



CRANBROOK SHOPPING CENTER

528-598 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030



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FOR LEASE

Baltimore County, MD

CRANBROOK SHOPPING CENTER

528-598 CRANBROOK ROAD | COCKEYSVILLE, MARYLAND 21030

AVAILABLE RETAIL

- ▶ 2,000 SF (Inline)
- ▶ 2,660 SF (Freestanding)

AVAILABLE OFFICE

- ▶ 471-1,615 SF (Multiple suites)

TRAFFIC COUNT

16,112 AADT (Cranbrook Rd)

CAM / INSURANCE / TAXES

\$3.26 psf / \$0.22 psf / \$1.09 psf

HIGHLIGHTS

- ▶ Cockeysville's premier neighborhood shopping center
- ▶ Over 140,000 SF of mixed-use retail and office anchored by Valley Mansion by Martin's and Merritt Athletic Clubs
- ▶ High density location surrounded by thousands of residential units
- ▶ Recent façade upgrades
- ▶ 1 Mile from York Road and less than 2 miles from Interstate 83



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SITE PLAN

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OFFICE

- 1 HORIZON PROPERTY MGMT.
- 2 AVAILABLE: 1,077 SF
- 3 AVAILABLE: 471 SF
- 4 AVAILABLE: 1,615 SF
- 5 CARDENAS COUNSELING
- 6 AVAILABLE: 725 SF
- 7 AVAILABLE: 475 SF
- 8 AVAILABLE: 600 SF
- 9 RACHEL KNOX MASSAGE THERAPY



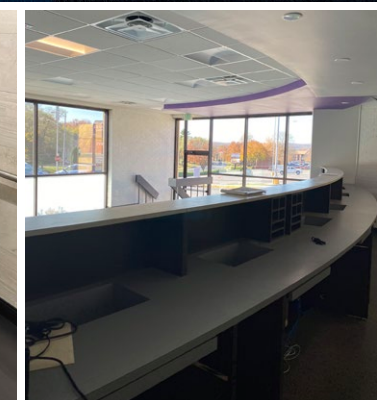
- ## RETAIL
- 1 DROOL OF ROCK
 - 2 PARAISO TROPICAL RESTAURANT
 - 3 LA FAVORITA MARKET
 - 4 METRO BY T-MOBILE
 - 5 TAMMY'S NAIL & SPA
 - 6 PAPPAS RESTAURANT
 - 7 CRANBROOK CLEANERS
 - 8 DOLLAR GENERAL
 - 9 Q'S TAEKWONDO
 - 10 AMERICA'S BEST WINGS
 - 11 QUICK MART
 - 12 FORTUNA PIZZA
 - 13 AVAILABLE: 2,000 SF
 - 14 SIMON'S BAKERY
 - 15 MIKU SUSHI & STEAKHOUSE
 - 16 STORAGE
 - 17 C SHARP BARBER CO.
 - 18 TEAM SPIRITS WINE/LIQUOR
 - 19 VALLEY MANSION MARTIN'S
 - 20 MERRITT CLUBS
 - 21 AVAILABLE: 2,660 SF
 - 22 EL GRAN POLLO

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FREESTANDING RETAIL PAD SITE

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BIRDSEYE

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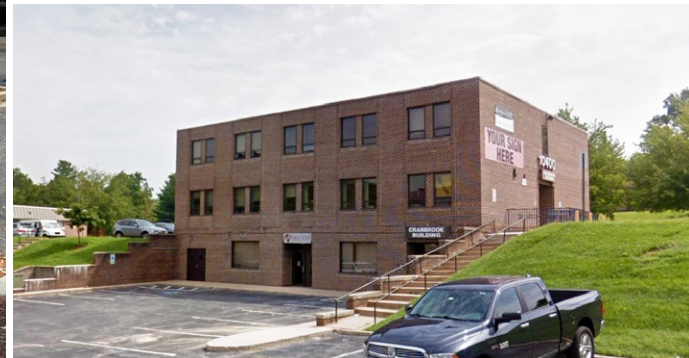
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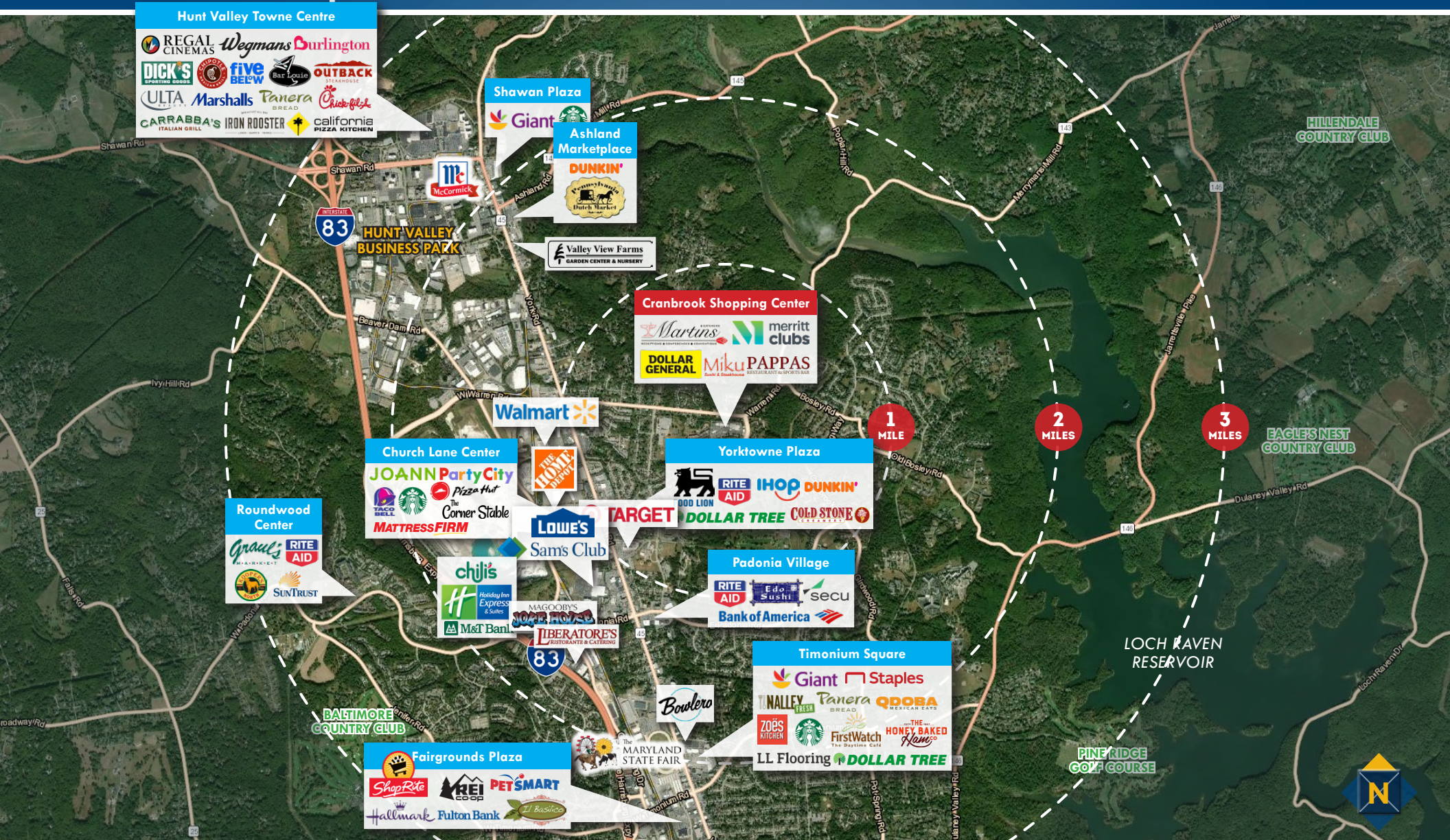
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TRADE AREA

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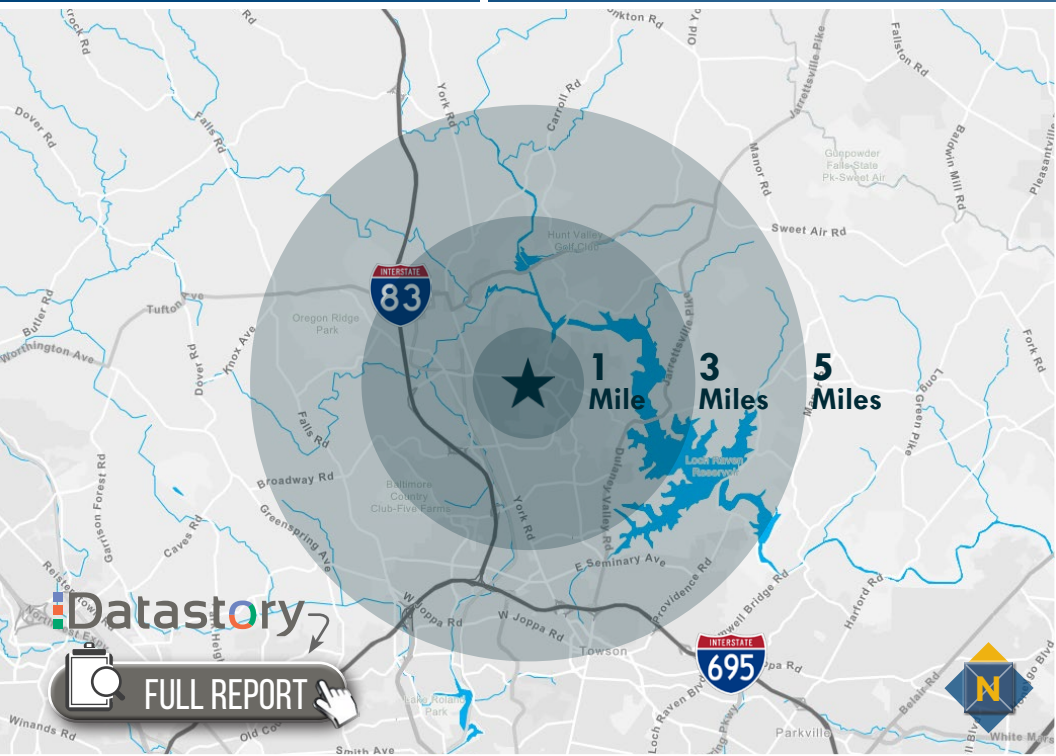
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LOCATION / DEMOGRAPHICS (2020)

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Datastory
FULL REPORT

RESIDENTIAL POPULATION 14,899 (1 Mile) 45,868 (3 Miles) 91,394 (5 Miles)	NUMBER OF HOUSEHOLDS 6,466 (1 Mile) 19,886 (3 Miles) 37,548 (5 Miles)	AVERAGE HH SIZE 2.29 (1 Mile) 2.25 (3 Miles) 2.31 (5 Miles)	MEDIAN AGE 33.2 (1 Mile) 44.4 (3 Miles) 44.9 (5 Miles)
AVERAGE HH INCOME \$79,204 (1 Mile) \$117,890 (3 Miles) \$132,790 (5 Miles)	EDUCATION (COLLEGE+) 71.4% (1 Mile) 78.9% (3 Miles) 81.0% (5 Miles)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 89.2% (1 Mile) 90.9% (3 Miles) 91.2% (5 Miles)	DAYTIME POPULATION 11,688 (1 Mile) 59,879 (3 Miles) 113,69 (5 Miles)

36%
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](#)

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME

15%
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](#)

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

13%
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](#)

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

12%
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](#)

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME