

LAND AVAILABLE 3.76 AC ±

BUILDING SIZE 1,475 sf

Parcel 1: 0.81 AC Parcel 2: 2.95 AC

LOT SIZE

ZONING

Aariculture

SALE PRICE \$1,599,000

HIGHLIGHTS

Road

► Signalized Intersection ▶ 2 parcels totaling 3.76 AC ► C-2 zoning offering many potential uses

▶ 1,475 sf existing building

TRAFFIC COUNT

100 WEST OLD LIBERTY ROAD SYKESVILLE, MARYLAND 21784

.81 AC ZONED GRICULTURE 2.95 AC ZONED C-2 (Commercial Medium Intensity) C-2 26,980 AADT (Liberty Road, Rt 26) ► Great road frontage providing plenty of exposure on Liberty STREET VIEW &



Dennis Boyle | Vice President ✓ dboyle@mackenziecommercial.com MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

6 443.798.9339



LOCATION / DEMOGRAPHICS (2021) 100 WEST OLD LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

Englare Mill Dennings Dennings Bird Hill	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Weldon Morgan Run Nataral Liberty-Rd Area Participation and Area Par	555 1 MILE	370 1 MILE	2.90 1 MILE	48.6 1 Mile
Ulberty-Rd Franklinville Winfield Winfield	7,949 3 MILES	5,671 3 Miles	2.93 3.MILES	42.4 3 Miles
Hatrison Millerry Cossonads	21,966 5 MILES	16,032 5 Miles	2.81 5 Miles	43.4 5 Miles
				TO TO THE STOR
The links at Challedon Pickets Corner Bight Right Right Right Ridgley Part Ridgley Part	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
The links at Challedon Pickers Dorceytown Gillis Pell Rerry Site Mr. Alry		Total and the second se	(AGE 16+ IN	
Dorceytown Ollin Felh Marr Site Parry DottestOCY Parry DottestOCY State Parry DottestOCY State Parry DottestOCY State Parry DottestOCY State Sta	HH INCOME \$168,388	(COLLEGE+) 60.3%	(AGE 16+ IN LABOR FORCE) 95.8%	POPULATION
The links at Challedon Pickers Dorceytown Gillis Pell Rerry Site Mr. Alry	HH INCOME \$168,388 1 MILE \$150,488	(COLLEGE+) 60.3% 1 Mile 57.1%	(AGE 16+ IN LABOR FORCE) 95.8% 98.0%	1,746 1 MILE 15,465



LEARN MORE &

Ha

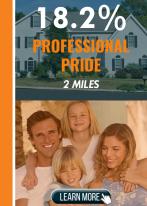
Pa

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

2.85 AVERAGE HH SIZE

45.1 MEDIAN AGE

\$108,700 MEDIAN HH INCOME



Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. They take pride in their newer homes and spend valuable time and energy upgrading.

3.13 AVERAGE HH SIZE

40.8 MEDIAN AGE

\$138,100 MEDIAN HH INCOME



This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago.

3.25 AVERAGE HH SIZE

34.0 MEDIAN AGE \$113,400 MEDIAN HH INCOME



Dennis Boyle | Vice President

2 443.798.9339

∠ dboyle@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.