

SALE/LEASE

Baltimore County, MD

RETAIL REDEVELOPMENT/AUTO REPAIR BLDG.

8711 LIBERTY ROAD | RANDALLSTOWN, MARYLAND 21133

AVAILABLE

7,000 sf ± on .72 Acres

ZONING

BR AS (Business Roadside - Automotive Service)

SALE PRICE / RENTAL RATE

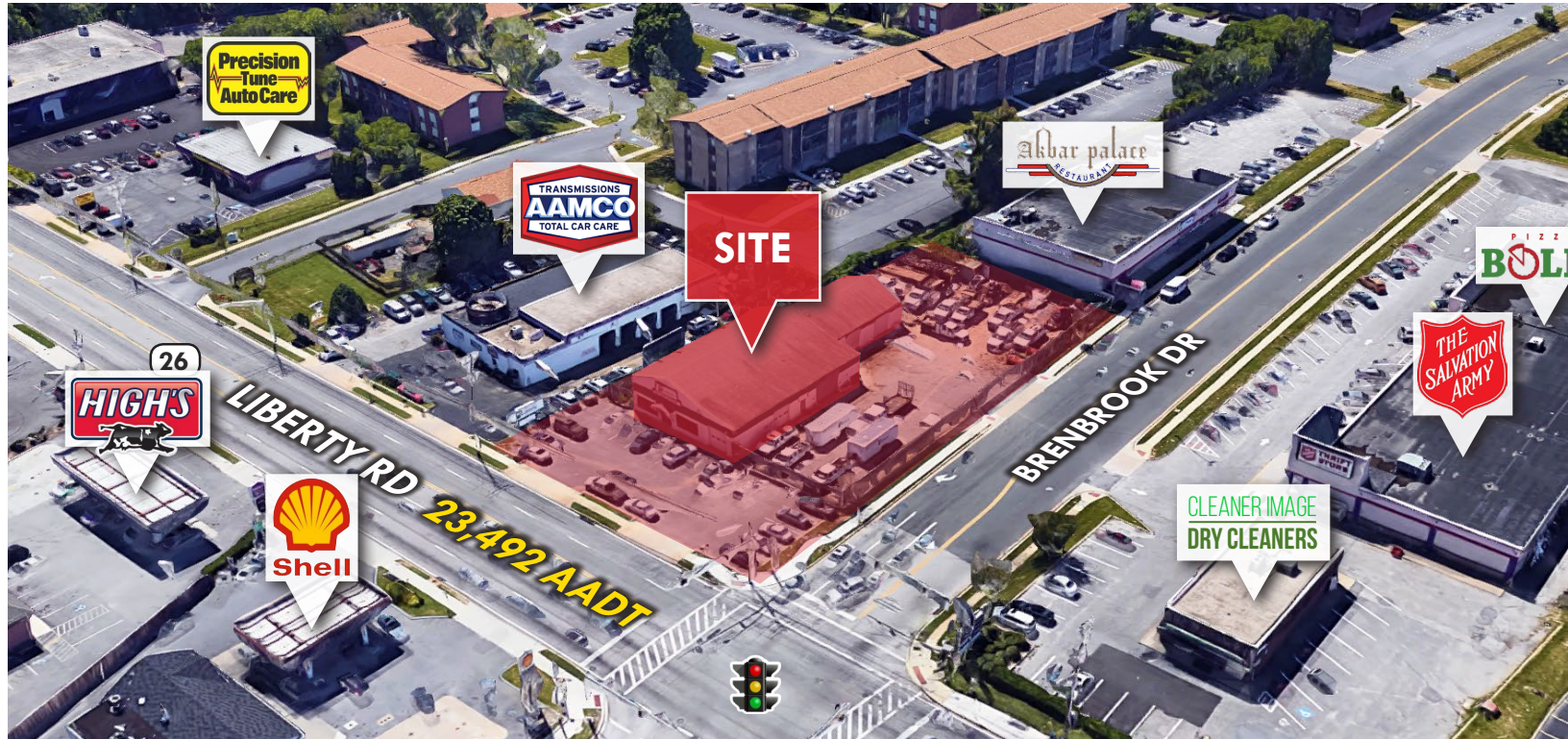
Negotiable

REAL ESTATE TAXES

\$10,446 (2019 - 2020)

HIGHLIGHTS

- ▶ Building can be razed and site redeveloped for higher use, or renovated for automotive use
- ▶ 4 roll-up bay doors
- ▶ Corner location at fully signalized intersection
- ▶ Abundant surface parking
- ▶ 140 ft. ± of frontage on Liberty Road (23,492 vehicles per day)
- ▶ Fenced, level, impervious lot
- ▶ Easy access to I-695, I-795 and Owings Mills trade area
- ▶ Close proximity to Walmart, Home Depot, Aldi & Food Lion



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SALE/LEASE

Baltimore County, MD

BIRDSEYE

8711 LIBERTY ROAD | RANDALLSTOWN, MARYLAND 21133



SALE/LEASE

Baltimore County, MD

SURVEY

8711 LIBERTY ROAD | RANDALLSTOWN, MARYLAND 21133

BOUNDARY SURVEY
of
8711 LIBERTY ROAD
BALTIMORE COUNTY, MD.

SURVEYORS CERTIFICATE

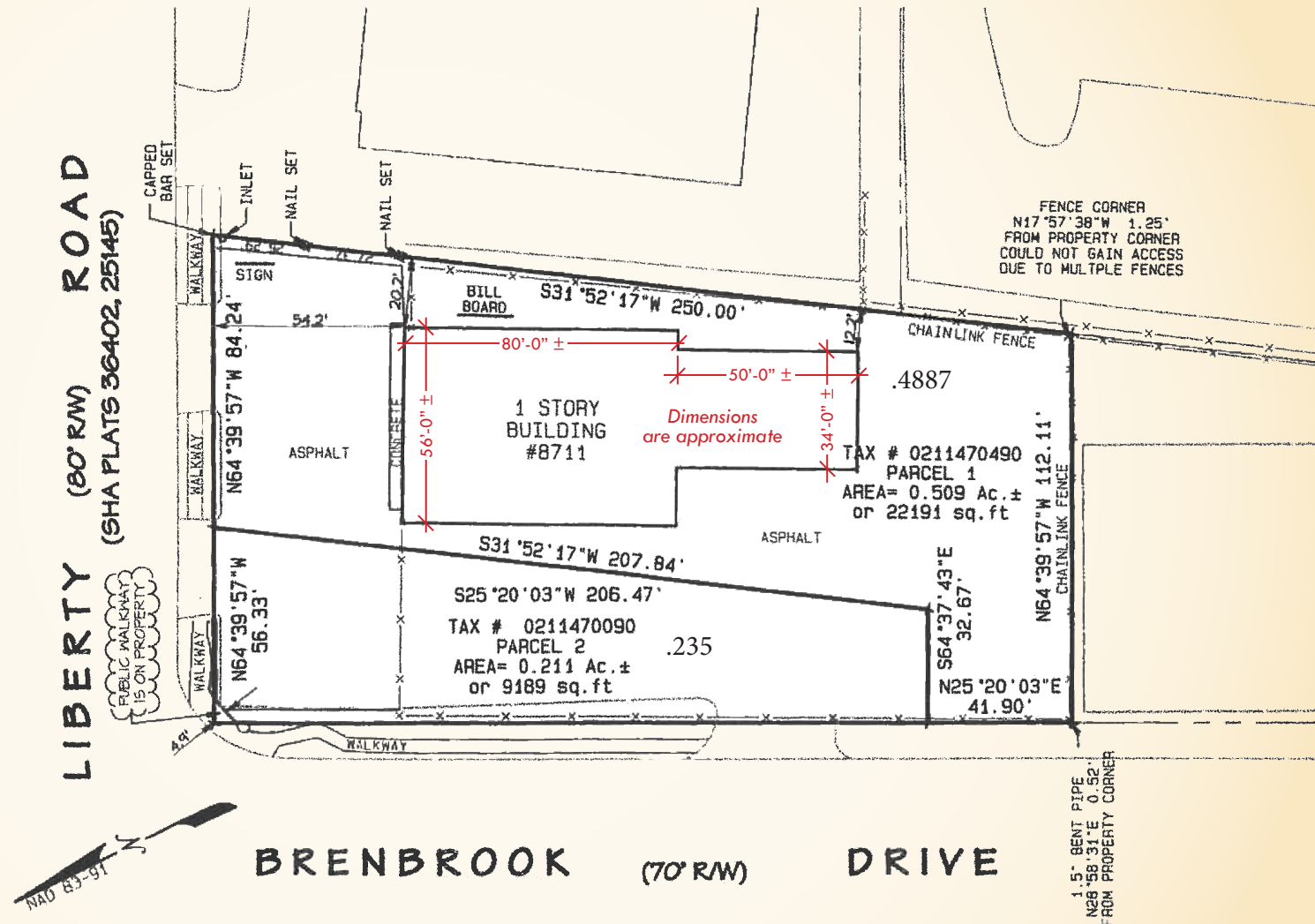
THIS BOUNDARY SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS" AS ADOPTED BY THE STATE OF MARYLAND. MY LICENSE EXPIRES ON 2-12-2019.

Brian R. Dietz 5-22-18

BRIAN R. DIETZ

PROFESSIONAL LAND SURVEYOR NO. 21080

1. BEING THAT PROPERTY DESCRIBED IN DEED 8T04/354.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT



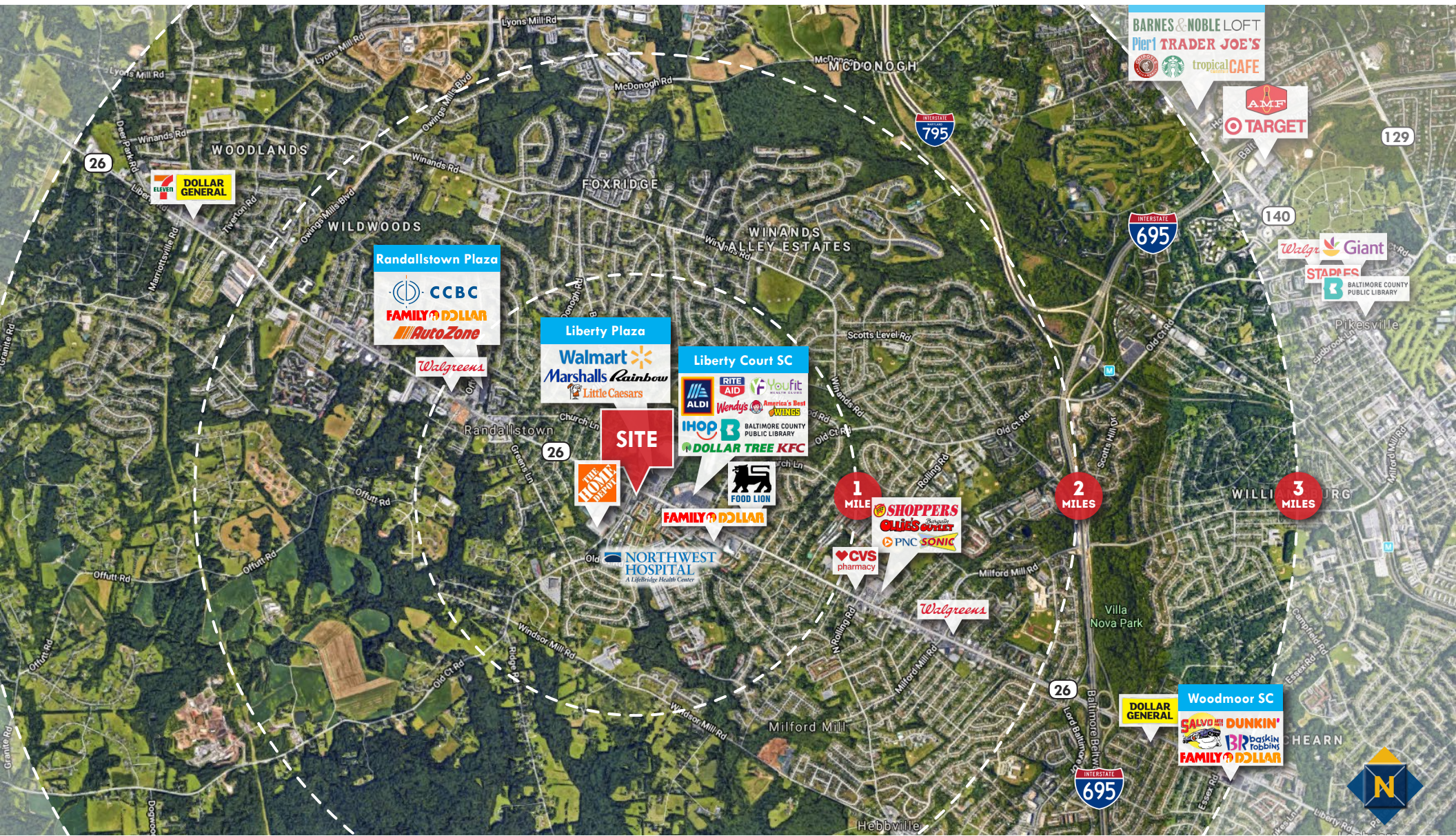
SALE/LEASE



Baltimore County, MD

TRADE AREA

8711 LIBERTY ROAD | RANDALLSTOWN, MARYLAND 21133

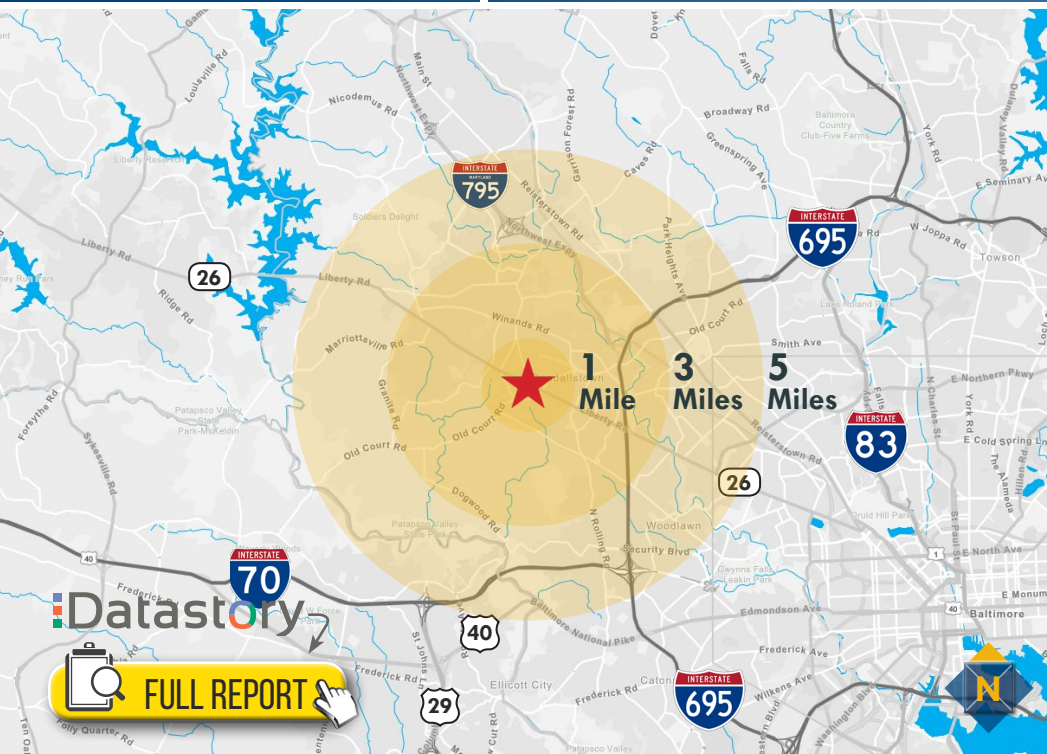


SALE/LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

8711 LIBERTY ROAD | RANDALLSTOWN, MARYLAND 21133



RESIDENTIAL POPULATION 15,612 1 MILE 92,738 3 MILES 203,675 5 MILES	NUMBER OF HOUSEHOLDS 5,740 1 MILE 36,139 3 MILES 80,243 5 MILES	AVERAGE HH SIZE 2.68 1 MILE 2.53 3 MILES 2.49 5 MILES	MEDIAN AGE 39.6 1 MILE 38.7 3 MILES 39.2 5 MILES
AVERAGE HH INCOME \$90,744 1 MILE \$94,099 3 MILES \$94,171 5 MILES	EDUCATION (COLLEGE+) 63.9% 1 MILE 70.4% 3 MILES 69.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.5% 1 MILE 96.0% 3 MILES 95.8% 5 MILES	DAYTIME POPULATION 12,312 1 MILE 65,356 3 MILES 201,335 5 MILES

25%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)

16%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

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14%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

10%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)



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