



TEXAS CENTER

9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
LEASE



PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,075 SF street level retail space
- Excellent exposure on York Road corridor in Timonium/Cockeysville
- Located across from Target and around the corner from Lowe's, Home Depot and Sam's Club
- Great storefront/pylon signage on York Rd (25,850 cars per day)
- 2nd level parking/entry at grade
- Ideal for service retailer or office user who requires retail exposure

AVAILABLE:

1,075 SF ± (STREET LEVEL)

TRAFFIC COUNT:

25,850 AADT (YORK RD/RT. 45)

PARKING:

150 SURFACE SPACES

ZONING:

BM CCC (BUSINESS MAJOR)

RENTAL RATE:

NEGOTIABLE

\$5.05 PSF

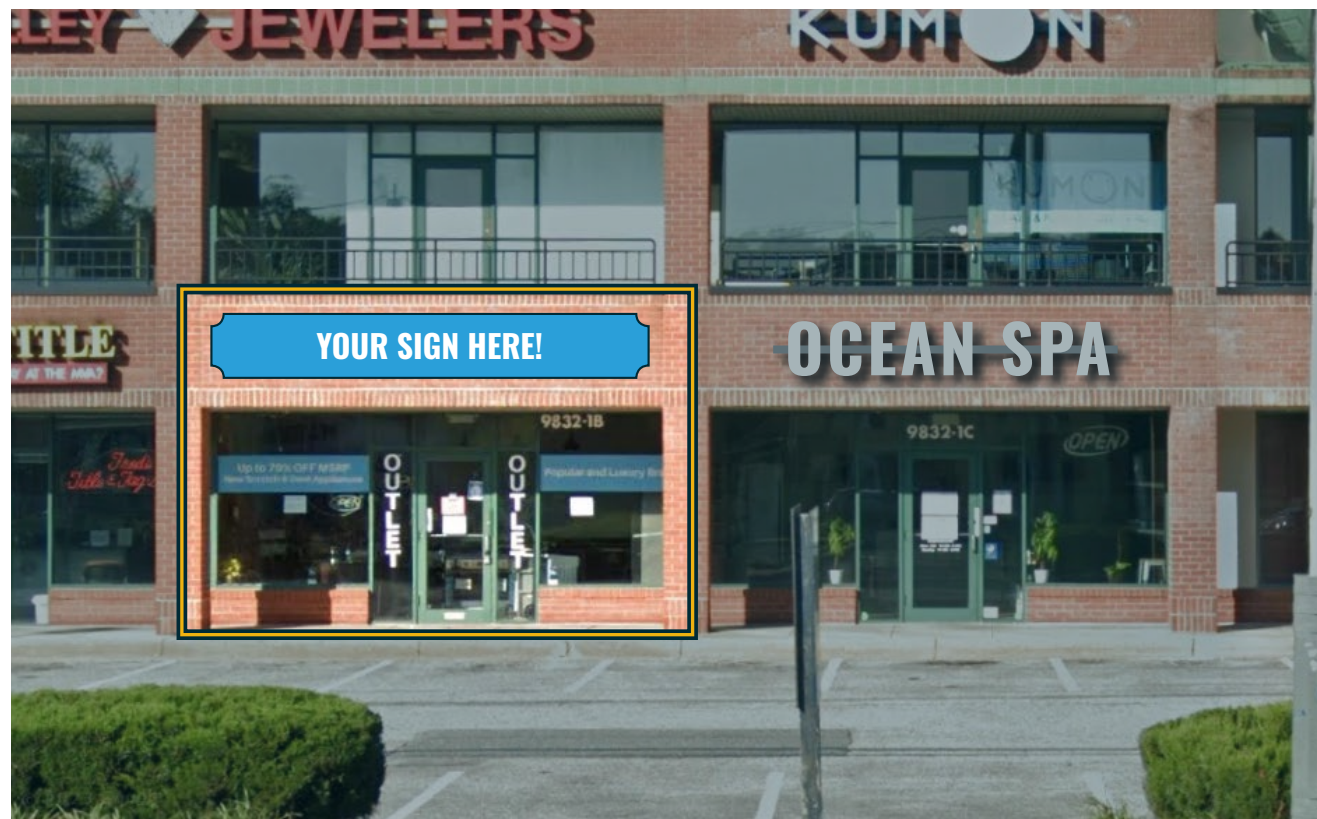
CAM

\$3.22 PSF

REAL ESTATE TAXES

\$0.36 PSF

INSURANCE



SITE PLAN: STREET LEVEL



SITE PLAN: UPPER LEVEL



LOCAL BIRDSEYE



TARGET

PADONIA INT'L ELEM. SCHOOL

SITE

BALTIMORE COUNTY
PUBLIC LIBRARY

Wendy's

Mercedes-Benz

SUBARU

Audi

MATTRESS
Warehouse

45 YORK RD

CHEVROLET

secu

LIDL

Bank of America

CHASE

RYLEIGH'S
OYSTER

LOWE'S

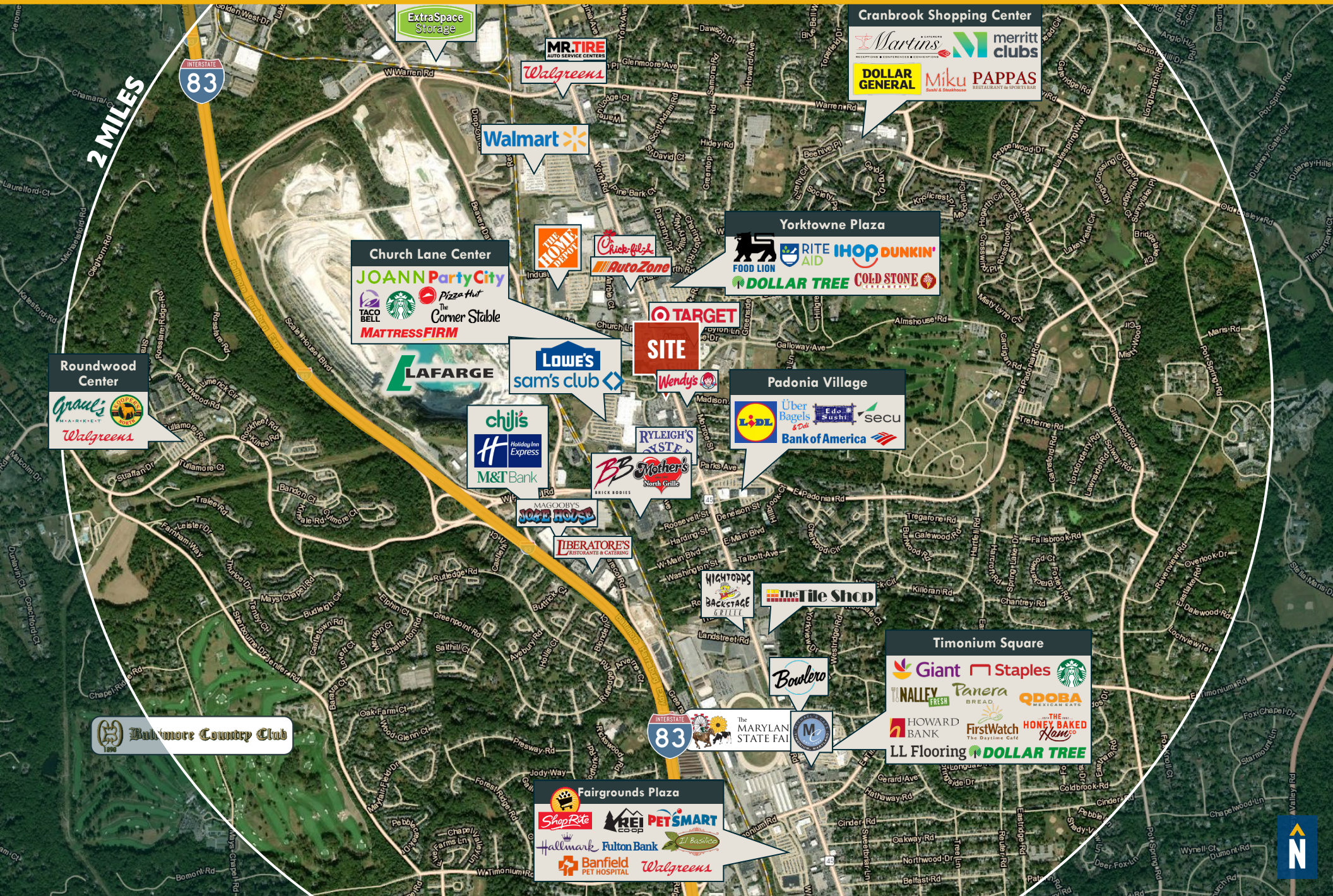
sam's club

Hampton
by HILTON

OLD PADONIA RD



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,771

57,672

110,635

DAYTIME POPULATION



17,047

77,812

156,476

AVERAGE HOUSEHOLD INCOME



\$109,457

\$150,351

\$160,031

NUMBER OF HOUSEHOLDS



4,577

23,820

43,414

MEDIAN AGE

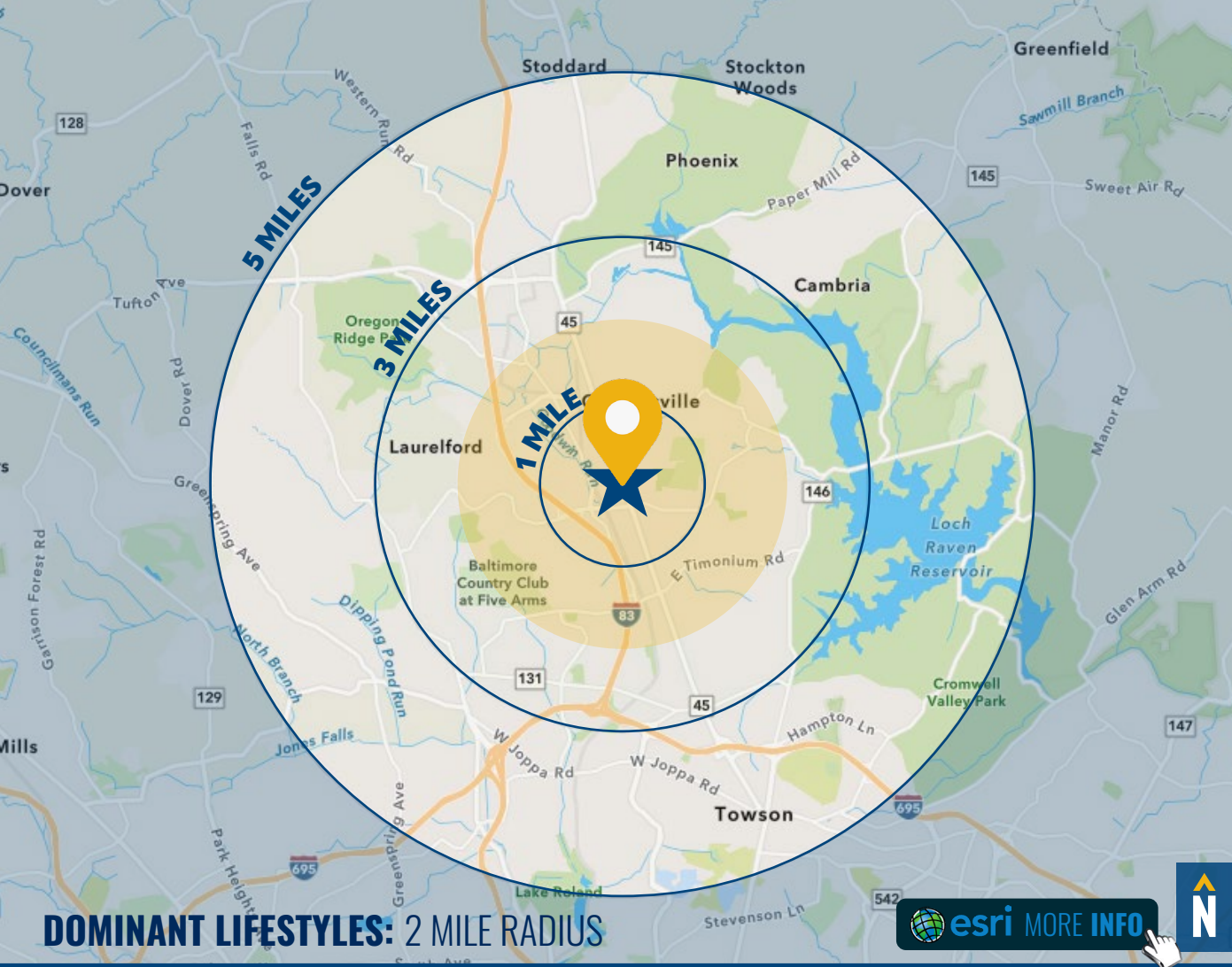


36.4

45.2

42.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

26%
YOUNG AND
RESTLESS



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.

Median Age: **29.8**

Median Household Income: **\$40,500**

19%
EXURBANITES



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.

Median Age: **51.0**

Median Household Income: **\$103,400**

11%
IN STYLE



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.

Median Age: **42.0**

Median Household Income: **\$73,000**

FOR MORE INFO **CONTACT:**



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