

FOR SALE

 Baltimore County, MD

14713 YORK ROAD

SPARKS GLENCOE, MARYLAND 21152

LOT SIZE

3.5 Acres

ZONING

RC-5/RC-7 (Rural Residential / Resource Preservation District)

TRAFFIC COUNT

24,632 AADT (York Rd/Rt. 45)

SALE PRICE

\$479,000

HIGHLIGHTS

- ▶ Great redevelopment potential
- ▶ Excellent frontage on York Road with 375 feet ± of depth
- ▶ Minutes to Interstate 83
- ▶ Across from The Highlands Corporate Park and just north of Loveton Business Center
- ▶ Minutes to dozens of service, dining and shopping amenities along the Hunt Valley and Cockeysville York Road corridor



STREET VIEW



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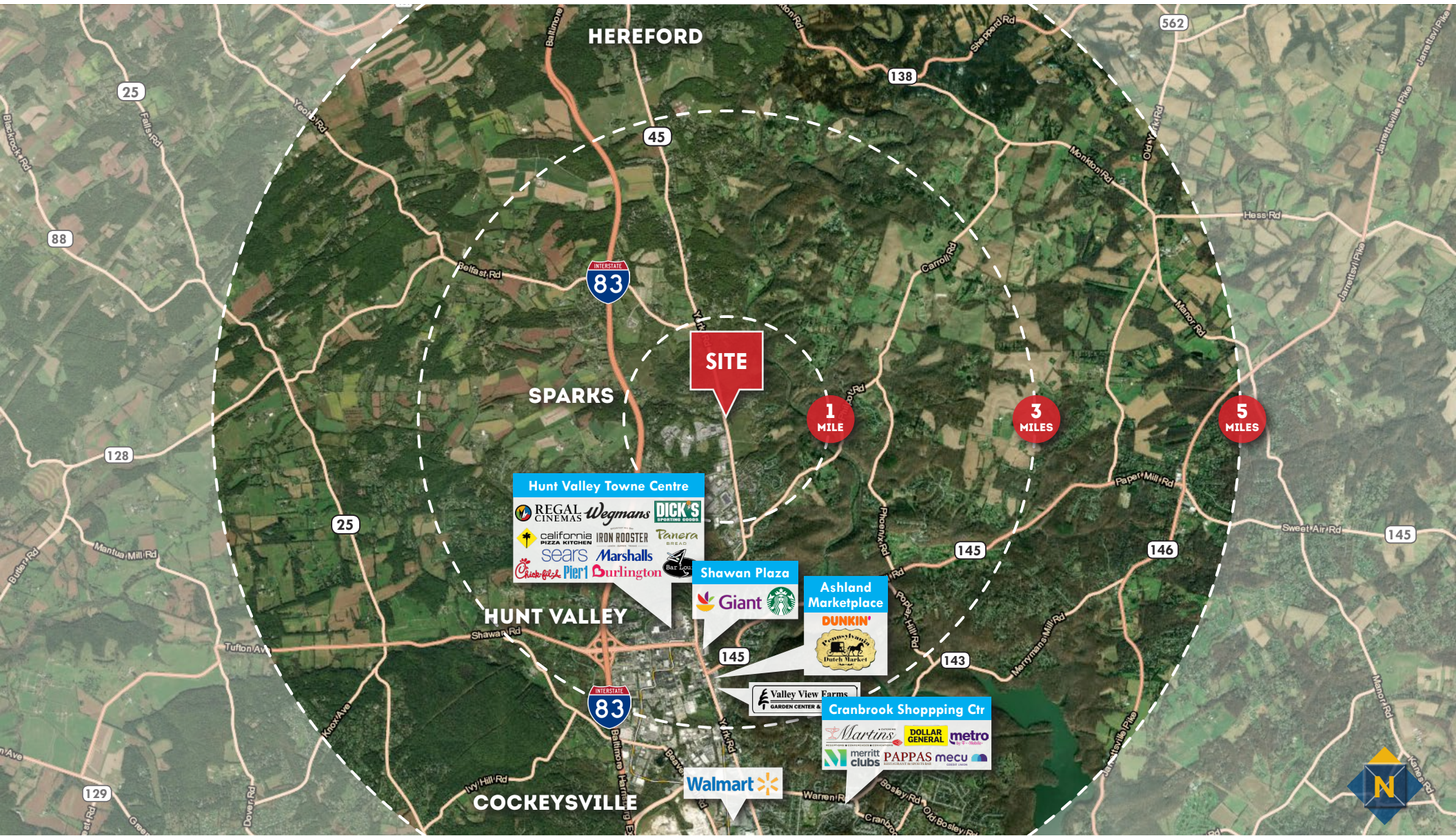
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TRADE AREA

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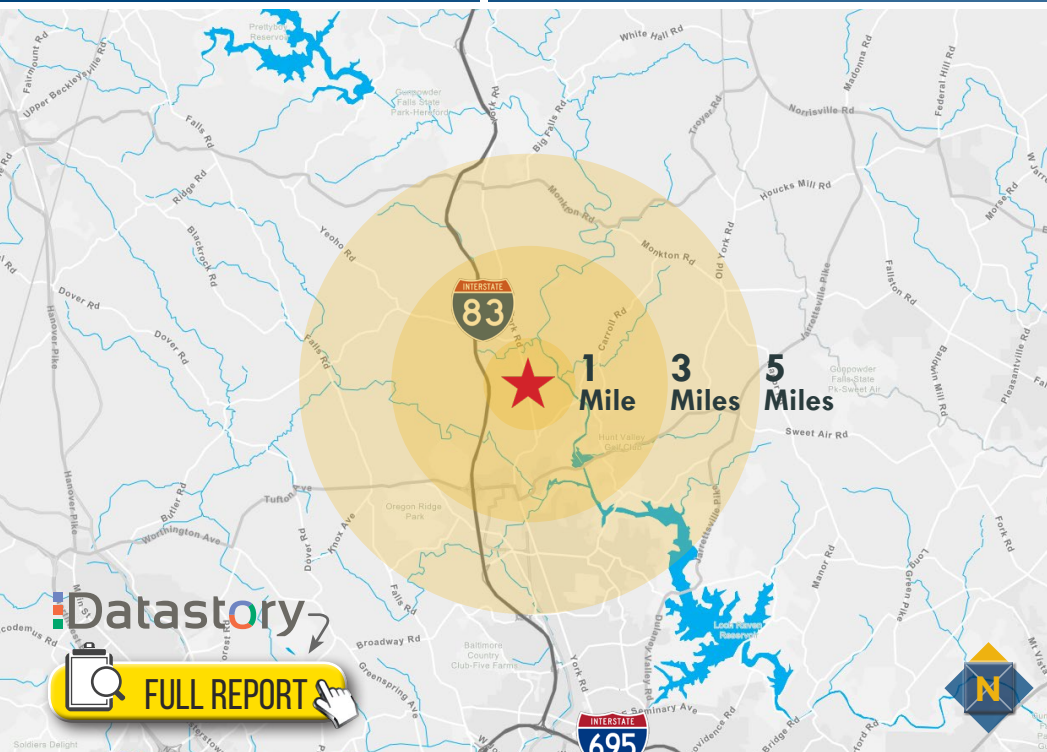


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LOCATION / DEMOGRAPHICS

14713 YORK ROAD | SPARKS GLENCOE, MARYLAND 21152



RESIDENTIAL POPULATION 2,689 1 MILE 11,432 3 MILES 42,136 5 MILES	NUMBER OF HOUSEHOLDS 1,198 1 MILE 4,517 3 MILES 17,620 5 MILES	AVERAGE HH SIZE 2.24 1 MILE 2.43 3 MILES 2.36 5 MILES	MEDIAN AGE 43.2 1 MILE 48.0 3 MILES 43.1 5 MILES
AVERAGE HH INCOME \$105,711 1 MILE \$151,751 3 MILES \$126,500 5 MILES	EDUCATION (COLLEGE+) 79.2% 1 MILE 80.2% 3 MILES 78.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.8% 1 MILE 98.9% 3 MILES 97.8% 5 MILES	DAYTIME POPULATION 1,791 1 MILE 27,888 3 MILES 62,426 5 MILES

45%
IN STYLE
2 MILES

LEARN MORE

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

37%
PROFESSIONAL PRIDE
2 MILES

LEARN MORE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

14%
TOP TIER
2 MILES

LEARN MORE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

4%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME