

OFFERING MEMORANDUM



# York Rd Retail for Lease

10854 York Rd  
Cockeysville MD 21030

**Brody Tennant**  
Tennant Commercial Advisors  
Managing Director/Commercial Broker  
(443) 717-2336  
brody@tennantcommercial.com  
Lic: 668584

**Laura Rosen**  
Tennant Commercial Advisors  
Associate Broker  
(443) 865-5356  
laura@tennantcommercial.com  
Lic: 36652



# THE SPACE

Location **10854 York Rd  
Cockeysville, MD 21030**

Square Feet **6000**

Notes Tenant responsible for utilities

## HIGHLIGHTS

- Space for 1-2 Tenants
- 3,000-6,000 SF
- Parking Spaces on York Rd
- Additional 20+ Parking Spaces in Rear of Building
- 200+ Amp Service
- Central A/C
- Zoned BM-IM, BL-AS, BL
- 1st Floor Retail, 3,000 SF
- 2nd Floor 3,000 SF Open Floor Plan and Additional Office
- Bathrooms on Both Floors
- Separate Entrance for 2nd Floor
- Current 1st floor setup includes product displays, counters, shelving, and a service desk
- 2nd floor has a private entrance on York Rd



### POPULATION

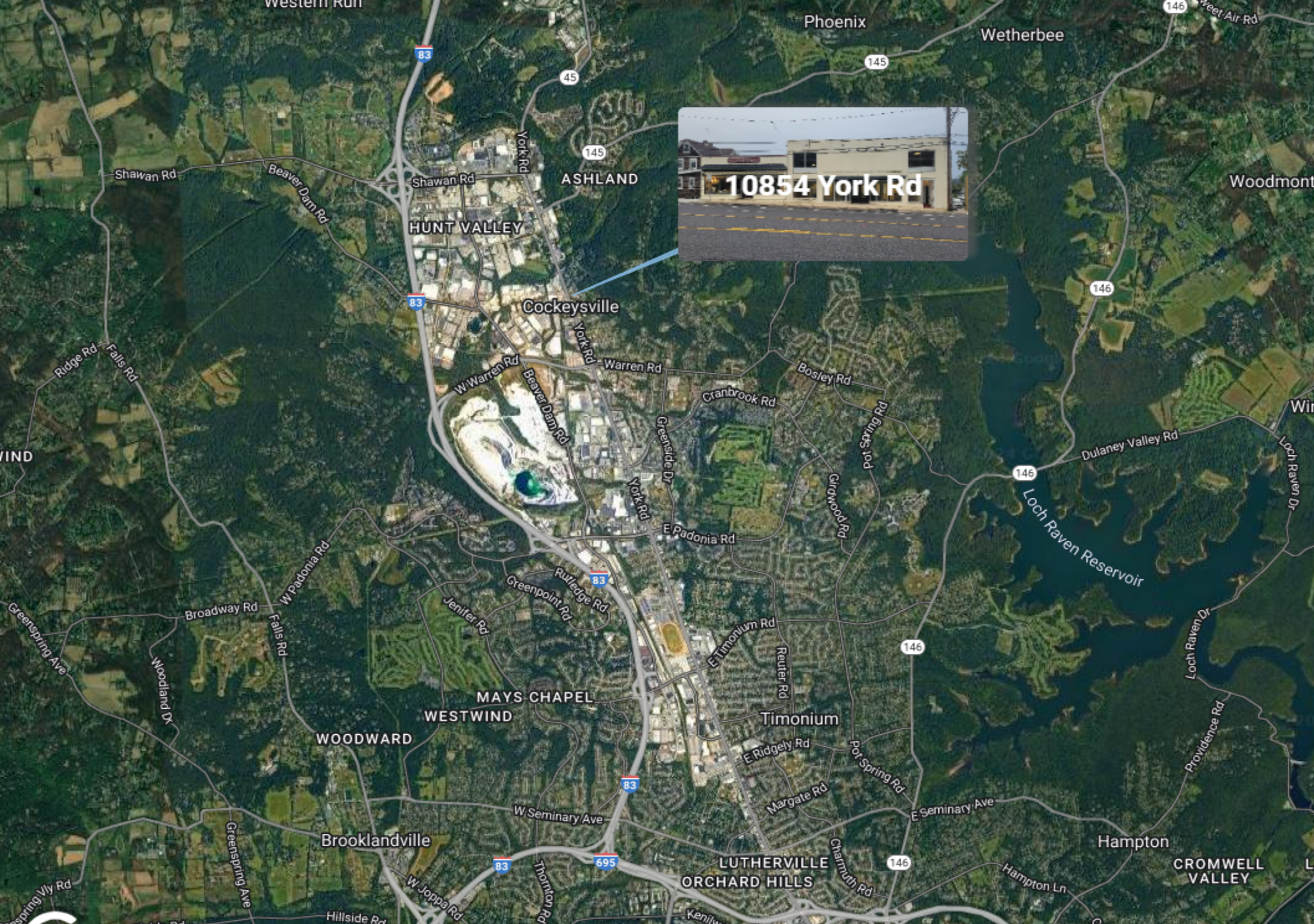
	1.00 MILE	3.00 MILE	5.00 MILE
	3,113	43,552	77,774

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$149,800	\$145,305	\$171,824

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,356	18,957	31,650





Paint Breeze

**ACE**  
The helpful place.



S



CrossFit

**jiffylube**

**FedEx**  
Office



**w**

**M&T**

Extra Space Storage

**ACURA**

**TOYOTA**

**WesBanco**

**Walmart**

Jeep  
RAM



**HONDA**

**BUICK**  
**GMC**

**JAGUAR**  
**LAND-ROVER**

**Chick-fil-A**

**THE HOME DEPOT**

**CARmax**

**Yorktowne Plaza**



1st Floor



1st Floor



2nd Floor



2nd Floor Office

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Exclusively Marketed by:



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[www.tennantcommercial.com](http://www.tennantcommercial.com)

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