



FLEX/SERVICE/RETAIL PROPERTY

10850-10854 YORK ROAD & 18 COCKEYSVILLE ROAD | COCKEYSVILLE, MD 21030

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 22,896 SF ± of flex/service/retail on 0.74 Ac ±
 - » 18 Cockeysville Road: 12,828 SF ± flex/service building
 - » 10850 York Road: 1,068 SF ± retail building
 - » 10854 York Road: 9,000 SF ± retail building
- In-place Income from office and flex tenants, perfect for an Owner/User to offset costs
- Ample on-site parking
- High visibility location on York Road (32,613 vehicles per day)
- Easy access to I-83 and I-695
- Easy access to numerous amenities

GLA:	22,896 SF ±
LOT SIZE:	0.74 ACRES ±
TRAFFIC COUNT:	32,613 AADT (YORK RD)
ZONING:	BL (BUSINESS LOCAL) BM AS (BUSINESS MAJOR) [AUTOMOTIVE SERVICES OVERLAY]
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



PHOTOS



LOCAL BIRDSEYE



HUNT VALLEY

COTY

ExtraSpace Storage

TITAN CROSSFIT

45

Precision Time Auto Care

Andy Nelson's

PerformFit

ACE THE WORLD OF FITNESS

M74 MOTORSPORTS

SDR CERTIFIED COLLISION CENTER

COCKEYSVILLE RD

YORK RD 32,613 AADT

ASHLAND BAR & GRILL

45



LOCAL BIRDSEYE



SHERWOOD RD

YORK RD

32,613 AADT

ASHLAND
BAR & GRILL

CAPTAIN TREY'S

VOLVO

FUSION

45

45

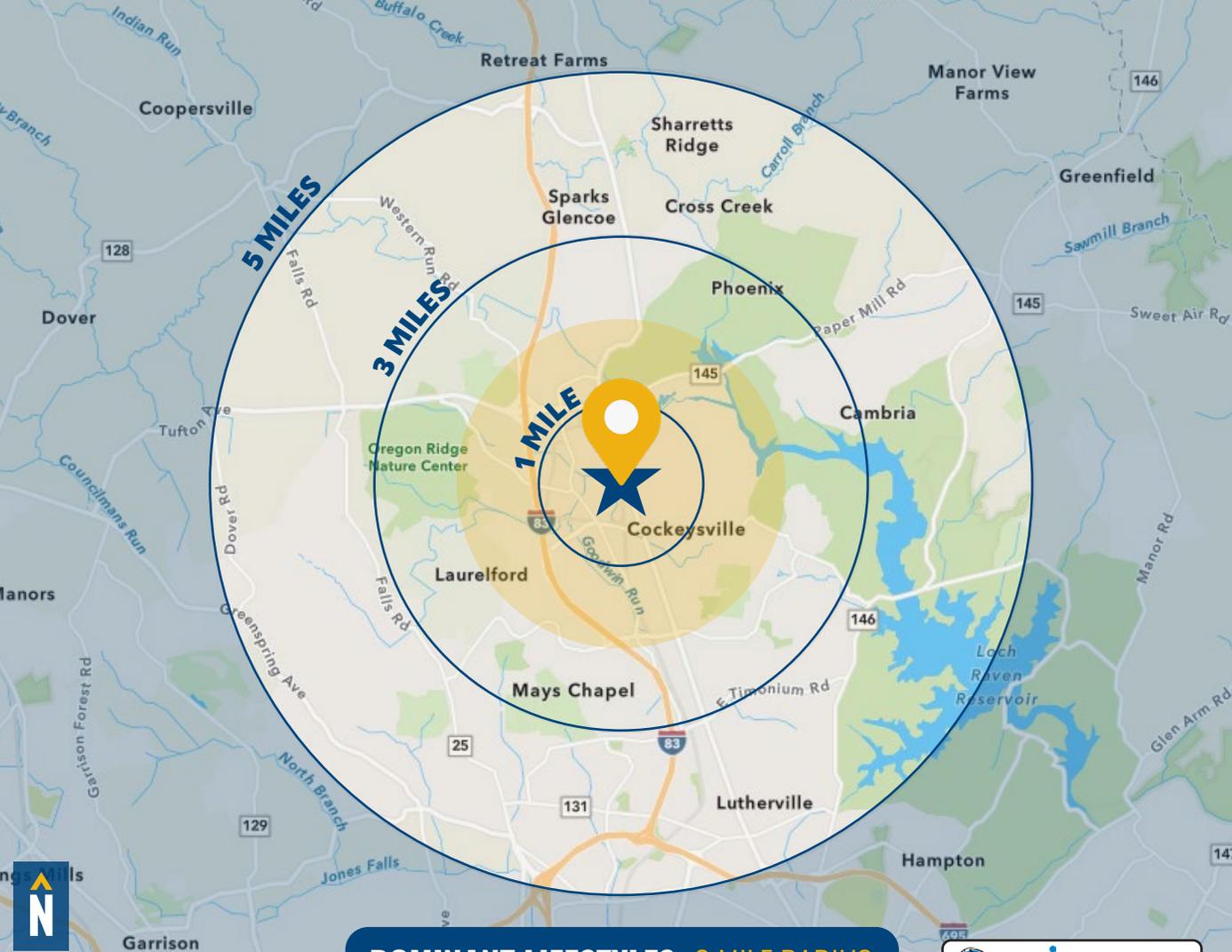
COCKSYVILLE RD

SDR
CERTIFIED COLLISION CENTER



DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

20% RETIREMENT COMMUNITIES



MEDIAN
AGE: 55.0
HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

14% MODERN MINDS



MEDIAN
AGE: 34.6
HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

14% YOUNG AND RESTLESS



MEDIAN
AGE: 31.4
HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

FOR MORE INFO CONTACT:



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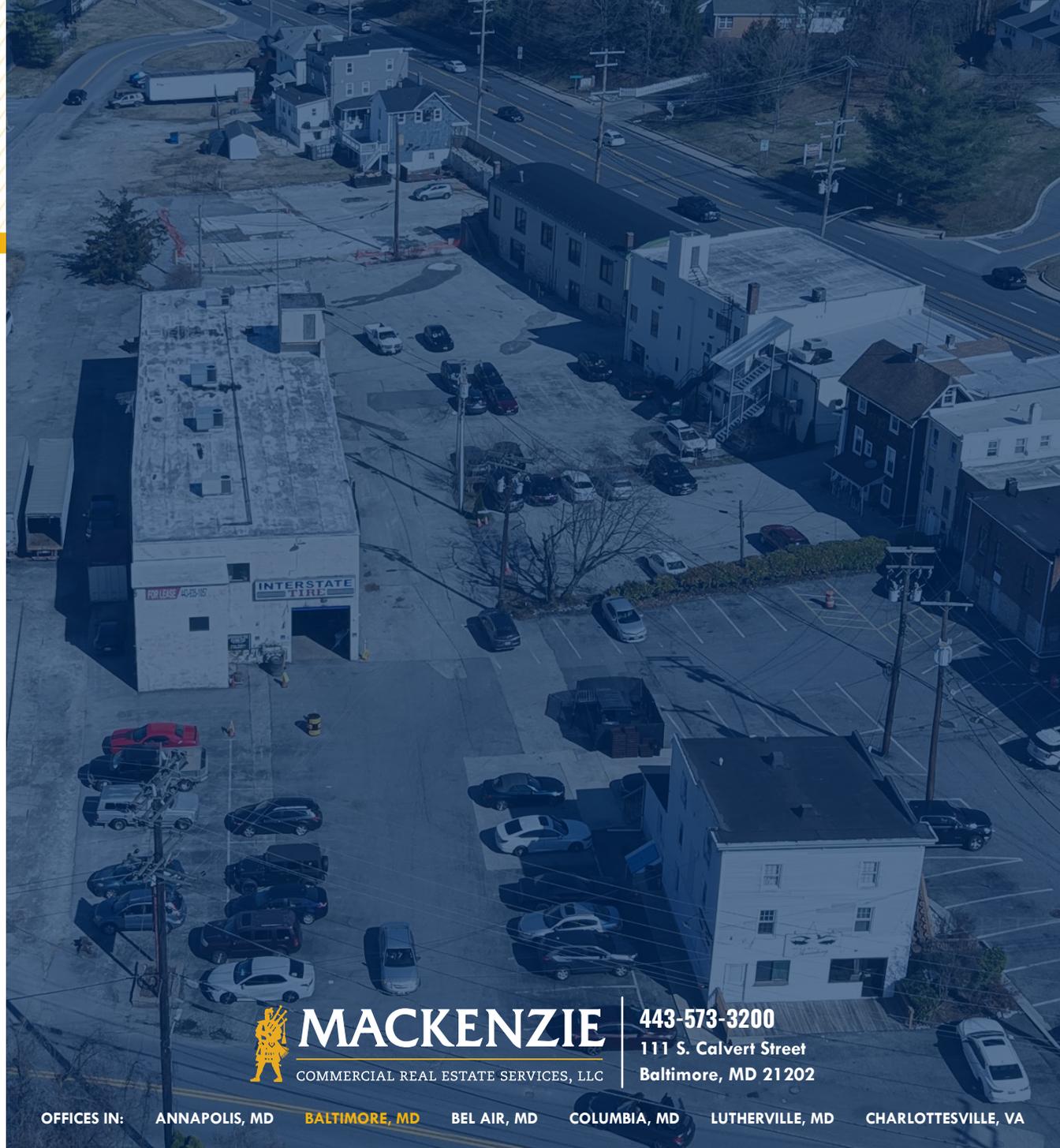


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