



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

OFFERING MEMORANDUM



10611 YORK ROAD
COCKEYSVILLE, MD 21030



**FOR
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.





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EXECUTIVE SUMMARY

10611 YORK ROAD

COCKEYSVILLE, MD 21030

MacKenzie Commercial Real Estate Services, LLC is offering **10611 York Road** for sale. 10611 York Road is a 0.23 acre $\pm$ property improved by a 2-story, plus basement, 1,448 $\pm$ square foot (SDAT) office building. There is a rear parking lot with 10 $\pm$ striped parking spaces.

The building is located in the Cockeysville area of Baltimore County and is zoned RO a land-use classification under Section 204 of the Baltimore County Zoning Regulations designed to accommodate house conversions to office buildings as of right, alongside standard residential uses. The property is surrounded by wide open lot's on both the East and South sides of the property.

The property is located between Timonium and Hunt Valley two of Baltimore Counties most dynamic office and retail markets. It is 2 blocks North of Warren Road, a major exit and entrance from I-83. There is a Light-Rail Station located one mile from the property at the corner of W. Warren and Beaver Dam Roads.

The property will be vacated by the owner at the the time of settlement.

BUILDING SIZE:	1,448 SF $\pm$
LAND ACRES:	0.23 Acres $\pm$
STORIES:	2
YEAR BUILT:	1952
SALE PRICE:	\$499,000



OFFERING HIGHLIGHTS

- » The property is in good condition with nice finishes, updated utilities, new windows and new roof.
- » The ability for direct private entrances into the 1st floor and 2nd floor units with both entrances directly accessible from the parking lot
- » Handicap ramp to the 1st floor
- » Partially finished out basement and walk up attic storage area.
- » 10 ± parking spaces with the potential to increase the number by expanding the lot
- » High visibility building
- » Potential to expand the building, subject to County approval
- » Easy access to Timonium and Hunt Valley office and retail market's
- » Easy access to I-83
- » 1 mile from light rail stop at W. Warren and Beaver Dam Roads



PROPERTY SPECS

Address	10611 York Rd Cockeysville, MD 21030
Parcel ID	08-0823015625
Map/Grid/Parcel	0051/0004/0413
Site Size	0.23 Acres $\pm$
Building Size	1,448 SF $\pm$
Year Built	1952
Stories	2
Zoning	RO

RO (Residential Office)

Baltimore County, MD

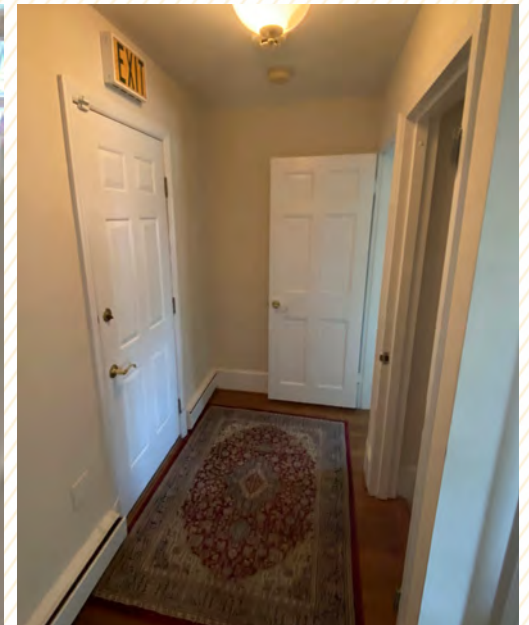
A land-use classification under Section 204 of the Baltimore County Zoning Regulations designed to accommodate house conversions to office buildings as of right, alongside standard residential uses.



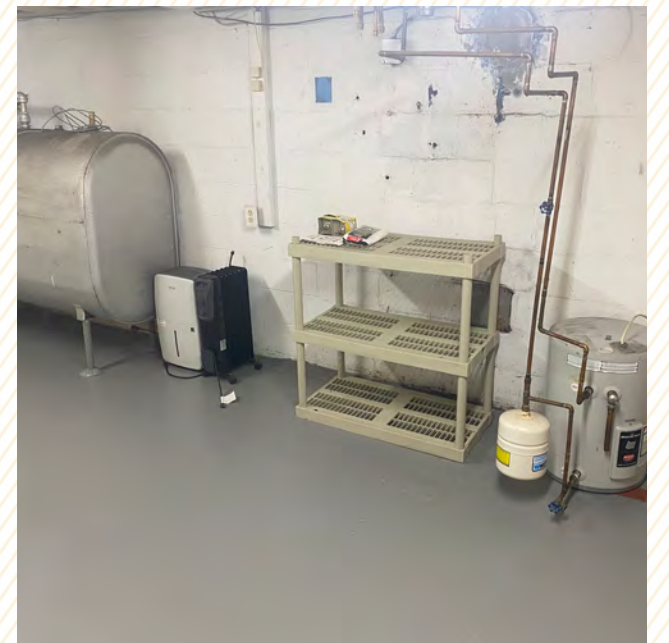
1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



EXTERIOR & LL PHOTOS



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,933

22,855

40,318

DAYTIME POPULATION



11,651

70,388

109,529

AVERAGE HOUSEHOLD INCOME



\$158,352

\$156,786

\$181,478

NUMBER OF HOUSEHOLDS



2,009

20,038

33,291

MEDIAN AGE

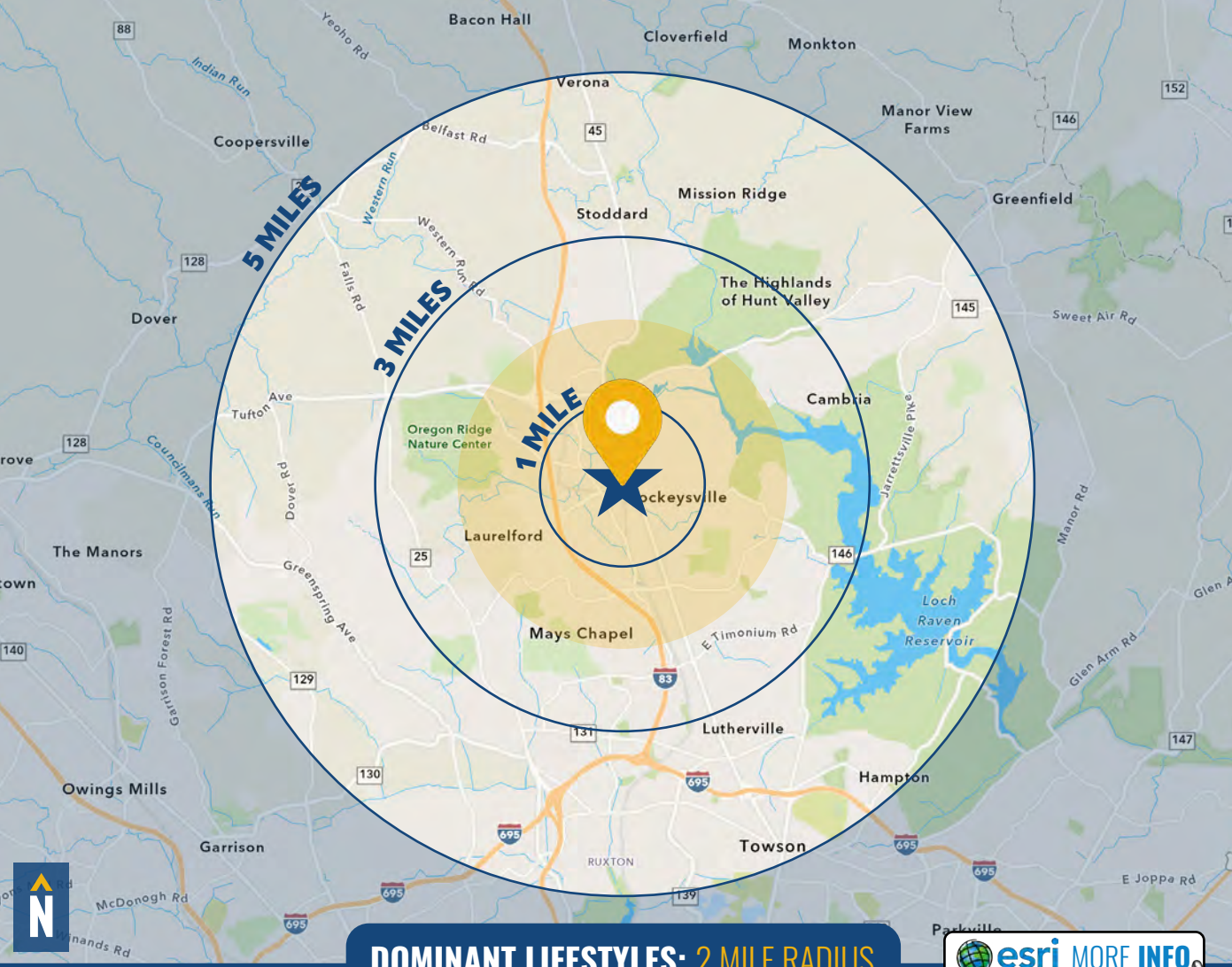


42.9

42.9

43.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

16%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

15%

YOUNG AND RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258



These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

14%

RETIREMENT COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.



10611 YORK ROAD

OFFERING MEMORANDUM

COCKEYSVILLE, MARYLAND

Cockeysville is an established suburban community in northern Baltimore County, situated along the York Road corridor north of Towson and immediately south of Hunt Valley. The community traces its name to the Cockey family, prominent local landowners who held hundreds of acres in the area during the early 19th century. Its development was closely tied to the Baltimore & Susquehanna Railroad, while nearby marble and limestone quarrying became an important local industry. Stone quarried in the Cockeysville area was notably used for architectural elements of the U.S. Capitol in Washington, D.C.

Today, Cockeysville combines established residential neighborhoods with a substantial commercial and employment base concentrated primarily along York Road and extending north toward Hunt Valley. The corridor features shopping centers, restaurants, everyday services, and businesses, while nearby Hunt Valley serves as one of northern Baltimore County's major corporate and commercial centers. Housing throughout the area includes apartments and townhomes as well as established single-family neighborhoods, providing a variety of residential options within convenient reach of employment centers in Hunt Valley, Towson, and the greater Baltimore region.





BALTIMORE COUNTY, MD

Baltimore County is located in central Maryland and surrounds Baltimore City on the north, east, and west, forming a major component of the Baltimore metropolitan region. The county seat is Towson, and the county includes communities such as Towson, Owings Mills, Dundalk, Catonsville, Essex, Pikesville, Timonium, and Parkville, along with numerous suburban and semi rural residential areas. Its location along major regional corridors including I-695, I-95, and I-83 provides strong connectivity to Baltimore, Washington, DC, and the broader Mid Atlantic region.

A defining feature of Baltimore County is its role as one of Maryland's largest employment centers outside of Baltimore City. The county hosts major government facilities, corporate headquarters, universities, and healthcare systems that drive a diverse and stable economy. Towson functions as the county's central business and government district, while suburban office parks, logistics facilities, and retail centers are distributed across multiple communities. The county's highly educated workforce and strategic location between major East Coast markets continue to attract businesses across a variety of sectors.

- Social Security Administration
- Amazon
- Towson University
- T. Rowe Price (regional presence)
- University of Maryland Baltimore County (UMBC)
- Bank of America
- MedStar Franklin Square Medical Center
- Verizon
- Baltimore County Public Schools
- Walmart

From a growth and planning perspective, Baltimore County reported a 2020 population of approximately 854,000 residents, making it one of the largest counties in Maryland. The county continues to emphasize balanced growth through redevelopment in established corridors, expansion of transit and infrastructure, and support for housing, education, and workforce development. Long term planning efforts aim to maintain economic competitiveness while preserving the suburban character and quality of life that attract residents and businesses to the region.



CONFIDENTIALITY & DISCLAIMER

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





SUBMIT ALL OFFERS TO:



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