

# FOR LEASE

Carroll County, Maryland

# ELDERSBURG PLAZA II

6200-6220 GEORGETOWN BOULEVARD | ELDERSBURG, MARYLAND 21784

## AVAILABLE

▶ 6210 Georgetown Blvd: 900 sf

## ZONING

I-R (Restricted Industrial)

## PARKING

100 free surface spaces

## TRAFFIC COUNT

31,910 AADT (Liberty Rd)

## RENTAL RATE

\$17.95 psf, Modified Gross

## HIGHLIGHTS

- ▶ Single story professional services office park with frontage on Liberty Road (28,780 cars per day)
- ▶ Numerous restaurants/amenities within walking distance
- ▶ Located 1/2 mile from Route 32/Sykesville Road
- ▶ Utilities controlled by Tenant



6200 GEORGETOWN BLVD



6210 GEORGETOWN BLVD



6220 GEORGETOWN BLVD



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# AERIAL

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# TRADE AREA

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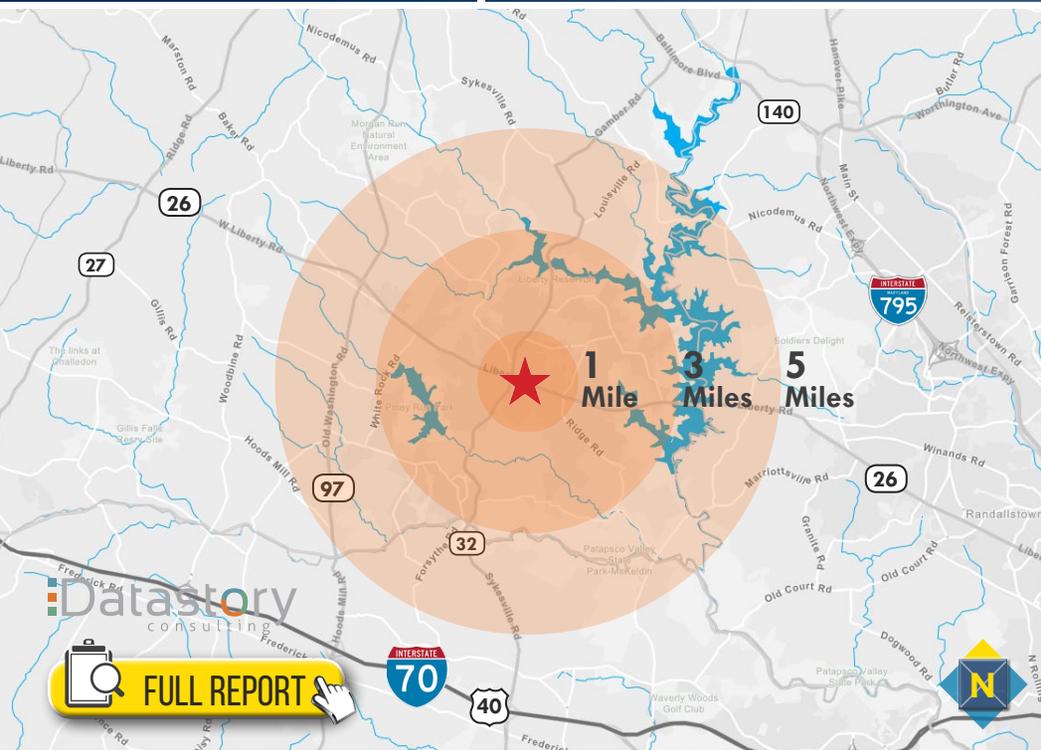


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# LOCATION / DEMOGRAPHICS

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**DATASTORY**  
consulting  
FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,468 1 MILE	2,368 1 MILE	2.73 1 MILE	37.8 1 MILE
31,305 3 MILES	10,630 3 MILES	2.84 3 MILES	41.3 3 MILES
43,800 5 MILES	14,993 5 MILES	2.82 5 MILES	42.4 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$116,834 1 MILE	76.1% 1 MILE	97.6% 1 MILE	7,933 1 MILE
\$120,670 3 MILES	71.5% 3 MILES	97.9% 3 MILES	24,038 3 MILES
\$125,257 5 MILES	70.5% 5 MILES	97.9% 5 MILES	32,507 5 MILES

**46%**  
SAVVY SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.83**  
AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

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**14%**  
SOCCER MOMS  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.96**  
AVERAGE HH SIZE

**36.6**  
MEDIAN AGE

**\$84,000**  
MEDIAN HH INCOME

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**12%**  
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.

**2.46**  
AVERAGE HH SIZE

**34.8**  
MEDIAN AGE

**\$77,000**  
MEDIAN HH INCOME

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**11%**  
PROFESSIONAL PRIDE  
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.11**  
AVERAGE HH SIZE

**40.5**  
MEDIAN AGE

**\$127,000**  
MEDIAN HH INCOME

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