



Gardner
Commercial
Realty

Redevelopment

10872 & 10874-6 York Road

Cockeysville, Maryland 21030



Proposed Redevelopment

~1,500 – 6,000 SqFt of Retail, Office, Medical
available for lease

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For additional information or to schedule a tour:



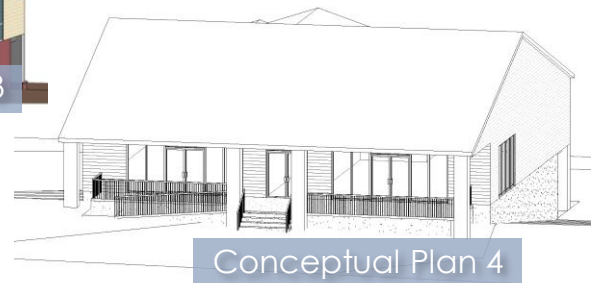
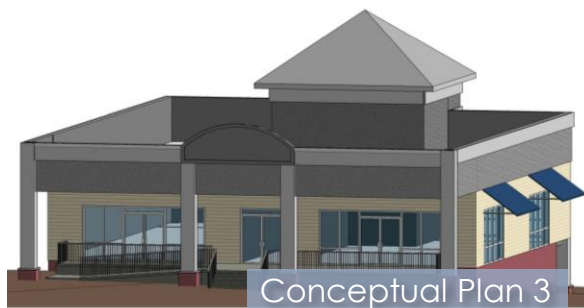
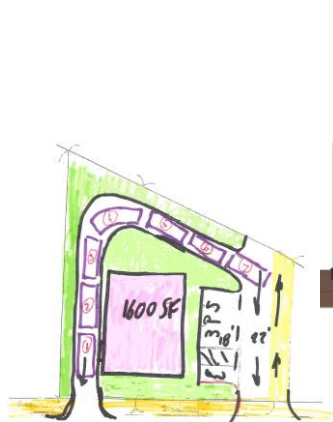
Tim Gardner, Broker
443.827.1321
Tim@GardnerCR.com

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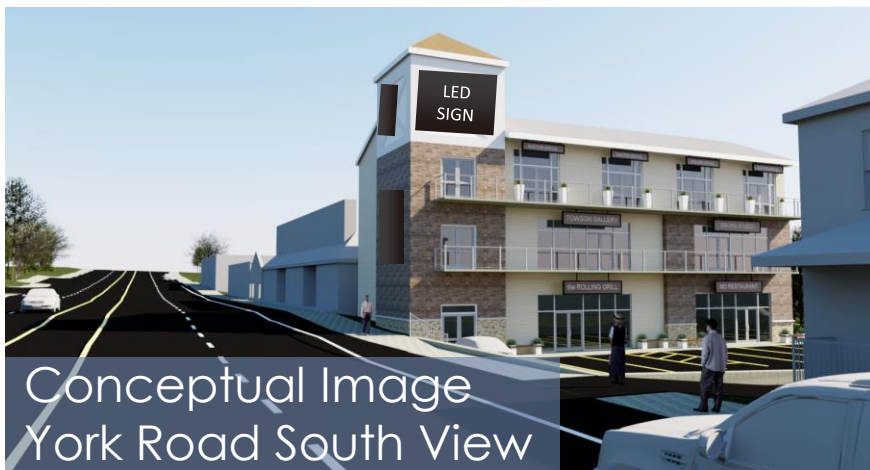
10872 & 10874-6 York
Cockeysville, Maryland 21030

Redevelopment

Gardner Commercial Realty is pleased the proposed future redevelopment of 10872 York & 1074-6 York in Cockeysville, Maryland.



Future Redevelopment: **Conceptual Plan 1**



LEASE:

- ~1,500 – 6,000 SqFt AVAILABLE
- Flexible suite sizes
- Professional architecturally designed building
- Excellent Signage Opportunity
- Zoned BL

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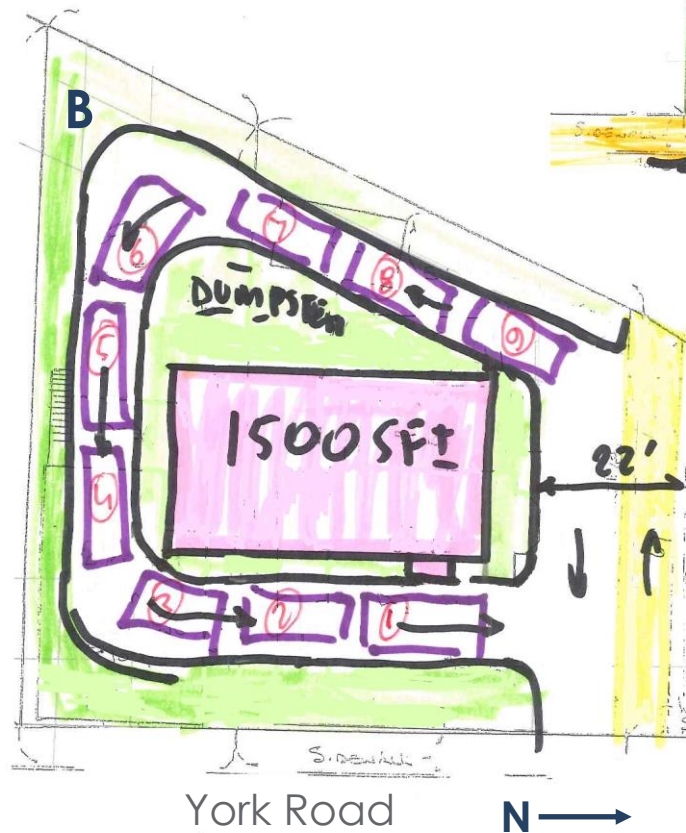
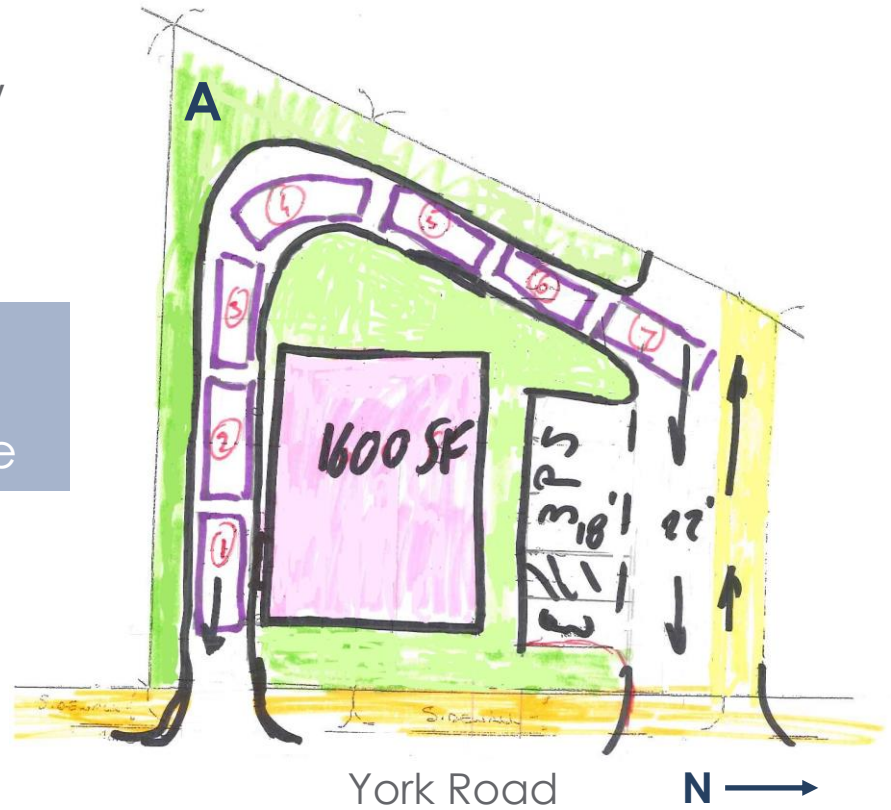
Future Redevelopment: **Conceptual Plan 2**

Stand-Alone Retail Pad Site with Drive-thru

- ~1,500-1,600 SqFt
- York Road frontage/
signage opportunity

Conceptual Image A

- ~1,600 SqFt
- Thru traffic drive lane



Conceptual Image B

- ~1,500 SqFt
- York Road Access

For additional information
call 443.827.1321.

Future Redevelopment: **Conceptual Plan 3**

- Conceptual Images of an alternative redevelopment plan
- ~4,200 SqFt
- York Road frontage/
signage opportunity



Conceptual Image: Front View



Conceptual Image: Rear View

For additional
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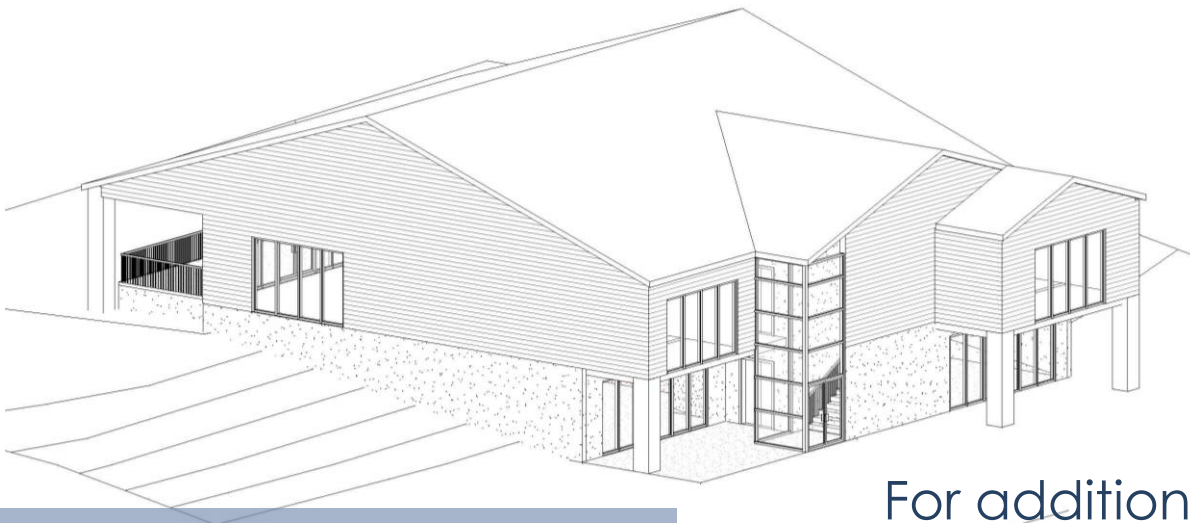
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Future Redevelopment: **Conceptual Plan 4**

- Conceptual Images of an alternative redevelopment plan
- ~4,200 SqFt
- York Road frontage/ signage opportunity



Conceptual Image: Front View



Conceptual Image: Rear View

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Street Map: 10872 & 10874-6 York Road

Premier location

- Easy access to I-83
- York Road Frontage Signage Opportunity
- ~31,000 cars per day (Source: Costar)
- Zoned BL

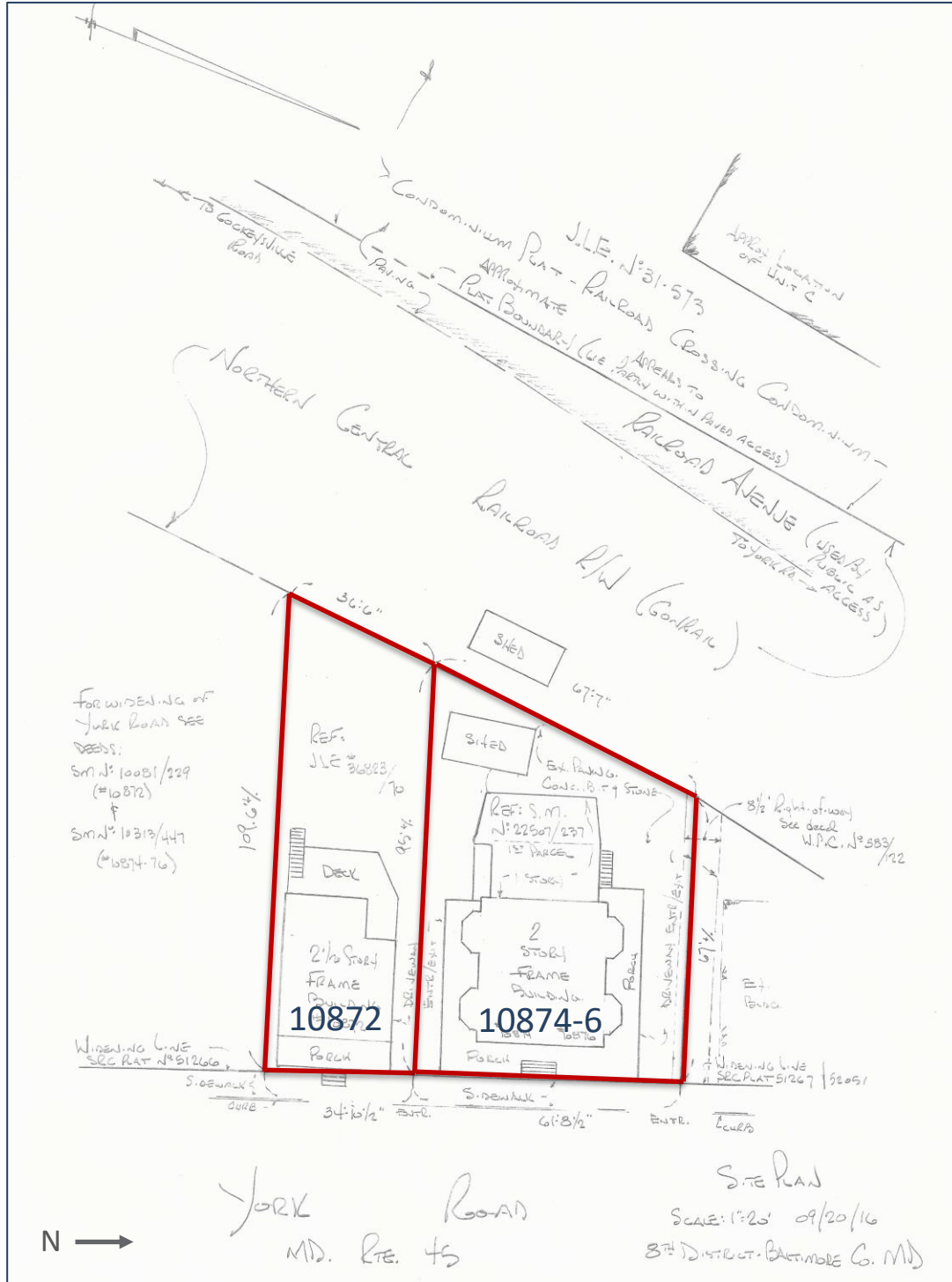
Retail amenities

- Hunt Valley Town Centre
- Shawan Plaza
- Delta Hotels (Marriott)
- Bank of America
- Post Office
- ... and numerous restaurants and shops!

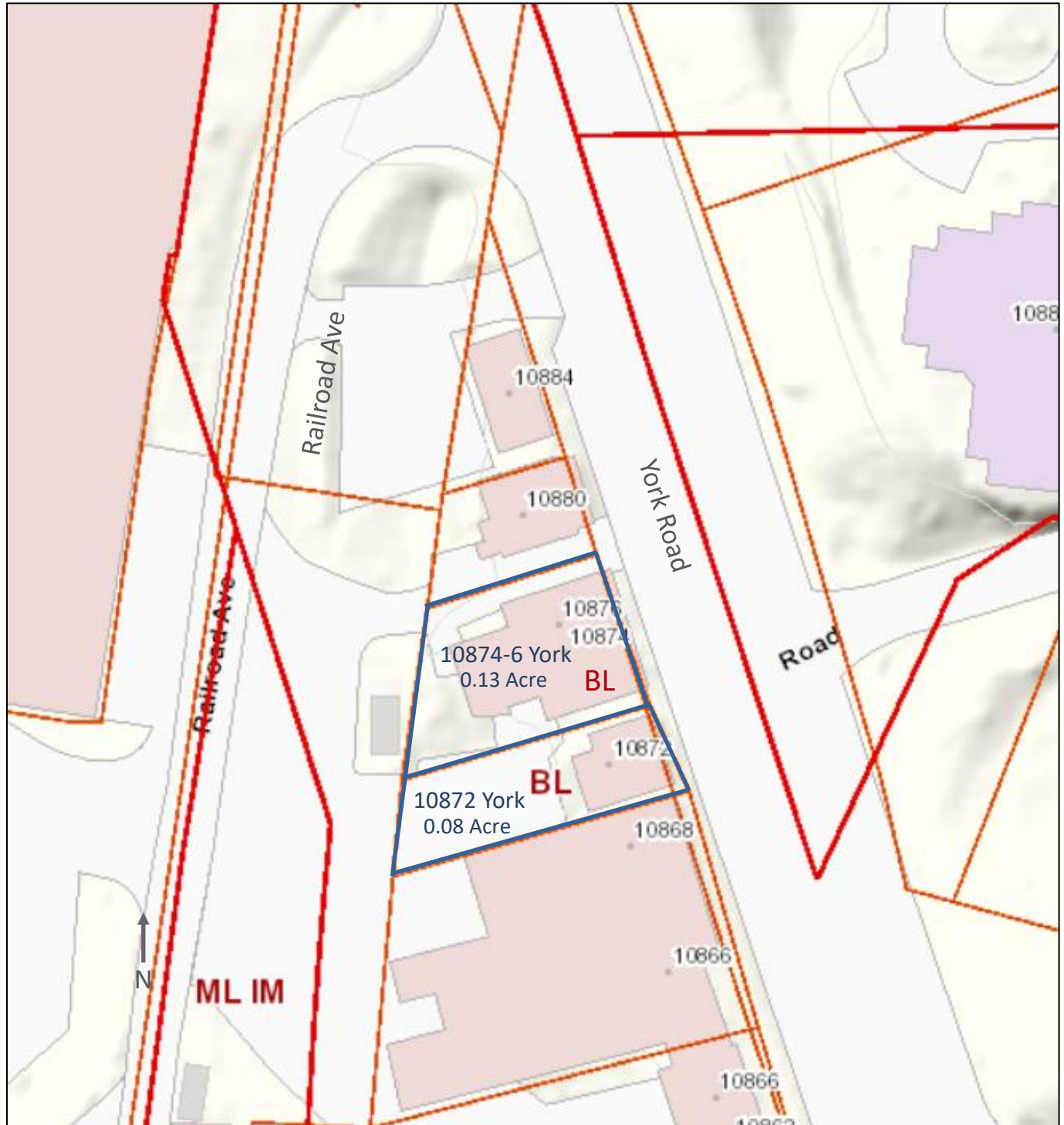


 Street View
Click Here 

Site Plan: 10872 & 10874-6 York Road



Parcel Map: 10872 & 10874-6 York Road



Demographic Summary Report

10872 York Rd, Cockeysville, MD 21030

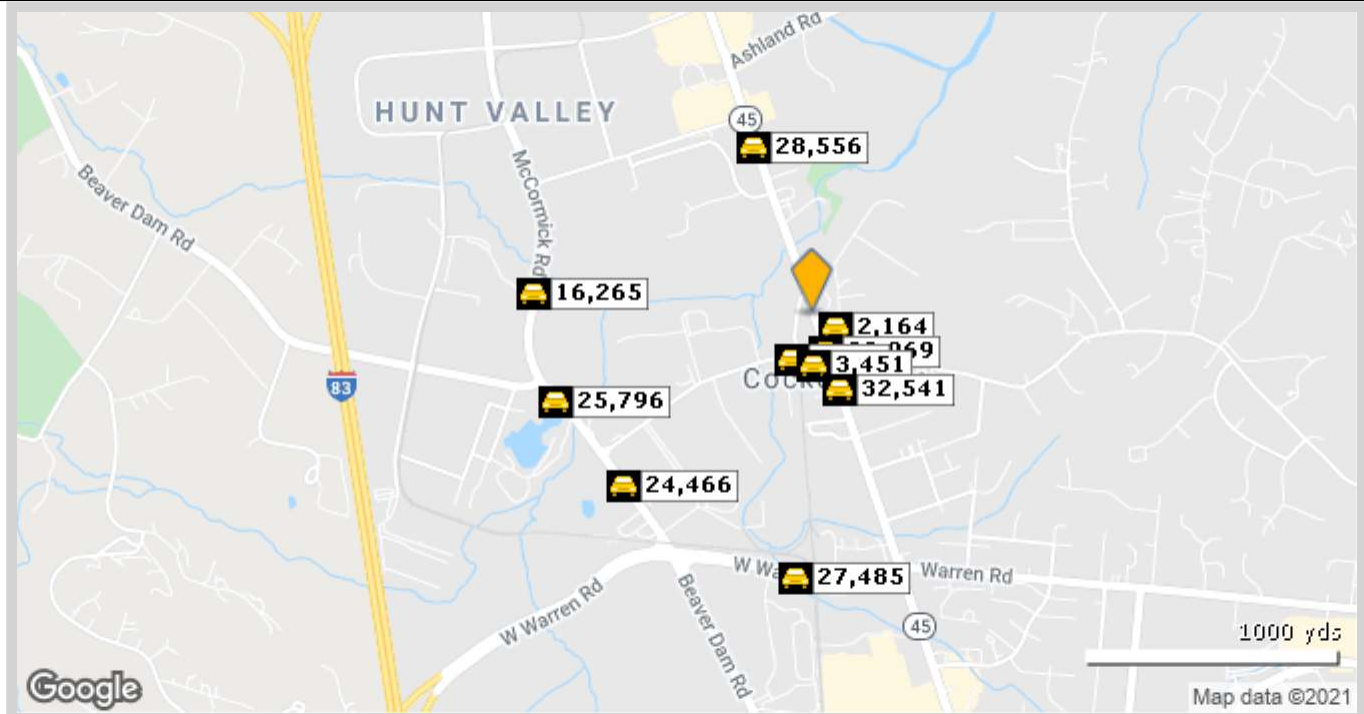
Building Type: General Retail Total Available: 1,174 SF
 Secondary: Freestanding % Leased: 36.64%
 GLA: 1,853 SF Rent/SF/Yr: Negotiable
 Year Built: 1910

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,530		44,477		77,629	
2020 Estimate	3,503		44,204		77,383	
2010 Census	3,286		41,841		74,499	
Growth 2020 - 2025	0.77%		0.62%		0.32%	
Growth 2010 - 2020	6.60%		5.65%		3.87%	
2020 Population by Hispanic Origin	236		3,006		4,056	
2020 Population	3,503		44,204		77,383	
White	2,711	77.39%	31,454	71.16%	59,580	76.99%
Black	227	6.48%	5,647	12.77%	6,749	8.72%
Am. Indian & Alaskan	16	0.46%	138	0.31%	198	0.26%
Asian	458	13.07%	5,836	13.20%	9,083	11.74%
Hawaiian & Pacific Island	0	0.00%	14	0.03%	49	0.06%
Other	92	2.63%	1,115	2.52%	1,724	2.23%
U.S. Armed Forces	2		19		24	
Households						
2025 Projection	1,590		19,735		32,336	
2020 Estimate	1,571		19,600		32,210	
2010 Census	1,444		18,504		30,917	
Growth 2020 - 2025	1.21%		0.69%		0.39%	
Growth 2010 - 2020	8.80%		5.92%		4.18%	
Owner Occupied	1,207	76.83%	11,127	56.77%	22,206	68.94%
Renter Occupied	364	23.17%	8,473	43.23%	10,004	31.06%
2020 Households by HH Income	1,570		19,600		32,209	
Income: <\$25,000	253	16.11%	2,463	12.57%	3,423	10.63%
Income: \$25,000 - \$50,000	247	15.73%	3,273	16.70%	4,457	13.84%
Income: \$50,000 - \$75,000	224	14.27%	3,435	17.53%	4,864	15.10%
Income: \$75,000 - \$100,000	132	8.41%	2,518	12.85%	3,926	12.19%
Income: \$100,000 - \$125,000	181	11.53%	1,773	9.05%	3,197	9.93%
Income: \$125,000 - \$150,000	151	9.62%	1,752	8.94%	3,053	9.48%
Income: \$150,000 - \$200,000	144	9.17%	1,510	7.70%	3,315	10.29%
Income: \$200,000+	238	15.16%	2,876	14.67%	5,974	18.55%
2020 Avg Household Income	\$113,880		\$111,531		\$126,409	
2020 Med Household Income	\$86,553		\$81,245		\$96,398	

Traffic Count Report

10872 York Rd, Cockeysville, MD 21030

Building Type: General Retail
 Secondary: Freestanding
 GLA: 1,853 SF
 Year Built: 1910
 Total Available: 1,174 SF
 % Leased: 36.64%
 Rent/SF/Yr: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sherwood Road	Cedar Knoll Rd	0.01 E	2020	2,164	MPSI	.06
2	York Rd	Cockeysville Rd	0.04 S	2020	30,969	MPSI	.08
3	Cockeysville Road	Railroad Ave	0.01 E	2020	3,490	MPSI	.10
4	Cockeysville Rd	N C R R Trl	0.04 NW	2020	3,451	MPSI	.11
5	York Road	McCann Ave	0.01 S	2020	32,541	MPSI	.18
6	York Rd	Boxwood Ln	0.02 S	2018	28,556	MPSI	.41
7	Beaver Dam Rd	Cockeysville Rd	0.09 NW	2020	24,466	MPSI	.57
8	Warren Rd	York Rd	0.24 E	2020	27,485	MPSI	.60
9	Beaver Dam Rd	McCormick Rd	0.06 NW	2020	25,796	MPSI	.61
10	McCormick Rd	Beaver Dam Rd	0.20 S	2020	16,265	MPSI	.63

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Gardner Commercial Realty
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