



TEXAS CENTER

9832 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
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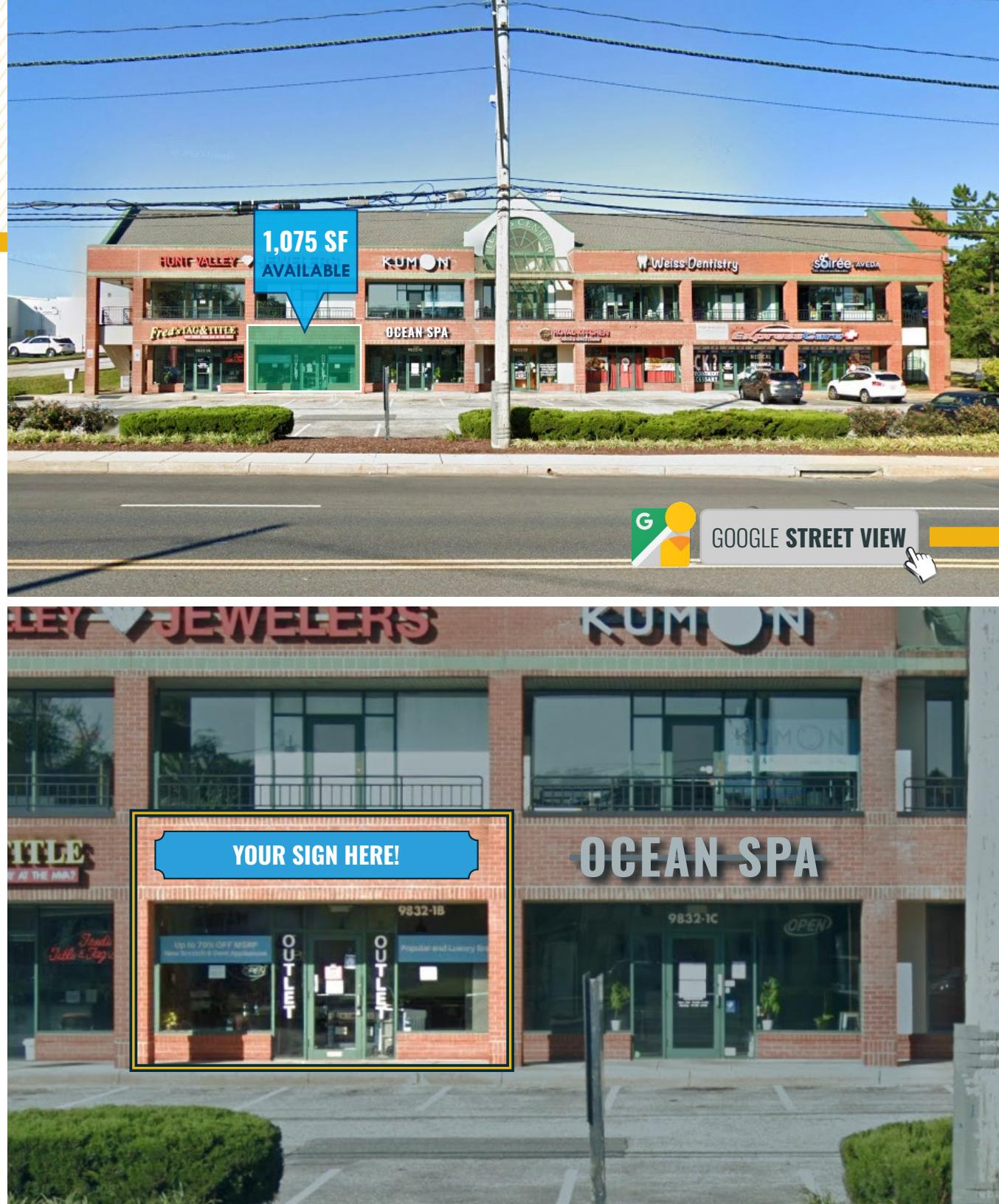


PROPERTY OVERVIEW

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	\$3.22 PSF
CAM	REAL ESTATE TAXES
	INSURANCE



SITE PLAN: STREET LEVEL



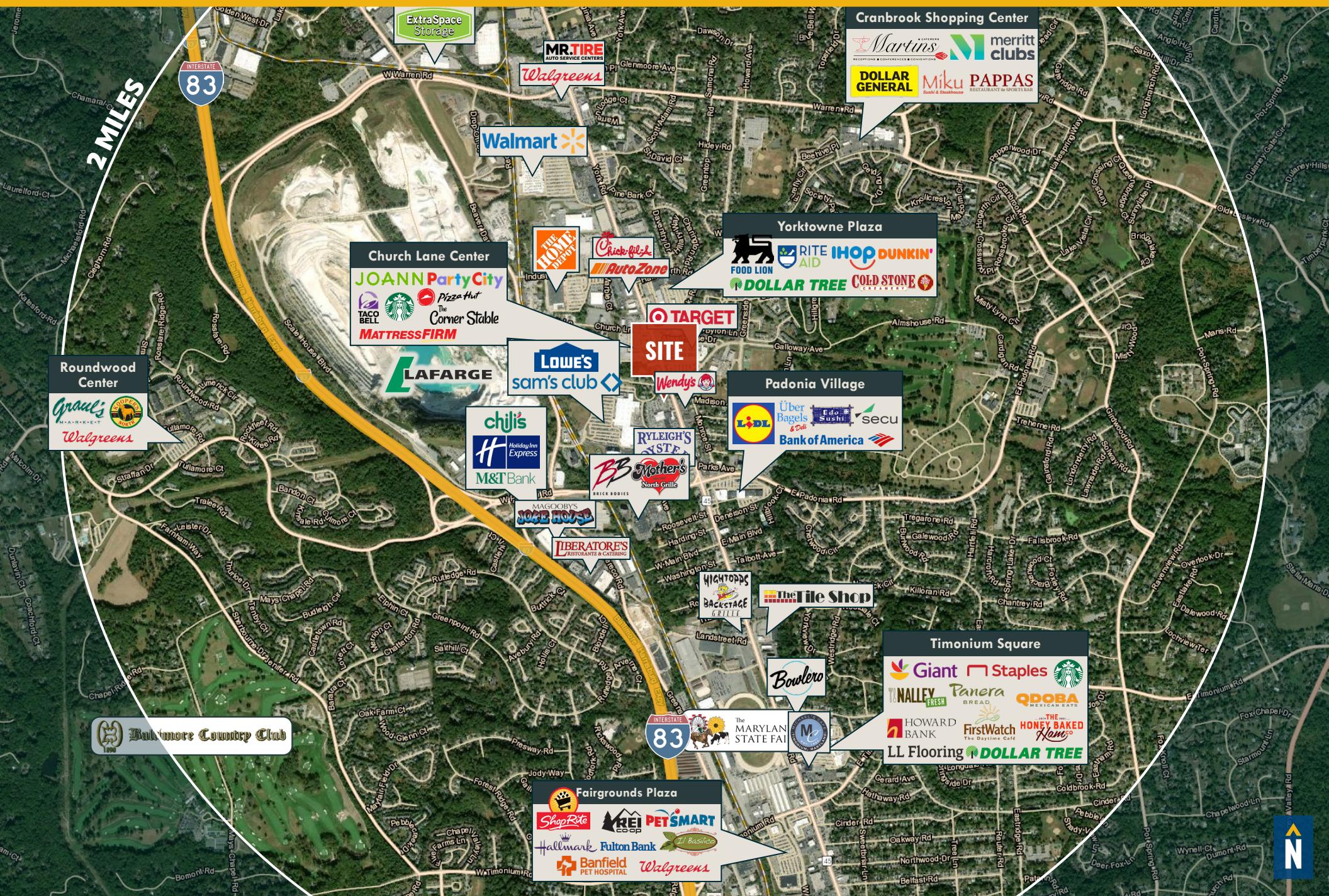
SITE PLAN: UPPER LEVEL



LOCAL BIRDSEYE



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

DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

26%
YOUNG AND
RESTLESS



19%
EXURBANITES



11%
IN STYLE



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

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

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

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



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