

FULLY LEASED

Carroll County, Maryland

ELDERSBURG SQUARE

1325 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784

BUILDING SIZE

11,869 sf

LOT SIZE

1.68 Acres

ZONING

B-G (General Business District)

TRAFFIC COUNT

32,681 AADT (Liberty Rd/Rt. 26)

HIGHLIGHTS

- ▶ Close proximity to the signalized intersection of Route 32 (Skyesville Rd) and Route 26
- ▶ Excellent visibility and immediate access from Rt. 26 (32,681 vehicles per day)
- ▶ National co-tenancy (Qdoba, Verizon Wireless, M&T Bank and Papa John's)
- ▶ Located in the amenity-rich heart of Eldersburg's trade area
- ▶ Nearby retailers include Walmart, Safeway, The Home Depot, T.J. Maxx, Ulta, Kohl's, Martin's Food and more!



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AERIAL

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32,681 AADT

Eldersburg Square

- PAPA JOHN'S
- QDOBA MEXICAN EATS
- verizon
- M&T Bank

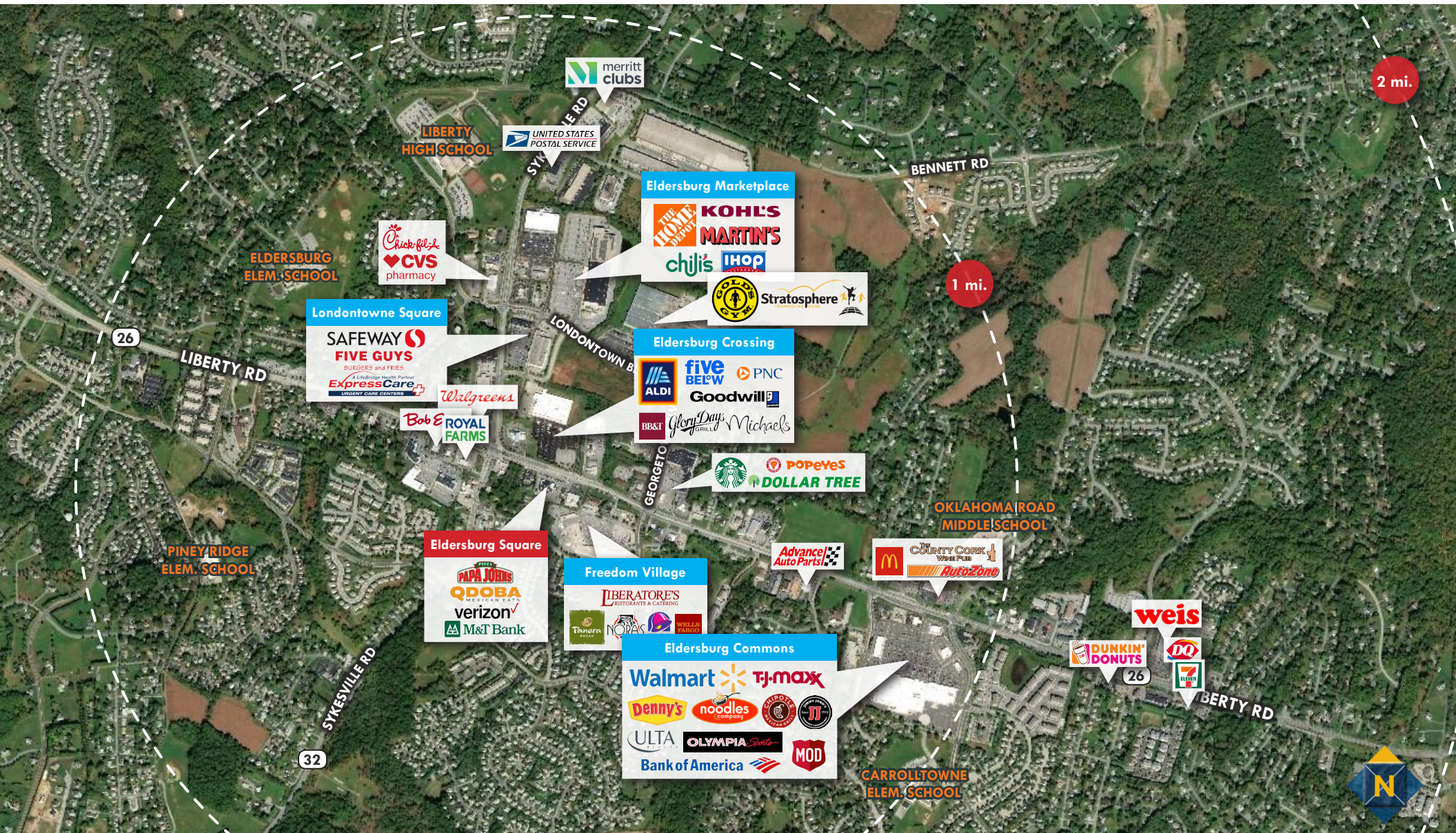
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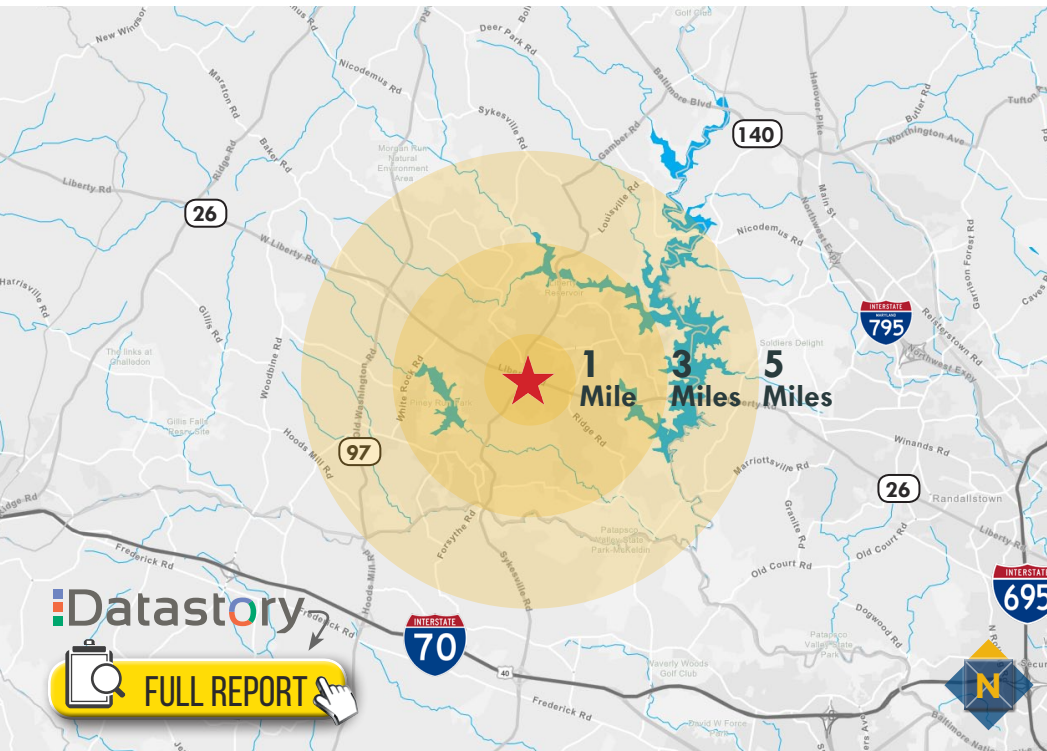
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RESIDENTIAL POPULATION 6,921 1 MILE 32,141 3 MILES 44,014 5 MILES	NUMBER OF HOUSEHOLDS 2,493 1 MILE 10,924 3 MILES 15,100 5 MILES	AVERAGE HH SIZE 2.77 1 MILE 2.84 3 MILES 2.83 5 MILES	MEDIAN AGE 37.7 1 MILE 41.2 3 MILES 42.4 5 MILES
AVERAGE HH INCOME \$121,445 1 MILE \$124,977 3 MILES \$129,923 5 MILES	EDUCATION (COLLEGE+) 77.8% 1 MILE 71.3% 3 MILES 70.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.7% 1 MILE 98.0% 3 MILES 97.9% 5 MILES	DAYTIME POPULATION 7,955 1 MILE 24,511 3 MILES 32,833 5 MILES

45%
SAVVY SUBURBANITES
2 MILES

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

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

14%
SOCCER MOMS
2 MILES

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

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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.

12%
GOLDEN YEARS
2 MILES

2.05
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$61,000
MEDIAN HH INCOME

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

12%
ENTERPRISING PROFESSIONALS
2 MILES

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

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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.