



Tenants in Rear of Building

Hunt Valley Jewelers

soirée
Dr. Thomas G. Weiss
Dentist

1,075 SF
AVAILABLE

Cell Phone Repair
Tablets, Computers & Gaming

TEXAS CENTER
9832 YORK ROAD
COCKEYSVILLE, MD 21030

FOR LEASE

Baltimore County, MD

TEXAS CENTER: RETAIL/OFFICE SPACE

9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

AVAILABLE

1,075 sf (Street Level)

ZONING

BM CCC (Business Major)

RENTAL RATE

\$30.00 psf, NNN

- ▶ Taxes: \$3.05 psf
- ▶ Insurance: \$0.18 psf
- ▶ CAM: \$4.92 psf

HIGHLIGHTS

- ▶ Excellent exposure on York Road corridor in Timonium/Cockeysville
- ▶ Located across from Target and around the corner from Lowe's, Home Depot and Sam's Club
- ▶ Great storefront/pylon signage on York Rd: 25,850 AADT
- ▶ 2nd level parking/entry at grade
- ▶ Ideal for service retailer or office user who requires retail exposure



FOR LEASE

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SITE PLAN: STREET LEVEL

TEXAS CENTER | 9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

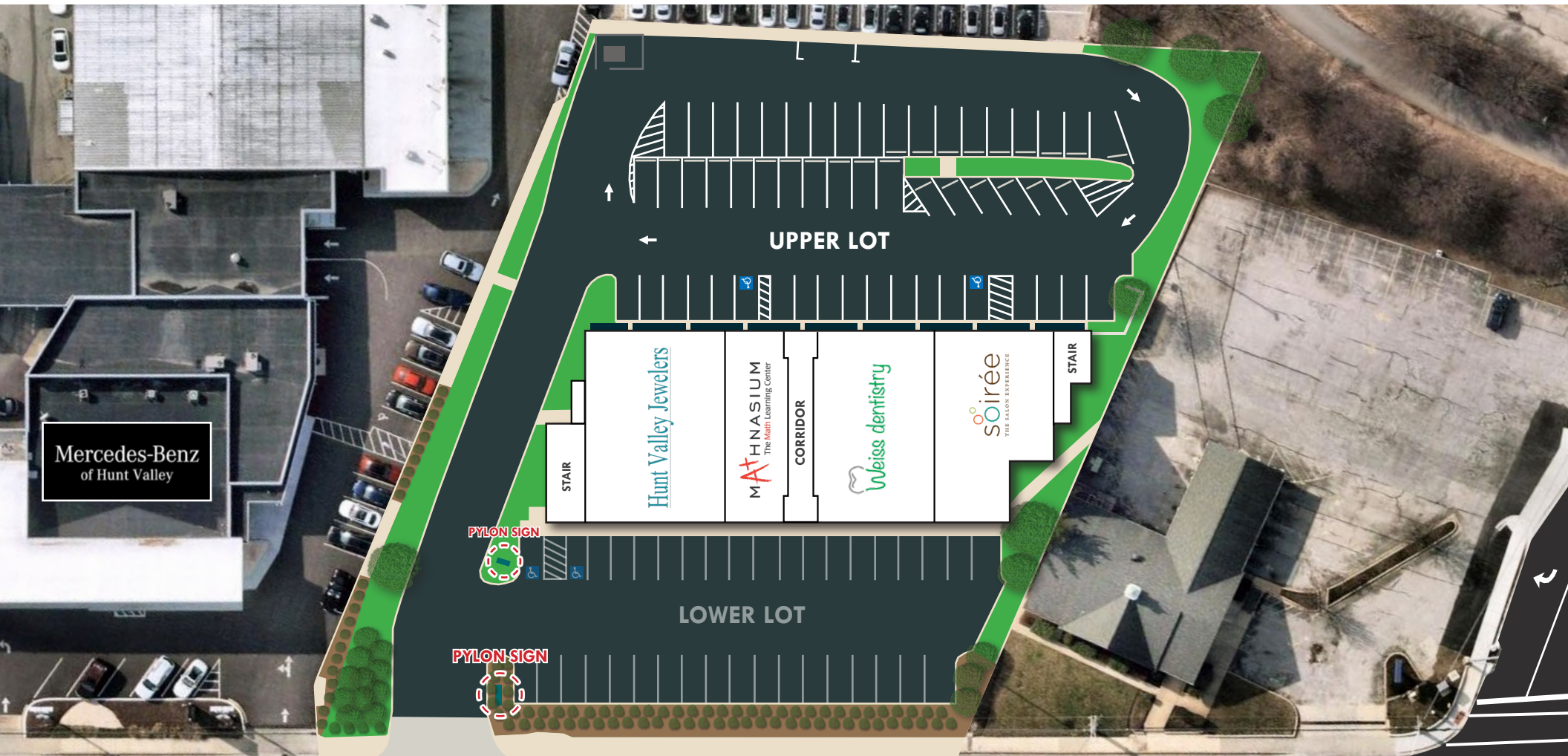


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SITE PLAN: UPPER LEVEL

TEXAS CENTER | 9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



45

YORK RD

25,850 AADT



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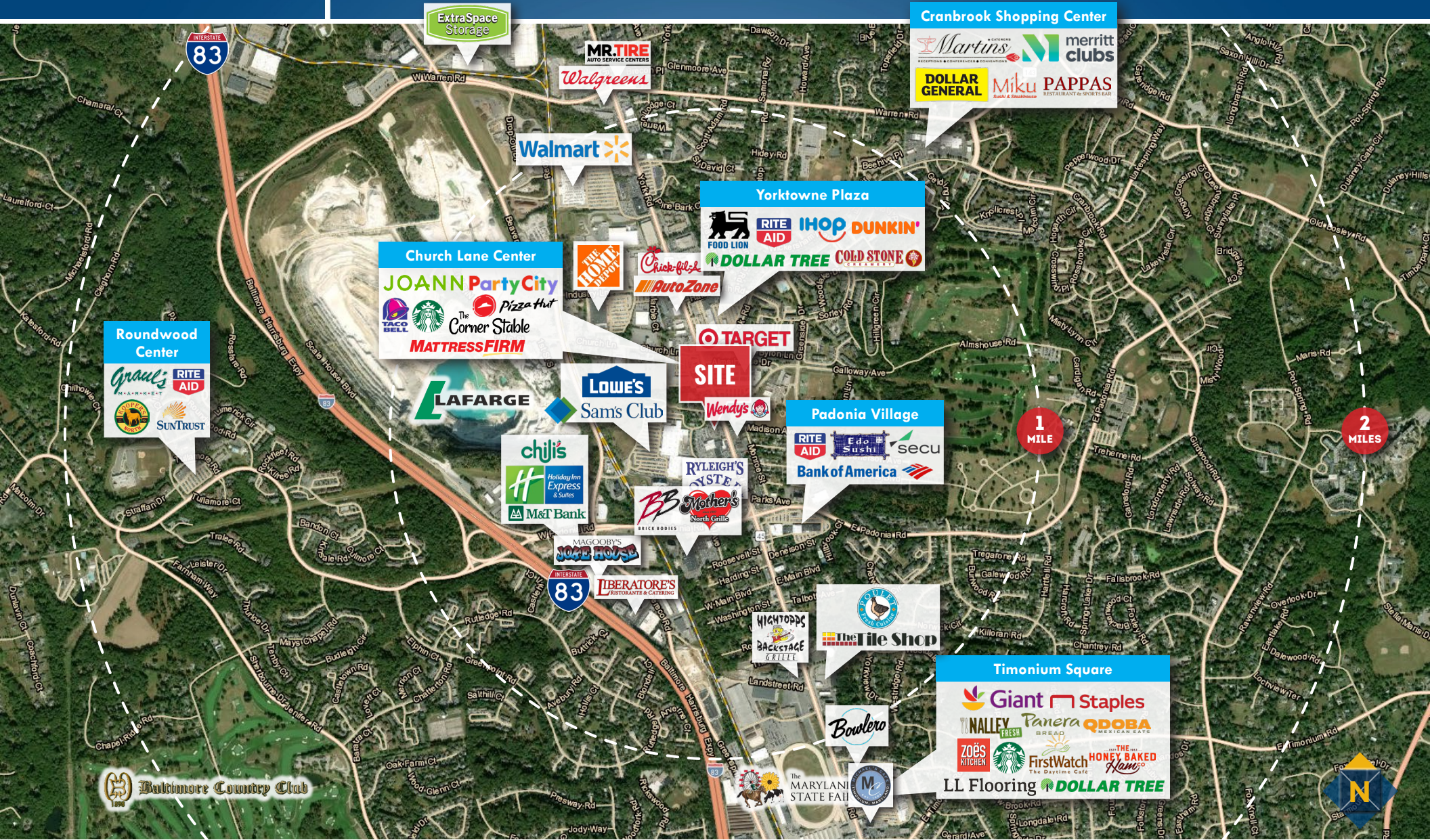
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TRADE AREA

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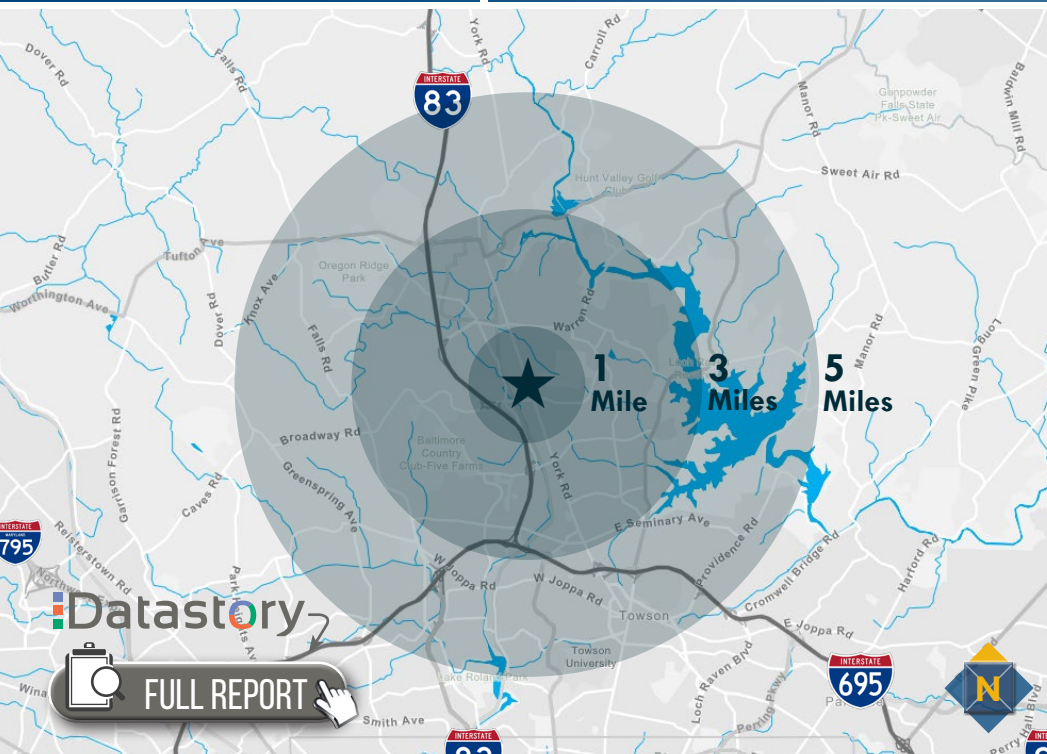
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LOCATION / DEMOGRAPHICS

TEXAS CENTER | 9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



Datastory

FULL REPORT

RESIDENTIAL POPULATION 11,077 1 MILE 56,168 3 MILES 107,113 5 MILES	NUMBER OF HOUSEHOLDS 4,819 1 MILE 23,539 3 MILES 42,002 5 MILES	AVERAGE HH SIZE 2.30 1 MILE 2.35 3 MILES 2.33 5 MILES	MEDIAN AGE 34.8 1 MILE 44.5 3 MILES 42.7 5 MILES
AVERAGE HH INCOME \$76,112 1 MILE \$107,181 3 MILES \$119,028 5 MILES	EDUCATION (COLLEGE+) 75.6% 1 MILE 78.8% 3 MILES 79.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.0% 1 MILE 96.6% 3 MILES 96.8% 5 MILES	DAYTIME POPULATION 15,218 1 MILE 76,429 3 MILES 159,093 5 MILES

26%
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

19%
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

11%
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

10%
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

LEARN MORE