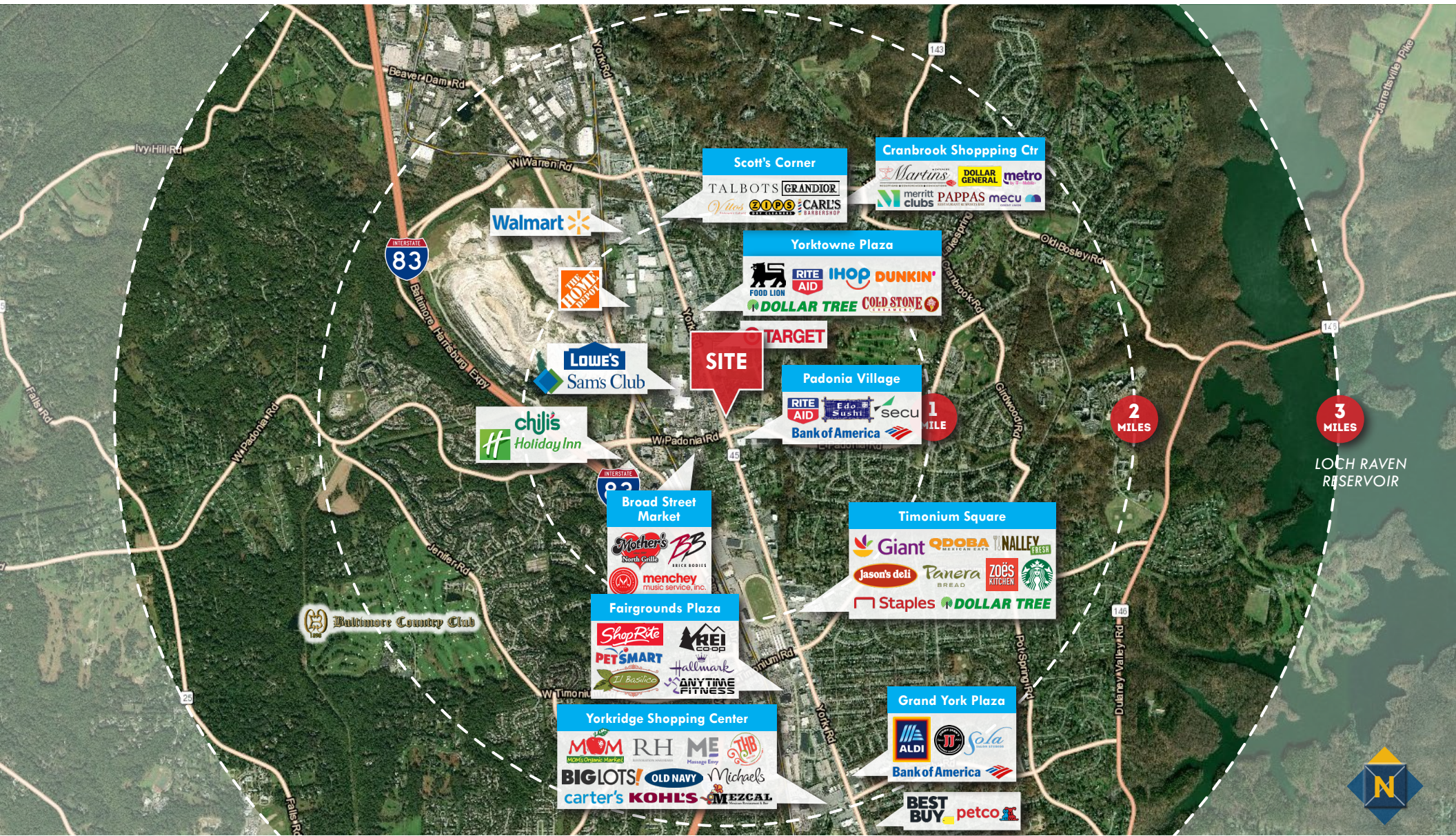
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TRADE AREA

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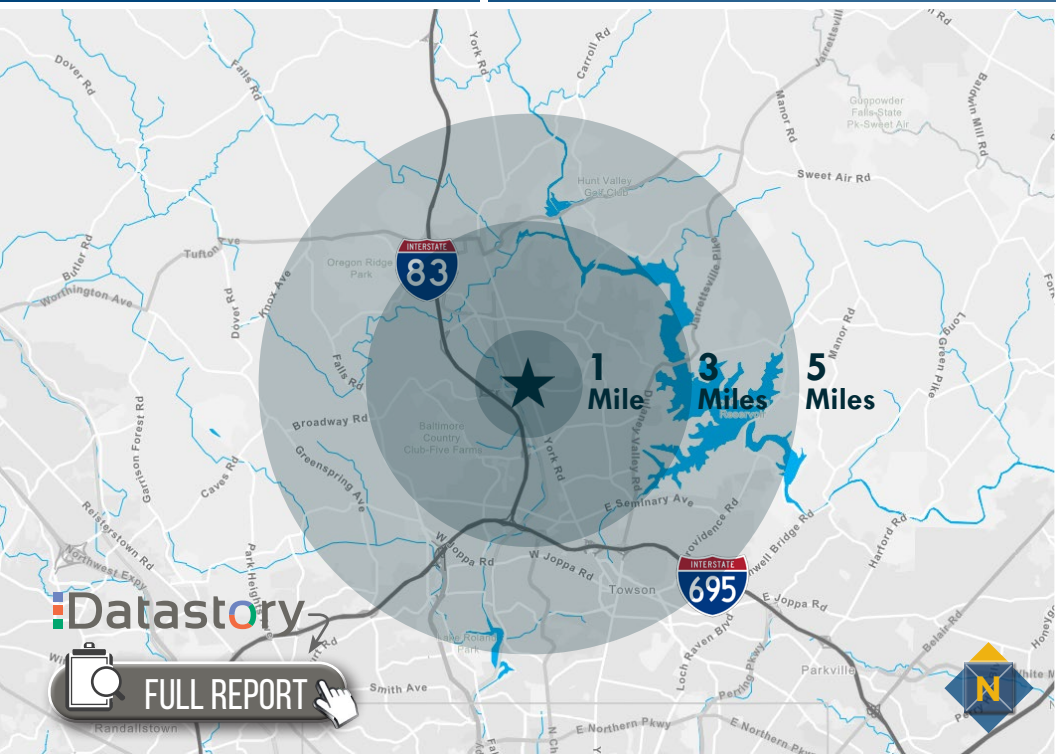


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LOCATION / DEMOGRAPHICS

9709 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



RESIDENTIAL POPULATION 9,039 1 MILE 57,433 3 MILES 111,387 5 MILES	NUMBER OF HOUSEHOLDS 3,776 1 MILE 24,498 3 MILES 44,317 5 MILES	AVERAGE HH SIZE 2.39 1 MILE 2.31 3 MILES 2.30 5 MILES	MEDIAN AGE 36.5 1 MILE 44.8 3 MILES 42.7 5 MILES
AVERAGE HH INCOME \$90,172 1 MILE \$117,167 3 MILES \$127,439 5 MILES	EDUCATION (COLLEGE+) 72.3% 1 MILE 79.3% 3 MILES 80.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.3% 1 MILE 97.4% 3 MILES 97.4% 5 MILES	DAYTIME POPULATION 15,775 1 MILE 78,536 3 MILES 164,804 5 MILES

25% YOUNG AND RESTLESS
2 MILES

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.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME

[LEARN MORE](#)

17% EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

[LEARN MORE](#)

10% IN STYLE
2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

[LEARN MORE](#)

9% ENTERPRISING PROFESSIONALS
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

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