



CRANBROOK SHOPPING CENTER

528-598 CRANBROOK ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Cockeysville's premier neighborhood shopping center, with over 140,000 SF of mixed-use retail and office anchored by Valley Mansion by Martin's and Grocery Outlet (now open!)
- High density location surrounded by neighborhoods
- Recent façade upgrades
- 1 mi. from York Rd and less than 2 mi. from I-83

JOIN:



AVAILABLE RETAIL:	10,000 SF ± (INLINE ANCHOR)
	2,475 SF ± (INLINE)
	2,660 SF ± (FREESTANDING)
AVAILABLE OFFICE:	725-2,698 SF ± (MULTIPLE SUITES)
TRAFFIC COUNT:	16,112 AADT (CRANBROOK ROAD)
RENTAL RATE:	NEGOTIABLE
CAM/INS./TAXES:	\$3.26 PSF/\$0.22 PSF/\$1.09 PSF



SITE PLAN

OFFICE

- LL AVAILABLE: 2,698 SF
- 2/3 KING HEALTH SYSTEMS
- 4 AVAILABLE: 1,077 SF
- 5/6 AVAILABLE: 1,615 SF

- 7 CARDENAS COUNSELING
- 8 PLATINUM REPUTATIONS
- 9 AVAILABLE: 725 SF
- 9A RADIANT HEART WELLNESS
- 10 RACHEL KNOX MASSAGE THERAPY



RETAIL

- | | | |
|--------------------------------|----------------------------|-----------------------------|
| 1 TENDER CARE ADULT DAY CARE | 7 CRANBROOK CLEANERS | 15 MIKU SUSHI & STEAKHOUSE |
| 2 PARAIISO TROPICAL RESTAURANT | 8 AVAILABLE: 10,000 SF | 16 STORAGE |
| 3 LA FAVORITA MARKET | 9 AVAILABLE: 2,475 SF | 17 C SHARP BARBER CO. |
| 4 METRO BY T-MOBILE | 10 AMERICA'S BEST WINGS | 18 TEAM SPIRITS WINE/LIQUOR |
| 5 TAMMY'S NAIL & SPA | 11 QUICK MART | 19 VALLEY MANSION MARTIN'S |
| 6 PAPPAS RESTAURANT | 12 SHAH'S HALAL FOOD | 20 GROCERY OUTLET |
| | 13 DRAYER PHYSICAL THERAPY | 21 AVAILABLE: 2,660 SF |
| | 14 SIMON'S BAKERY | 22 EL GRAN POLLO |



BIRDSEYE



PAPPAS
RESTAURANT & SPORTS BAR

10,000 SF
AVAILABLE

2,475 SF
AVAILABLE



GROCERY OUTLET
bargain market

725-
2,698 SF
AVAILABLE



RETAIL
PYLON

2,660 SF
AVAILABLE

OFFICE
PYLON

16,112 AADT

CRANBROOK RD

GELDING DR

RIDGLAN RD



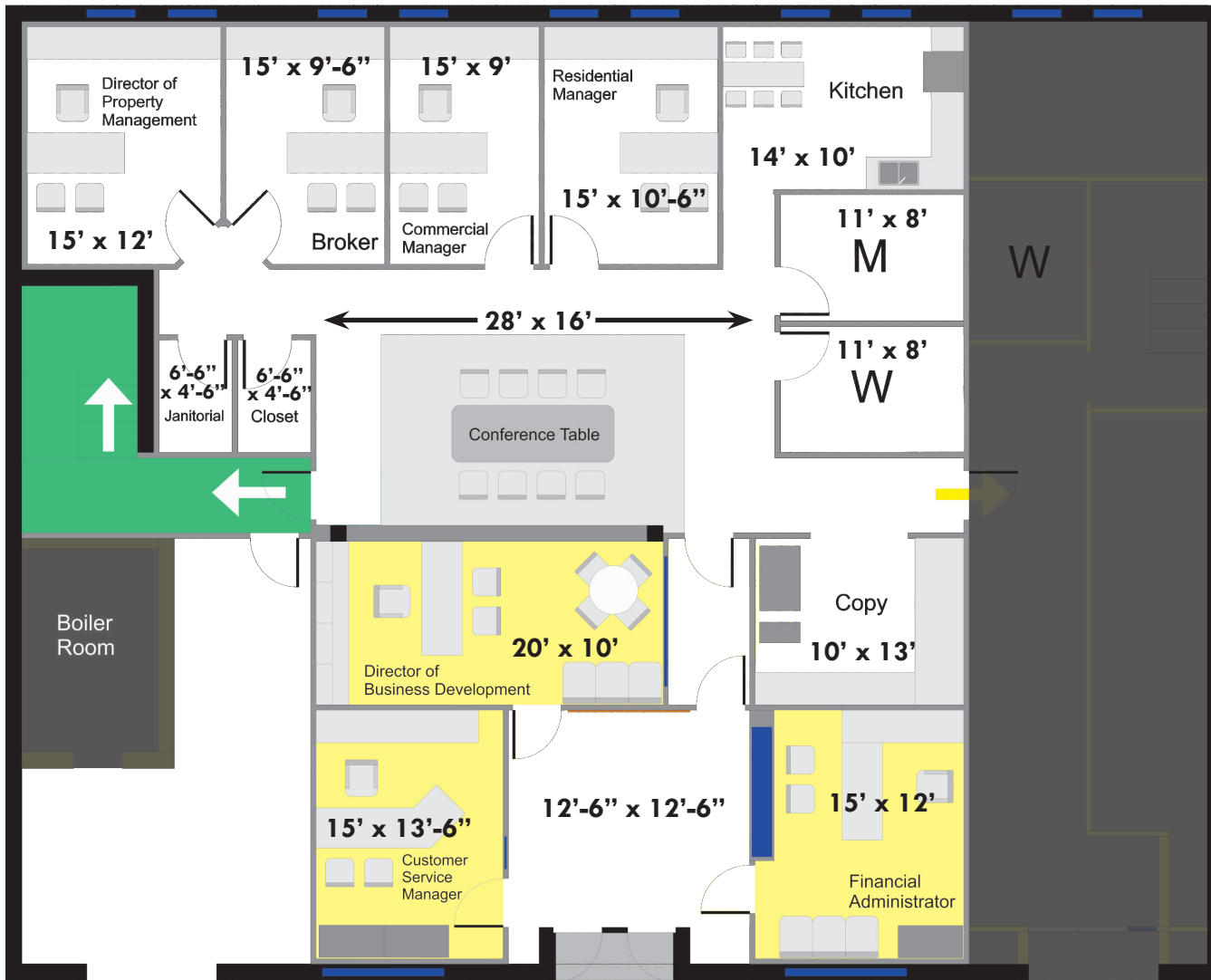
10,000 SF INLINE RETAIL ANCHOR



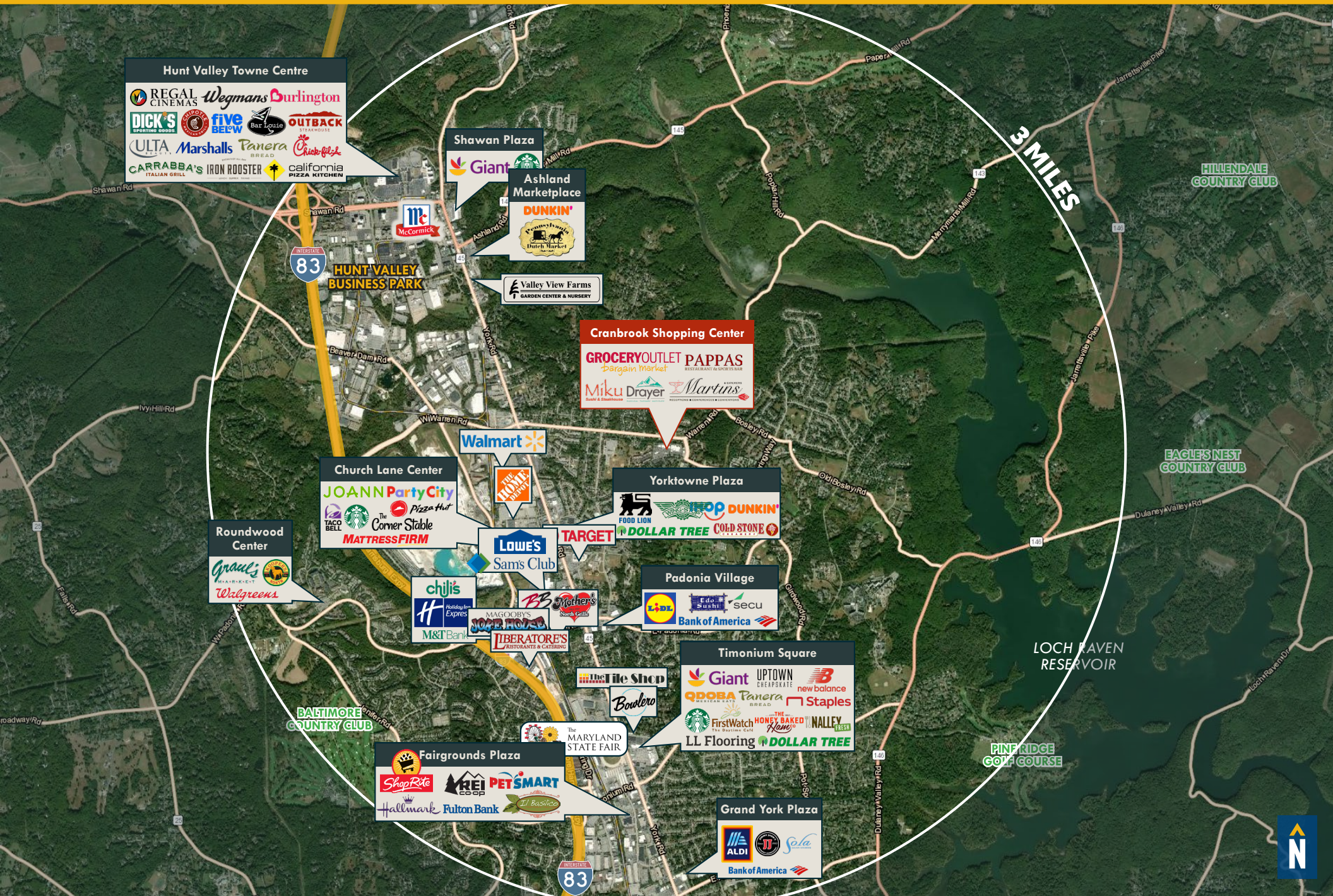
2,660 SF FREESTANDING **RETAIL PAD SITE**



2,698 SF AVAILABLE OFFICE SPACE



MARKET AERIAL



3 MILES

Hunt Valley Towne Centre

- REGAL CINEMAS
- Wegmans
- Burlington
- DICK'S SPORTING GOODS
- five BELLY
- OUTBACK STEAKHOUSE
- ULTA
- Marshalls
- Tanera BREAD
- Chick-fil-A
- CARRABBA'S ITALIAN GRILL
- IRON ROOSTER
- california PIZZA KITCHEN

Shawan Plaza

- Giant
- Ashland Marketplace
- DUNKIN'
- Dutch Market
- McCormick

Cranbrook Shopping Center

- GROCERY OUTLET
- PAPPAS Bargain Market RESTAURANT & GROCERY
- Miku Drayer
- Martins

Church Lane Center

- JOANN
- Party City
- Pizza Hut
- The Corner Stable
- MATTRESS FIRM
- TACO BELL
- Starbucks

Yorktowne Plaza

- FOOD LION
- DUNKIN'
- DOLLAR TREE
- COLD STONE

Roundwood Center

- Grubbs
- Walgreens

Walmart

- Home Depot
- Lowes
- Sams Club
- TARGET

Padonia Village

- LIDL
- Edo SUSHI
- secu
- Bank of America

Timonium Square

- Giant
- UPTOWN CHEAPSKEAT
- new balance
- QDOBA
- Tanera BREAD
- Staples
- Starbucks
- FirstWatch
- HONEY BAKED
- THE NALLEY TEST
- LL Flooring
- DOLLAR TREE

Fairgrounds Plaza

- ShopRite
- REI
- PET SMART
- Hallmark
- Fulton Bank
- Il Basilico
- The MARYLAND STATE FAIR

Grand York Plaza

- ALDI
- Bank of America
- Sala

HILLENDALE COUNTRY CLUB

EAGLE'S NEST COUNTRY CLUB

LOCH RAVEN RESERVOIR

PINERIDGE GOLF COURSE

BALTIMORE COUNTRY CLUB



DEMOGRAPHICS

2025

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

RESIDENTIAL POPULATION



14,967

49,957

92,660

DAYTIME POPULATION



11,508

76,417

128,954

AVERAGE HOUSEHOLD INCOME



\$104,418

\$144,860

\$156,154

NUMBER OF HOUSEHOLDS



6,426

20,926

37,962

MEDIAN AGE

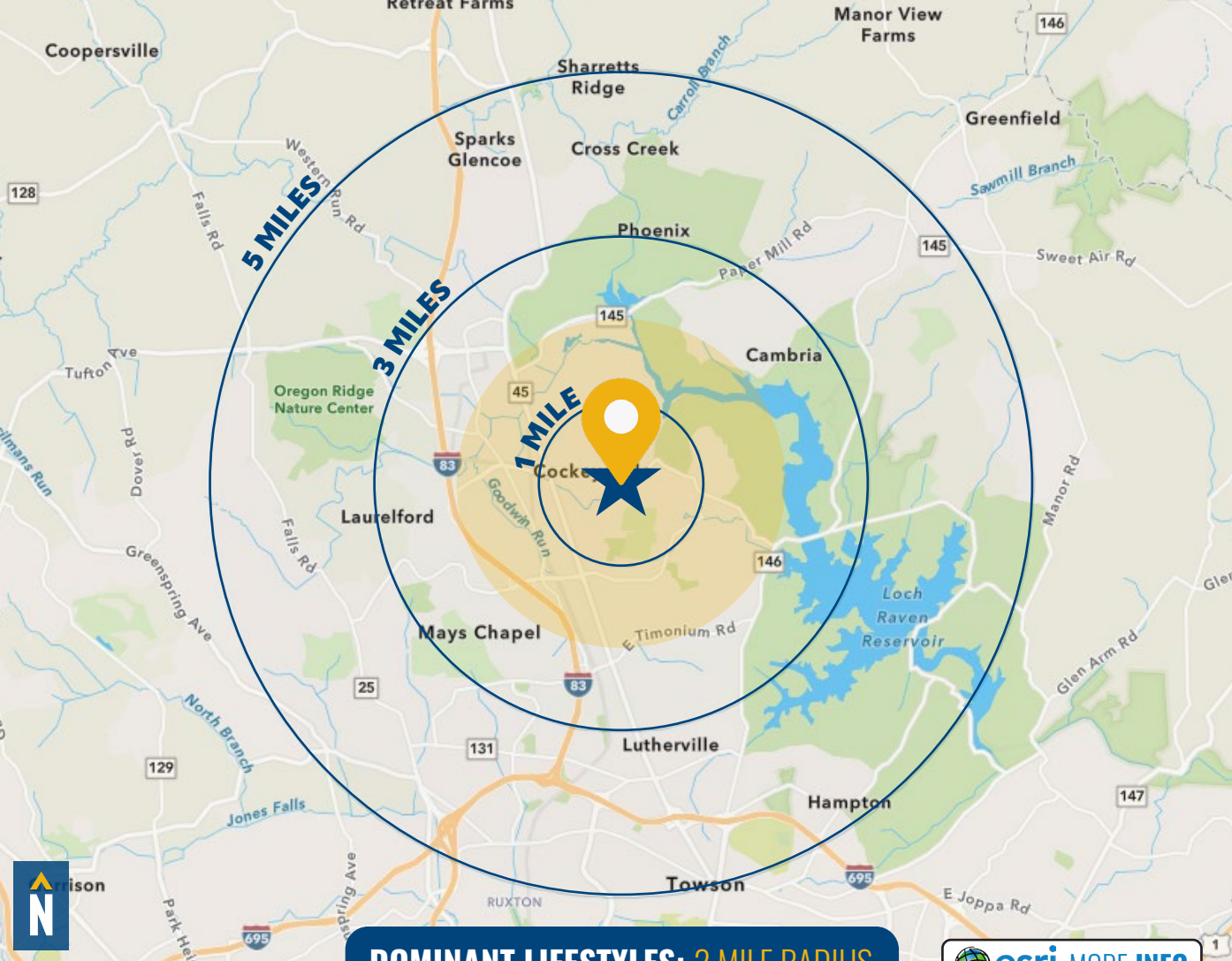


34.5

42.8

42.9

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

20% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

19% METRO FUSION



MEDIAN

AGE: 32.8

HH INCOME: \$55,443

This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

17% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

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