

SALE/LEASE

 Carroll County, Maryland

2808 LIBERTY ROAD
SYKESVILLE, MARYLAND 21784

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2808 LIBERTY ROAD

SYKESVILLE, MARYLAND 21784

BLDG. 1: AVAILABLE FOR LEASE

2,750 sf (Entire Building)

» Suite 1: 350 sf

» Suite 2: 2,400 sf

CAN BE
COMBINED
UP TO 2,750 SF

LOT SIZE

1.81 Acres

ZONING

C-1 (Commercial - Low Intensity)

TRAFFIC COUNT

17,690 AADT (Liberty Road)

RENTAL RATE

Suite 1: \$24.00 psf (Modified Gross)

Suite 2: \$12.00 psf (Modified Gross)

SALE PRICE

\$1,000,000

HIGHLIGHTS

- ▶ High visibility at corner location
- ▶ Signalized intersection with high traffic count
- ▶ Great owner/user or investment opportunity
- ▶ 5 min. to the heart of Eldersburg



SALE/LEASE



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AERIAL

2808 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784



LAKEVIEW
MEMORIAL PARK

BLDG. 1:
**2,750 SF
AVAILABLE
FOR LEASE**

BLDG. 2:
**1,200 SF ±
(INCLUDED
IN SALE)**

OAKLAND MILLS RD

SERVICE RD

17,690 AADT

LIBERTY RD

26

26

SALE/LEASE



Carroll County, Maryland

ELDERSBURG TRADE AREA

2808 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784



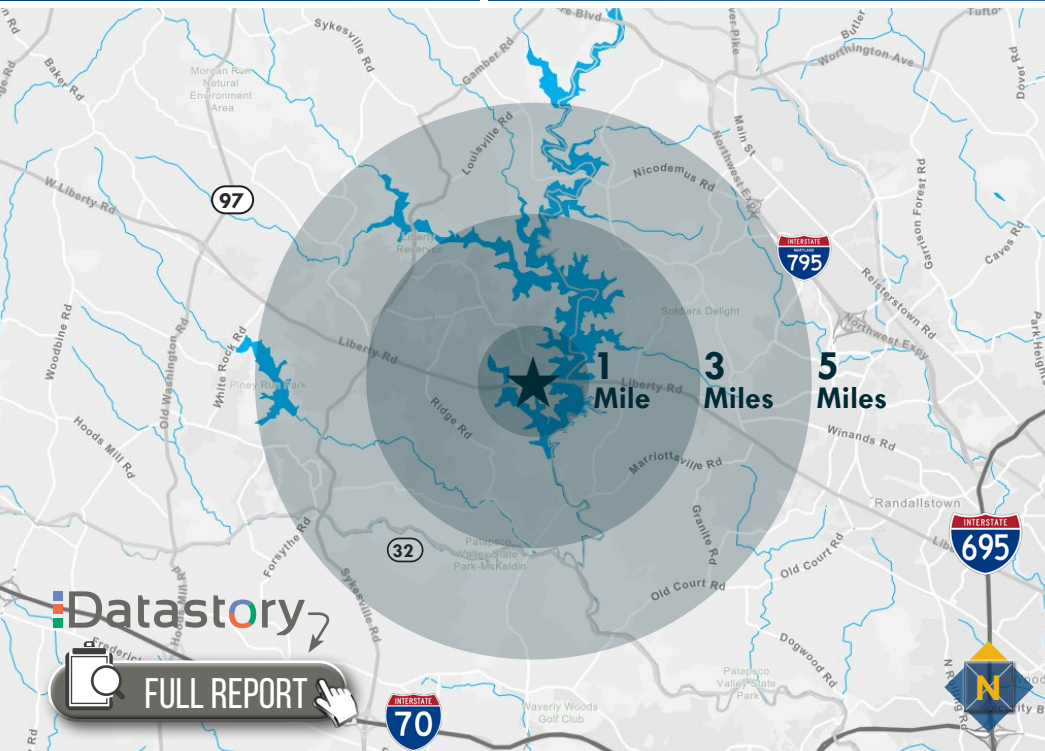
SALE/LEASE



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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

524
1 MILE
16,771
3 MILES
66,048
5 MILES

NUMBER OF HOUSEHOLDS

184
1 MILE
5,919
3 MILES
24,274
5 MILES

AVERAGE HH SIZE

2.85
1 MILE
2.79
3 MILES
2.65
5 MILES

MEDIAN AGE

47.3
1 MILE
43.0
3 MILES
40.6
5 MILES

AVERAGE HH INCOME

\$148,112
1 MILE
\$150,260
3 MILES
\$129,276
5 MILES

EDUCATION (COLLEGE+)

60.4%
1 MILE
75.0%
3 MILES
74.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.3%
1 MILE
96.8%
3 MILES
96.1%
5 MILES

DAYTIME POPULATION

418
1 MILE
15,701
3 MILES
58,280
5 MILES

50%
**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

LEARN MORE

28%
**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

LEARN MORE

16%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

LEARN MORE

5%
EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

LEARN MORE



DENNIS BOYLE

VICE PRESIDENT

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