



YORKTOWNE PLAZA

122 CRANBROOK ROAD | COCKEYSVILLE, MD 21030



**KLEIN
ENTERPRISES**



AVAILABILITIES:



- Retail Space Available:
1,600 SF - 8,000 SF



PROPERTY HIGHLIGHTS:

- 150,000 SF ± Grocery Anchored Center
- Located at Signalized Intersection of York Rd and Cranbrook Rd in the heart of the York Road retail corridor
- Access from York Road, Cranbrook Road and Halesworth Road
- Zoning: BLCCC
- 703 Surface parking spaces/5.66 per 1,000 SF
- 15 Tesla Superchargers



TRAFFIC COUNTS

- 32,612 ADT on York Road
- 13,210 ADT on Cranbrook Road



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,887	55,283	103,991
Households	4,568	22,924	41,360
Avg. HH Income	\$109,328	\$148,778	\$161,739



YORK ROAD

CRANBROOK ROAD

FOOD LINE

KAY'S

HUNT VALLEY TOWNE CENTRE
±950,000SF GLA | ±58 STORES

DICK'S SPORTING GOODS | five BELOW | DSW | REGAL
Wegmans | Bassett | ULTA | Tanera
Michaels | Marshalls | ASHLEY
HomeGoods | LOFT | FIRST WATCH

SHAWAN PLAZA

Giant | Starbucks

CCBC
THE COMMUNITY COLLEGE OF BALTIMORE COUNTY

WAL-MART
SUPER CENTER

THE HOME DEPOT

LOWE'S
SUNNY CLUB

LOYOLA
UNIVERSITY MARYLAND

LUTHERVILLE STATION

OLD NAVY

YORKRIDGE SHOPPING CENTER

KOHL'S | Massage Envy SPA | SUPERCUTS | STARBUCKS

TRADER JOE'S

TOWSON TOWN CENTER
±1,025,000SF GLA | ±192 STORES

MACY'S | FOREVER 21 | NORDSTROM | Bath & Body Works | H&M

CRANBROOK S.C.

DOLLAR GENERAL | metro | GROCERY OUTLET

YORKTOWNE PLAZA

TARGET

PADONIA VILLAGE S.C.

L+DL | Great Clips | Bank of America

TIMONIUM SQUARE

STAPLES | UPTOWN | Giant | First Watch | Eddie's Inn | Thimera

Shoe Zone

ALDI

Walgreens

BEST BUY | petco | Firestone

GOUCHER
college

TOWSON PLACE

Michaels | Marshalls | Burlington | wels | TARGET | Oldemark

STEVENSON
UNIVERSITY





TAPESTRY SEGMENTS



34%
**ENTERPRISING
PROFESSIONALS**

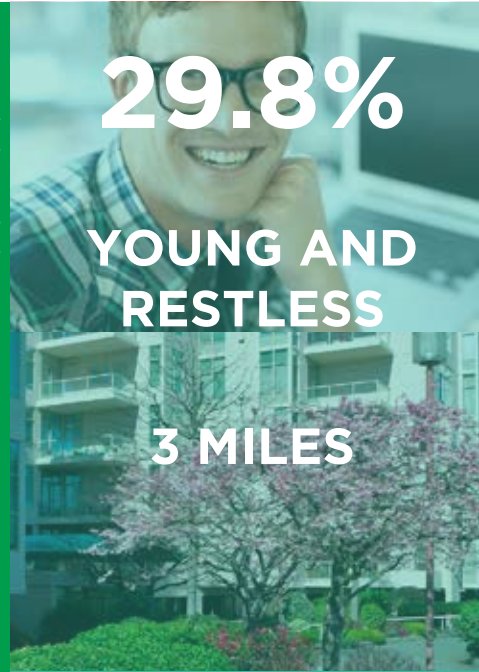
3 MILES

Residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, townhomes, or apartments; many still rent their homes. The market is fast-growing, located in lower-density diverse neighborhoods of large metro areas. This young market makes over one and a half times more income than the US median, supplementing their income with investments. At home, they enjoy the internet and TV on high-speed connections with premier channels and services.

2.48
AVERAGE HOUSEHOLD SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HOUSEHOLD INCOME



29.8%
**YOUNG AND
RESTLESS**

3 MILES

Gen Y comes of age: Well-educated young workers, some are still completing their education, employed in professional and technical occupations, as well as sales and office and administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. More than half are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the internet extensively.

2.04
AVERAGE HOUSEHOLD SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HOUSEHOLD INCOME

MAJOR EMPLOYERS:



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