

# FOR SALE

 Carroll County, Maryland



## HARVEST INN

2007 LIBERTY ROAD

ELDERSBURG, MD 21784



**Dennis Boyle** | Vice President

☎ 443.798.9339 ✉ [dboyle@mackenziecommercial.com](mailto:dboyle@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Walsh** | Vice President

☎ 410.494.4857 ✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)



# FOR SALE

 Carroll County, Maryland

# RETAIL PAD SITE/RESTAURANT

HARVEST INN | 2007 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784

## BUILDING SIZE

9,830 sf (2 stories)

## LOT SIZE

0.7 Acres

## ZONING

C-2 (Commercial Medium Intensity District)

## YEAR BUILT

1966

## TRAFFIC COUNT

17,690 AADT (Liberty Rd/Rt. 26)

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ Freestanding bar/restaurant
- ▶ Fully signalized intersection
- ▶ Great visibility on Liberty Road (approx. 165 ft. of frontage)
- ▶ Prime redevelopment potential
- ▶ Nearby retailers include Weis Markets, Dunkin', Walmart, T.J. Maxx, Petco, Chipotle, HomeGoods and more!



STREET VIEW



**Dennis Boyle** | Vice President

☎ 443.798.9339 ✉ [dboyle@mackenziecommercial.com](mailto:dboyle@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Walsh** | Vice President

☎ 410.494.4857 ✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)



# FOR SALE

Carroll County, Maryland

## EXISTING SITE PLAN

HARVEST INN | 2007 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784



**Dennis Boyle** | Vice President

☎ 443.798.9339 ✉ [dboyle@mackenziecommercial.com](mailto:dboyle@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Walsh** | Vice President

☎ 410.494.4857 ✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)



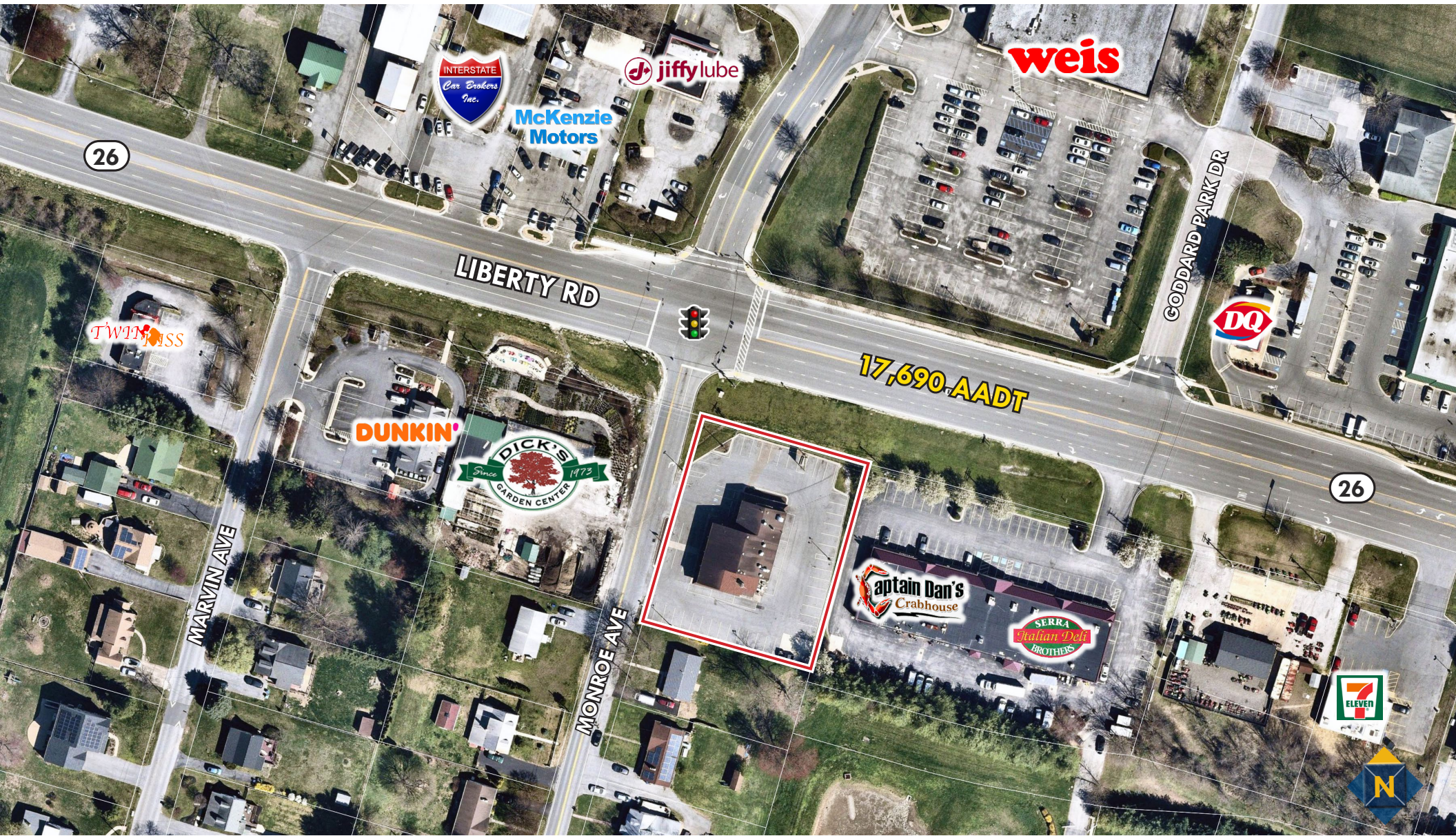
# FOR SALE



Carroll County, Maryland

# LOCAL AERIAL

HARVEST INN | 2007 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784



Dennis Boyle | Vice President

☎ 443.798.9339 ✉ dboyle@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Chris Walsh | Vice President

☎ 410.494.4857 ✉ cwash@mackenziecommercial.com



# FOR SALE



Carroll County, Maryland

# ELDERSBURG TRADE AREA

HARVEST INN | 2007 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784



**Dennis Boyle | Vice President**

☎ 443.798.9339 ✉ [dboyle@mackenziecommercial.com](mailto:dboyle@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Chris Walsh | Vice President**

☎ 410.494.4857 ✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

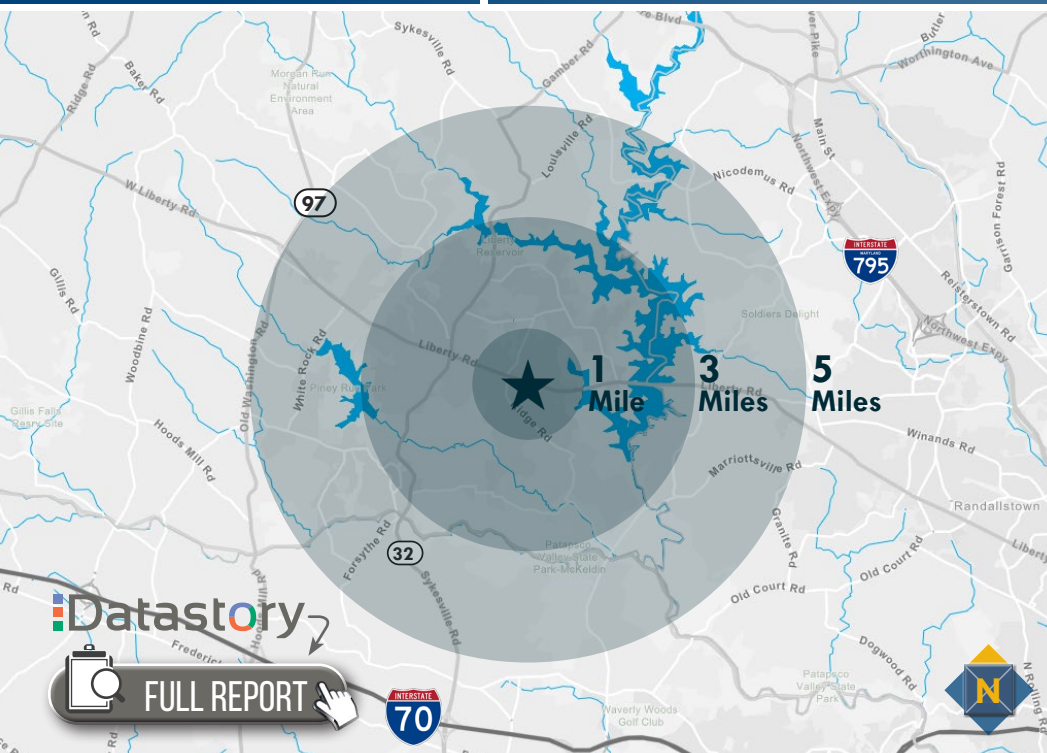


# FOR SALE

Carroll County, Maryland

# LOCATION / DEMOGRAPHICS (2020)

HARVEST INN | 2007 LIBERTY ROAD | ELDERSBURG, MARYLAND 21784



## RESIDENTIAL POPULATION

7,696

1 MILE

26,931

3 MILES

43,029

5 MILES

## NUMBER OF HOUSEHOLDS

2,772

1 MILE

9,265

3 MILES

14,690

5 MILES

## AVERAGE HH SIZE

2.78

1 MILE

2.80

3 MILES

2.82

5 MILES

## MEDIAN AGE

43.2

1 MILE

40.8

3 MILES

42.3

5 MILES

## AVERAGE HH INCOME

\$132,778

1 MILE

\$139,805

3 MILES

\$146,158

5 MILES

## EDUCATION (COLLEGE+)

75.3%

1 MILE

72.7%

3 MILES

73.7%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.5%

1 MILE

91.6%

3 MILES

91.3%

5 MILES

## DAYTIME POPULATION

6,828

1 MILE

24,642

3 MILES

38,759

5 MILES

43%

SAVVY SUBURBANITES

2 MILES

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.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

17%

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.

2.97

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

13%

GOLDEN YEARS

2 MILES

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.

2.06

AVERAGE HH SIZE

52.3

MEDIAN AGE

\$71,700

MEDIAN HH INCOME

11%

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

**MACKENZIE**  
RETAIL

Dennis Boyle | Vice President

443.798.9339 | dboyle@mackenziecommercial.com

Chris Walsh | Vice President

410.494.4857 | cwash@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.