

SCOTT ADAM BUSINESS SUITES FOR LEASE

OFFICE/MEDICAL/RETAIL

50

Scott Adam Road

Cockeysville, MD 21030

Presented by

TriAlliance

PROPERTY SPECIFICATIONS



PROPERTY & ADDRESS:

Scott Adam Business Suites
50 Scott Adam Road
Cockeysville, Maryland 21030

LEASE STRUCTURE

Modified Gross

TOTAL BUILDING SIZE:

23,928 SF

ZONING:


BL - Permits office, medical, and retail uses

PARKING:

Free surface and covered parking

Commercial Real Estate Services

▲ 50 Scott Adam Road Cockeysville, Maryland 21030 ▲ Tel: 410-339-7160 ▲ www.trialliance.com ▲




Walk to nearby shopping centers with restaurants, shops and business services.




Prime location between Padonia and Warren Roads




Pylon Signage



24-hour access and interior restrooms



Easy access to I-83 for fast transportation between the county and city.



Free and covered surface parking



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GET A CLOSER LOOK



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FIRST FLOOR

EAST

SUITE 102
711 S.F.

SUITE 103
2979 S.F.

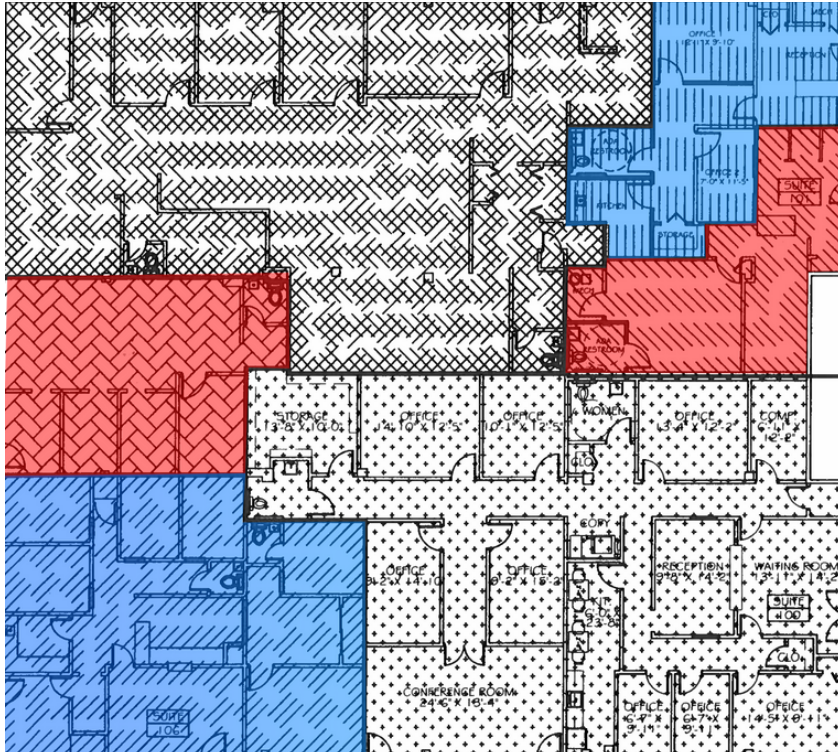
SUITE 106
789 S.F.

SUITE 107
1466 S.F.

SUITE 101
658 S.F.

NORTH

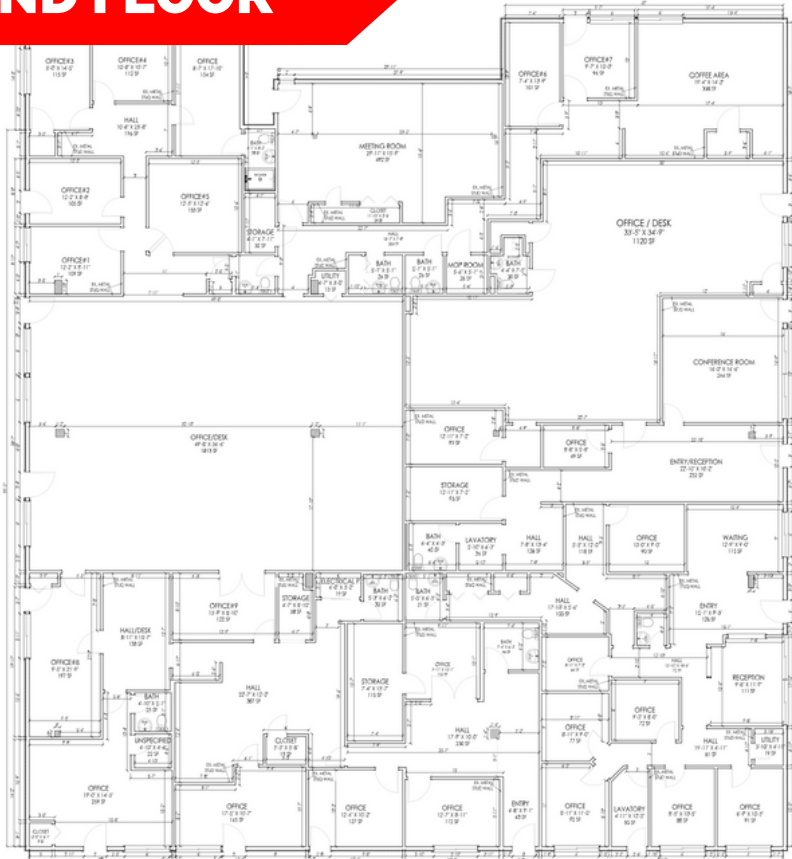
FRONT



ELEVATOR

Commercial Real Estate Services

SECOND FLOOR



ARCHITECTURAL
EX. CONDITION / DEMOLITION
RS-1/4"=1'-0"

LEGEND

- EX. HAZARDY WALLS
- EX. STAIR WALLS
- NEW TRAD WALLS
- NO DEMO WORK IN THE AREA
- PROTECTION/HANDRAILING ROOF SHAFT
- DEMO WOOD DECK

GENERAL DEMOLITION NOTE

PROJECT CONTRACTOR TO VERIFY AND DEMARK ALL STRUCTURE WITH WORK. EX. PLACE, REMOVE AND DEMOLISH PER LOCAL AND STATE DEMOLITION PRACTICES. PROJECTOR AND CONTRACTOR TO OBTAIN PERMITS AND INSPECTION COVERS ON THE WORK AREA. Structure from Outside Walls, ETC. or BEARING FOR JUMP CONNECTIONS WITHIN STRUCTURE SHOULD BE DEMOLISHED AND REMOVED AND REMOVED FROM THE JOB. PROJECTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTION COVERS FOR THE PROJECT. PROJECTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTION COVERS FOR THE PROJECT. PROJECTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTION COVERS FOR THE PROJECT.

NOTE

ALL EXISTING AND NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL EXISTING AND NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL EXISTING AND NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

DRAWINGS PROVIDED BY
Vicom
Design & Construction, LLC
1800 American Lane, Suite 101, Fallersville, PA 17726
(717) 693-1111

NO.	DESCRIPTION	TITLE	DATE	BY	DATE	REVISION
A.	DESIGN PERMIT SET					

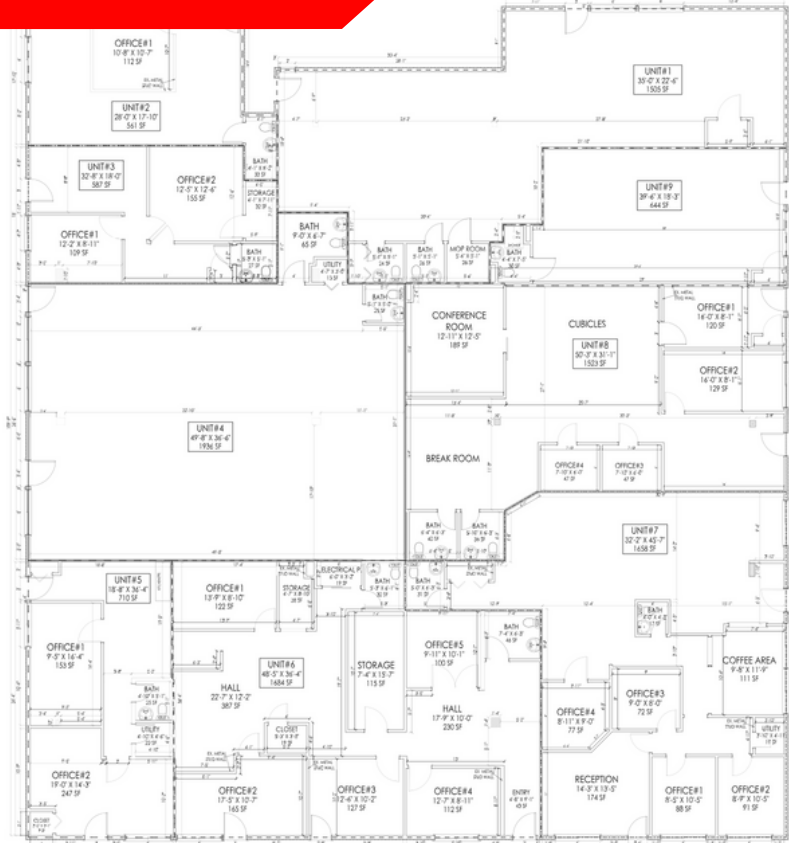
SHEET TITLE
**ARCHITECTURAL
EX. CONDITION / DEMOLITION**

PROJECT DESCRIPTION:
**50 SCOTT ADAM RD
COCKEYSVILLE, MD 21030**

DATE:
08/22/2022

SCALE:
3/4"=1'-0"

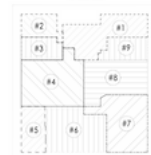
SECOND FLOOR



GENERAL NOTE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRABES, AND OTHERS IN CONNECTION WITH THE REFERRED PLANS. SCHEDULE PEOPLE'S COMMUNICATIONS WITH THE OWNER.
 IF THE CONTRACTOR RESPONSIBLE FOR THE SAME DOES NOT CONSENT TO THE CHANGES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHANGES.
 ALL DIMENSIONAL NOTES ARE TO BE ADHERED AS APPLICABLE TO THE CONSTRUCTION.
 NEW WALL DIMENSIONS OVERLAPPING TO EXISTING WALLS MUST BE INDICATED.
 ALL WALLS MUST BE BUILT ALONG EXISTING WALLS TO MATCH EXISTING.
 MATCH TO EXISTING WALLS, BRICKWORK, ETC. IN ALL AREAS AND OUTSIDE THE WORK AREA. REMOVE EXISTING WALLS TO MATCH TO EXISTING WALLS.
 ALL NEW WALLS TO HAVE 1/2" DRY SHIM FOR MATCH EXISTING TO NEW WALLS AND CONCRETE AND NEW TO MATCH EXISTING BACKER BOARD.
 CONCRETE FINISHES, CONCRETE FLOORS, BRICKWORK, ETC. SHALL BE IDENTICAL TO EXISTING.
 HALLS AND OFFICES TO HAVE 1/2" DRY SHIM FOR MATCH EXISTING TO NEW WALLS AND CONCRETE AND NEW TO MATCH EXISTING BACKER BOARD.
 CONCRETE FINISHES, CONCRETE FLOORS, BRICKWORK, ETC. SHALL BE IDENTICAL TO EXISTING.
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KEY PLAN



AREA	AREA SQUARE FEET
UNIT#1	1559 SF
UNIT#2	561 SF
UNIT#3	387 SF
UNIT#4	1196 SF
UNIT#5	733 SF
UNIT#6	1884 SF
UNIT#7	1655 SF
UNIT#8	1529 SF
UNIT#9	644 SF
TOTAL AREA	10859 SF

DRAWINGS PROVIDED BY: **Yem**
 Design & Construction, LLC
 11000 Rockledge Drive, Suite 100
 Cockeysville, MD 21030
 (410) 438-8888

NO. DRAWINGS: 11
 BY DATE: 08/22/2022
 ARCHITECTURAL PROPOSED

SHEET TITLE: ARCHITECTURAL PROPOSED

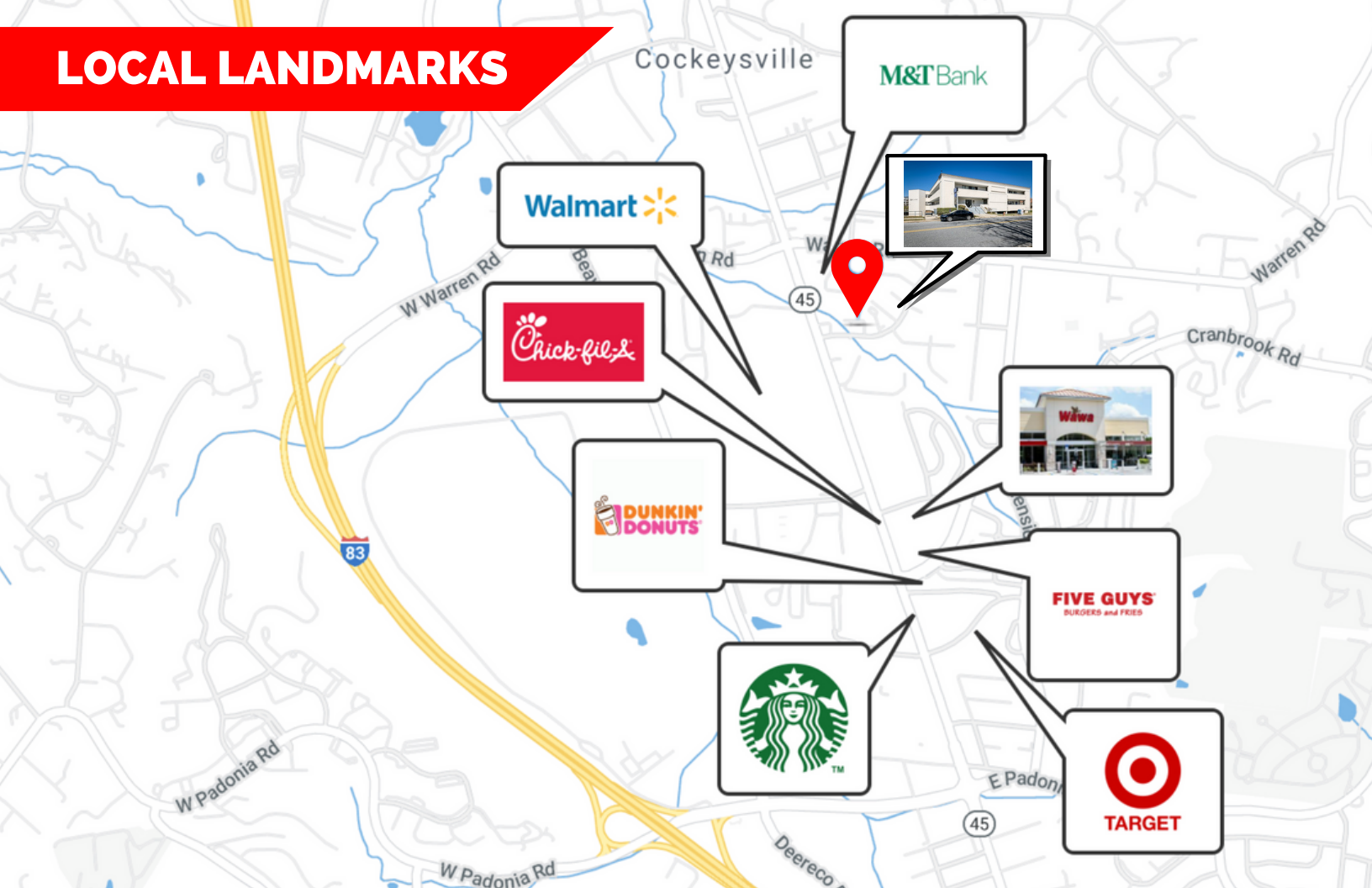
PROJECT DESCRIPTION: 50 SCOTT ADAM RD COCKEYSVILLE, MD 21030

DATE: 08/22/2022
 SCALE: 3/8"=1'-0"

ARCHITECTURAL

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LOCAL LANDMARKS



Cockeysville

M&T Bank

Walmart

Chick-fil-A

DUNKIN' DONUTS



Wawa

FIVE GUYS
BURGERS and FRIES

TARGET

83

45

45

W Padonia Rd

W Padonia Rd

Deereco Rd

E Padonia Rd

Cranbrook Rd

Warren Rd

BALTIMORE COUNTY
EST. 1800

50 SCOTT
ADAM ROAD

SCOTT ADAM RD

Sichuan Taste
ORIGINAL
GIORGIO'S

BayBank

ORRSTOWN BANK

JANDA FLORIST

THE TOWNE TAVERN
& SPIRITS

CARL'S
BARBERSHOP

TALBOTS

2105
CLEANERS

COCKEYSVILLE
OPTICIAN

Miss
FRANCHISE SYSTEM

GRANDIOR

45

YORK RD

Cadillac

32,130 AADT

CHRYSLER

DODGE
Jeep
RAM

JAGUAR



DEMOGRAPHIC DATA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,745	47,889	97,244
Average age	33.5	40.4	42.9
Average age (Male)	35.6	40.8	42.0
Average age (Female)	31.8	40.2	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,680	21,815	41,527
# of persons per HH	2.1	2.2	2.3
Average HH income	\$65,564	\$89,796	\$107,014
Average house value	\$355,305	\$399,278	\$437,258

Commercial Real Estate Services

For more information on the property and surrounding area, please contact...



Christopher C. Smith, SIOR

President

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Andrew Brink

Sales & Leasing Associate

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