

FOR SALE



Carroll County, Maryland

100 WEST OLD LIBERTY ROAD

SYKESVILLE, MARYLAND 21784

LAND AVAILABLE

3.76 AC ±

BUILDING SIZE

1,475 sf

LOT SIZE

Parcel 1: 0.81 AC

Parcel 2: 2.95 AC

ZONING

C-2 (Commercial Medium Intensity)
Agriculture

TRAFFIC COUNT

26,980 AADT (Liberty Road, Rt 26)

SALE PRICE

\$1,599,000

HIGHLIGHTS

- ▶ Great road frontage providing plenty of exposure on Liberty Road
- ▶ Signalized Intersection
- ▶ 2 parcels totaling 3.76 AC
- ▶ C-2 zoning offering many potential uses
- ▶ 1,475 sf existing building



Dennis Boyle | Vice President

443.798.9339

dboyle@mackenziecommercial.com

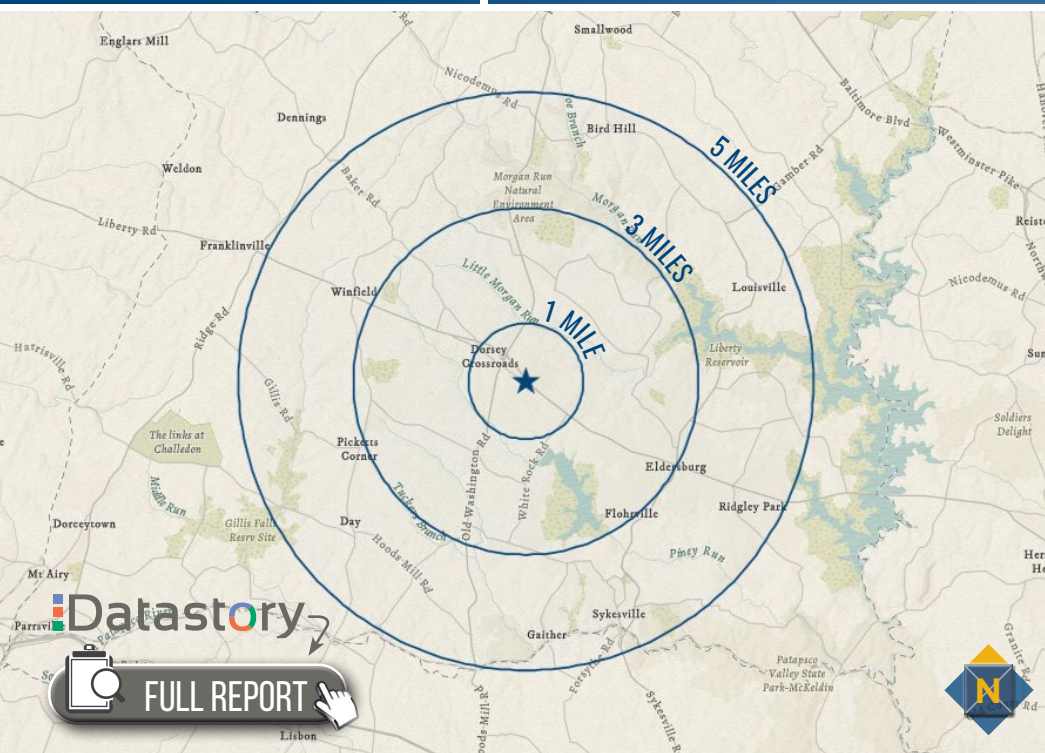
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Carroll County, Maryland

LOCATION / DEMOGRAPHICS (2021)

100 WEST OLD LIBERTY ROAD | SYKESVILLE, MARYLAND 21784



RESIDENTIAL POPULATION

555
1 MILE
7,949
3 MILES
21,966
5 MILES

NUMBER OF HOUSEHOLDS

370
1 MILE
5,671
3 MILES
16,032
5 MILES

AVERAGE HH SIZE

2.90
1 MILE
2.93
3 MILES
2.81
5 MILES

MEDIAN AGE

48.6
1 MILE
42.4
3 MILES
43.4
5 MILES

AVERAGE HH INCOME

\$168,388
1 MILE
\$150,488
3 MILES
\$148,680
5 MILES

EDUCATION (COLLEGE+)

60.3%
1 MILE
57.1%
3 MILES
54.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.8%
1 MILE
98.0%
3 MILES
97.1%
5 MILES

DAYTIME POPULATION

1,746
1 MILE
15,465
3 MILES
42,057
5 MILES

78.1%

SAVVY SUBURBANITES

2 MILES

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

18.2%

PROFESSIONAL PRIDE

2 MILES

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

3.7%

BOOMBURBS

2 MILES

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