

FOR SALE

Baltimore County, MD

FREESTANDING RETAIL BUILDING

10742-10744 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

LOT SIZE

0.13 Acres (5,576 sf)

BUILDING SIZE

2,677 sf (2 floors + basement)

ZONING

BL AS

(Business Local - Automotive Service)

TRAFFIC COUNT

32,612 AADT (York Rd/Rt. 45)

SALE PRICE

\$295,000

TAXES (2019-2020)

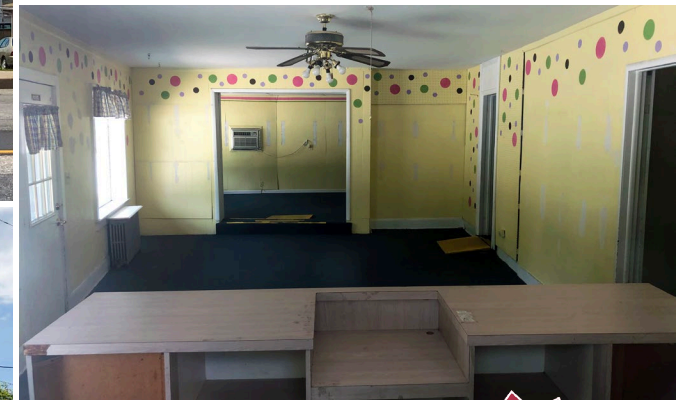
\$5,500

OCCUPANCY STATUS

Vacant

HIGHLIGHTS

- ▶ Great exposure to York Road and superior location along Cockeysville's key retail corridor
- ▶ 56 ft. of frontage on York Road, with a depth of 100 ft. along McCann Avenue
- ▶ 6 parking spaces on-site



John Harrington | Senior Vice President & Principal

410.494.4863

jharrington@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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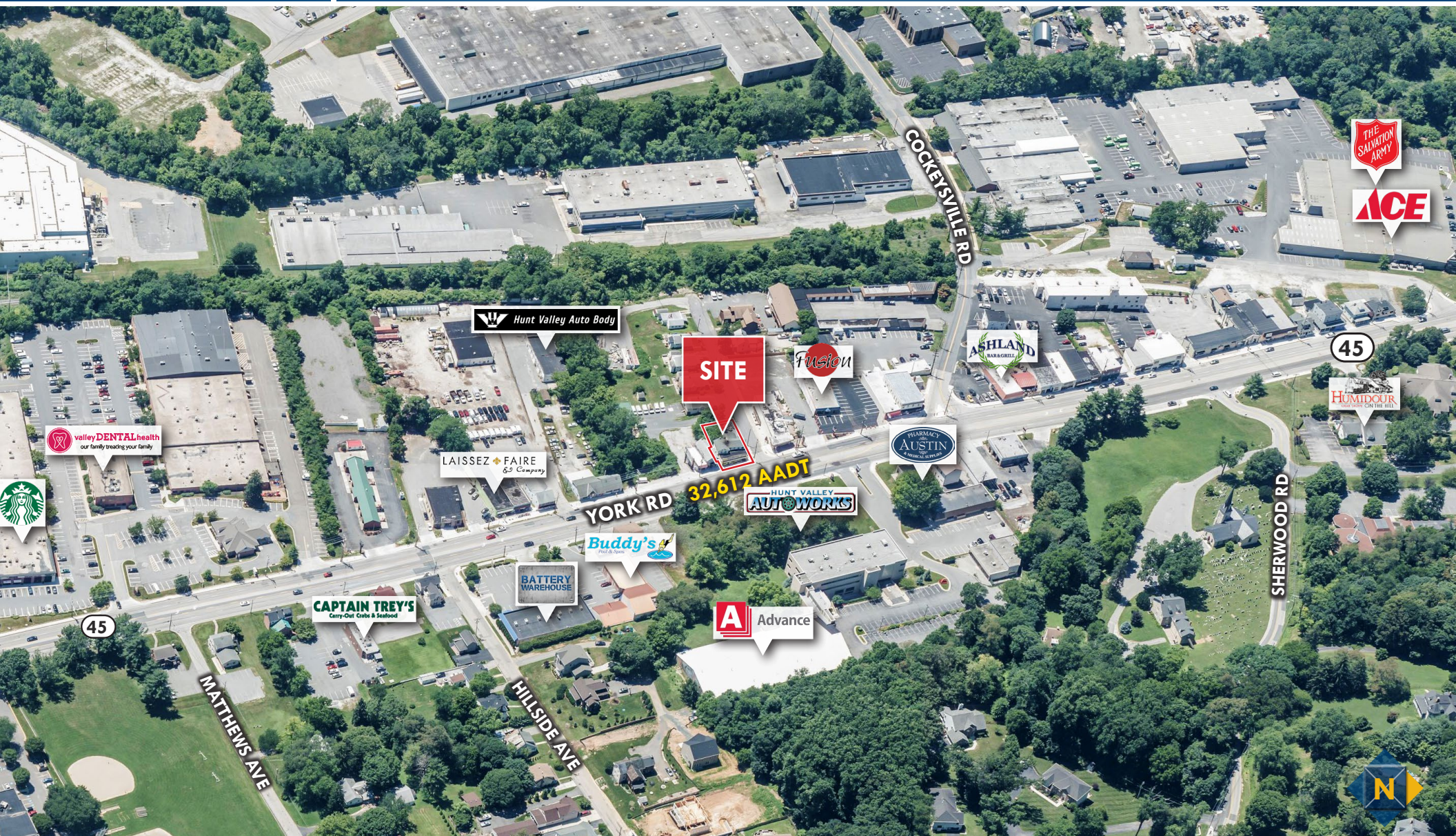
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BIRDSEYE

10742-10744 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

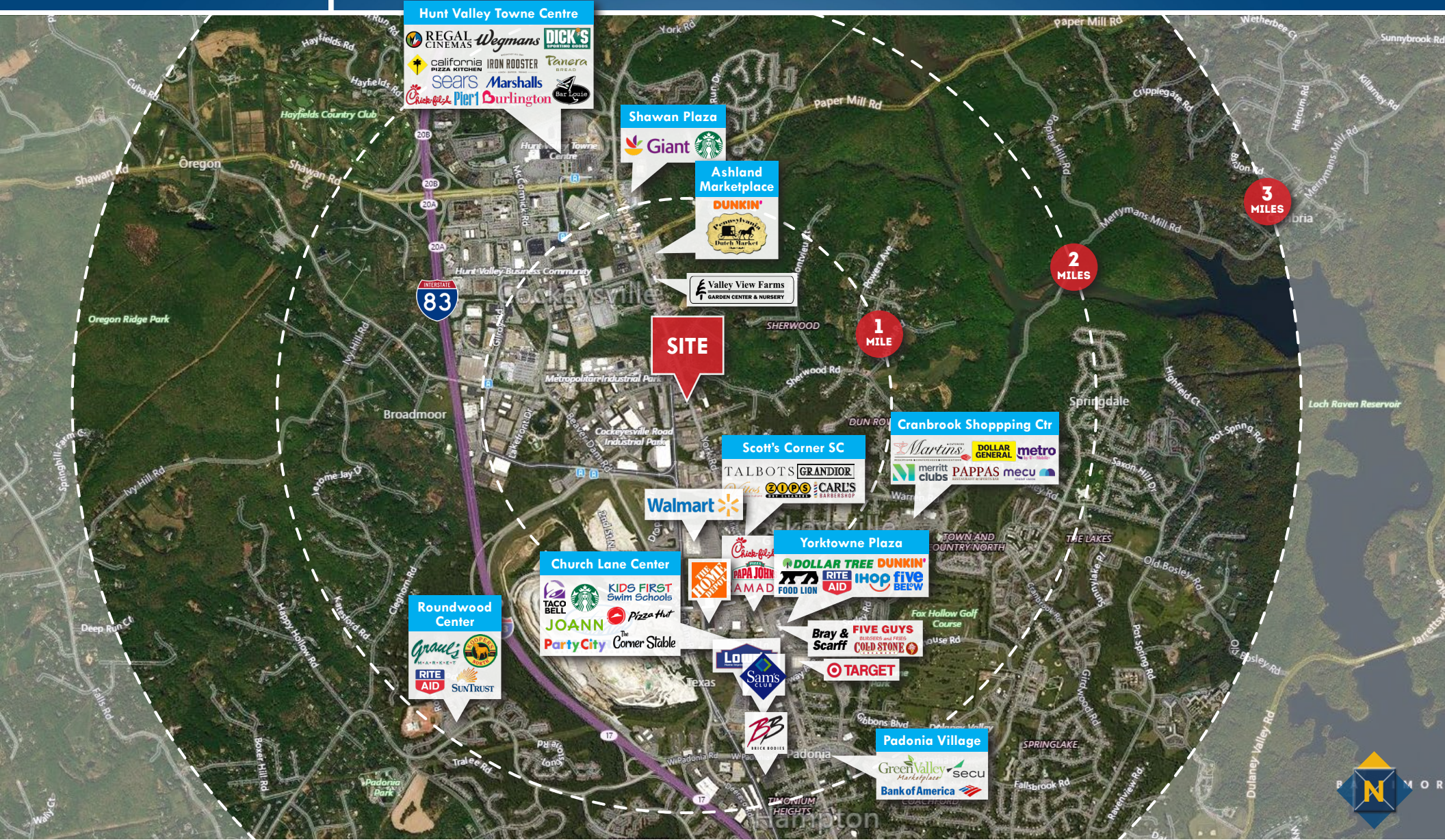


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TRADE AREA

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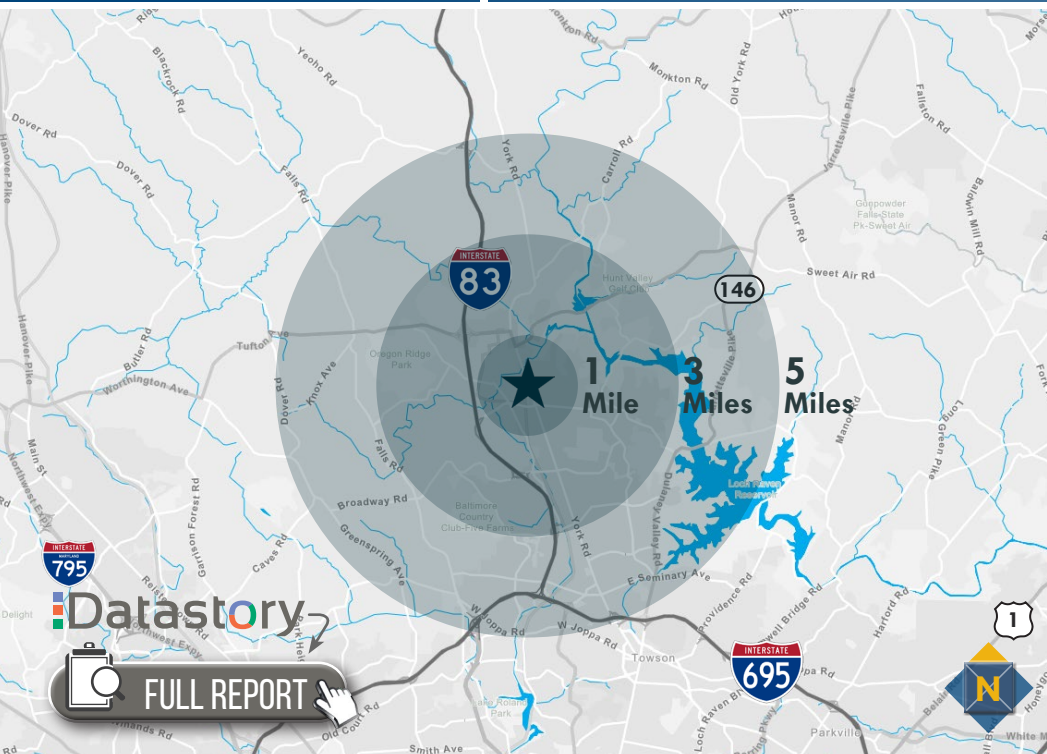


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 4,208 1 MILE 44,811 3 MILES 79,987 5 MILES	NUMBER OF HOUSEHOLDS 1,781 1 MILE 19,411 3 MILES 32,988 5 MILES	AVERAGE HH SIZE 2.36 1 MILE 2.27 3 MILES 2.39 5 MILES	MEDIAN AGE 45.0 1 MILE 43.2 3 MILES 45.5 5 MILES
AVERAGE HH INCOME \$111,898 1 MILE \$113,401 3 MILES \$131,971 5 MILES	EDUCATION (COLLEGE+) 75.9% 1 MILE 78.0% 3 MILES 80.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.6% 1 MILE 97.5% 3 MILES 97.6% 5 MILES	DAYTIME POPULATION 15,323 1 MILE 68,555 3 MILES 106,222 5 MILES

29% YOUNG AND RESTLESS
2 MILES

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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.

2.02
AVERAGE HH SIZE

29.4
MEDIAN AGE

\$36,000
MEDIAN HH INCOME

16% SILVER AND GOLD
2 MILES

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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.

2.02
AVERAGE HH SIZE

61.8
MEDIAN AGE

\$63,000
MEDIAN HH INCOME

15% ENTERPRISING PROFESSIONALS
2 MILES

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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.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

13% GOLDEN YEARS
2 MILES

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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.

2.05
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$61,000
MEDIAN HH INCOME