



**8010-8014  
LIBERTY ROAD**

**WINDSOR MILL, MD**

**FOR SALE**



**MacKenzie Commercial Real Estate Services** is pleased to present the opportunity to acquire **8010-8014 Liberty Road**, two parcels totaling .42 acres and improved by two conjoined buildings totaling 6,166 square feet (currently operating as a dry cleaners and 7-Eleven convenience store). The property is zoned BL AS (Business Local - Automotive Service) and boasts excellent visibility and frontage on Liberty Road/Rt. 26 (39,261 vehicles per day). The site includes ample on-site parking, and features full ingress/egress on both Liberty Road and Rockwell Terrace. 8010-8014 Liberty Road is located just west of I-695 (Exit 18) in Baltimore County's Windsor Mill trade area.



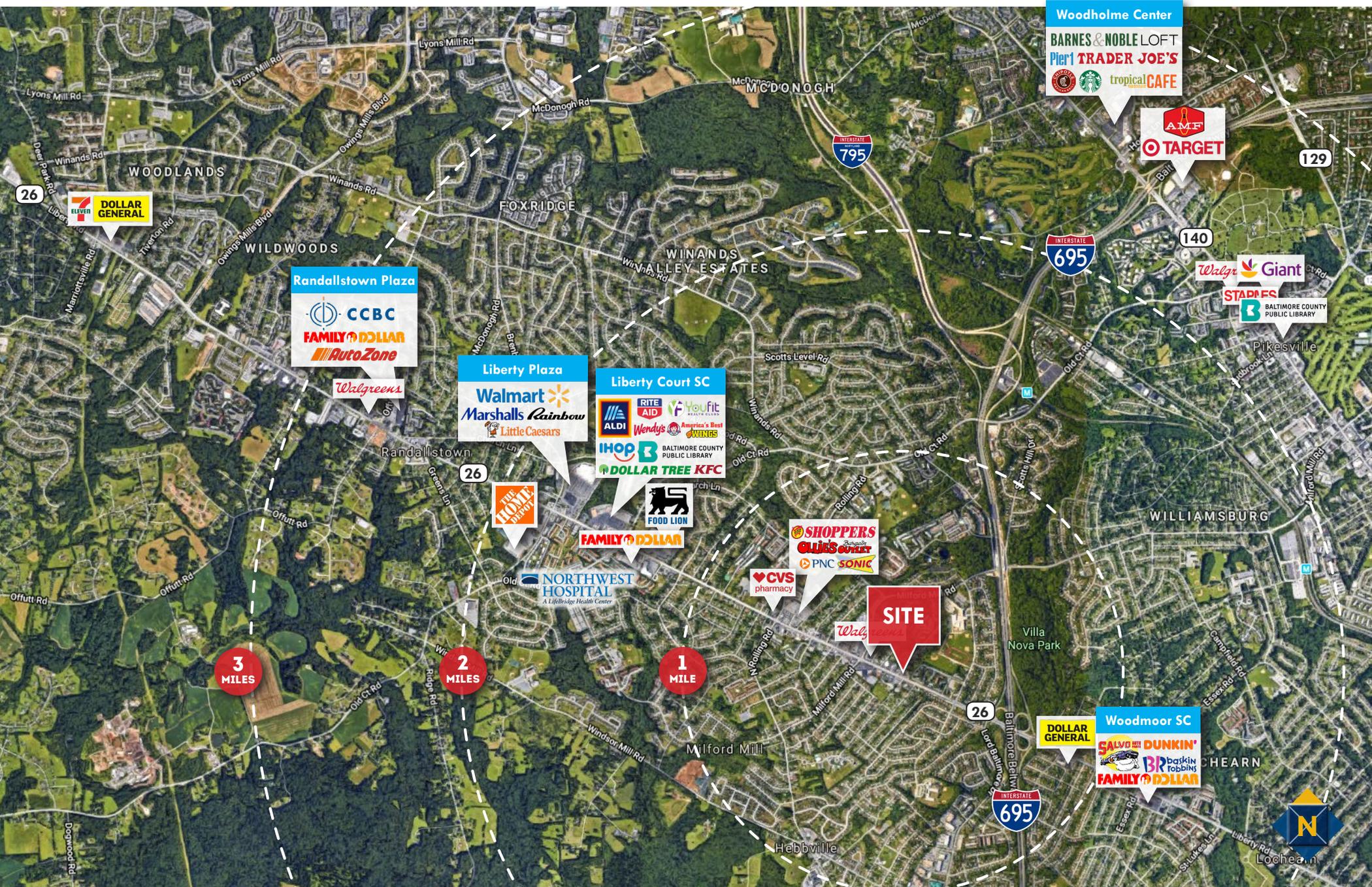
# SITE SPECIFICATIONS

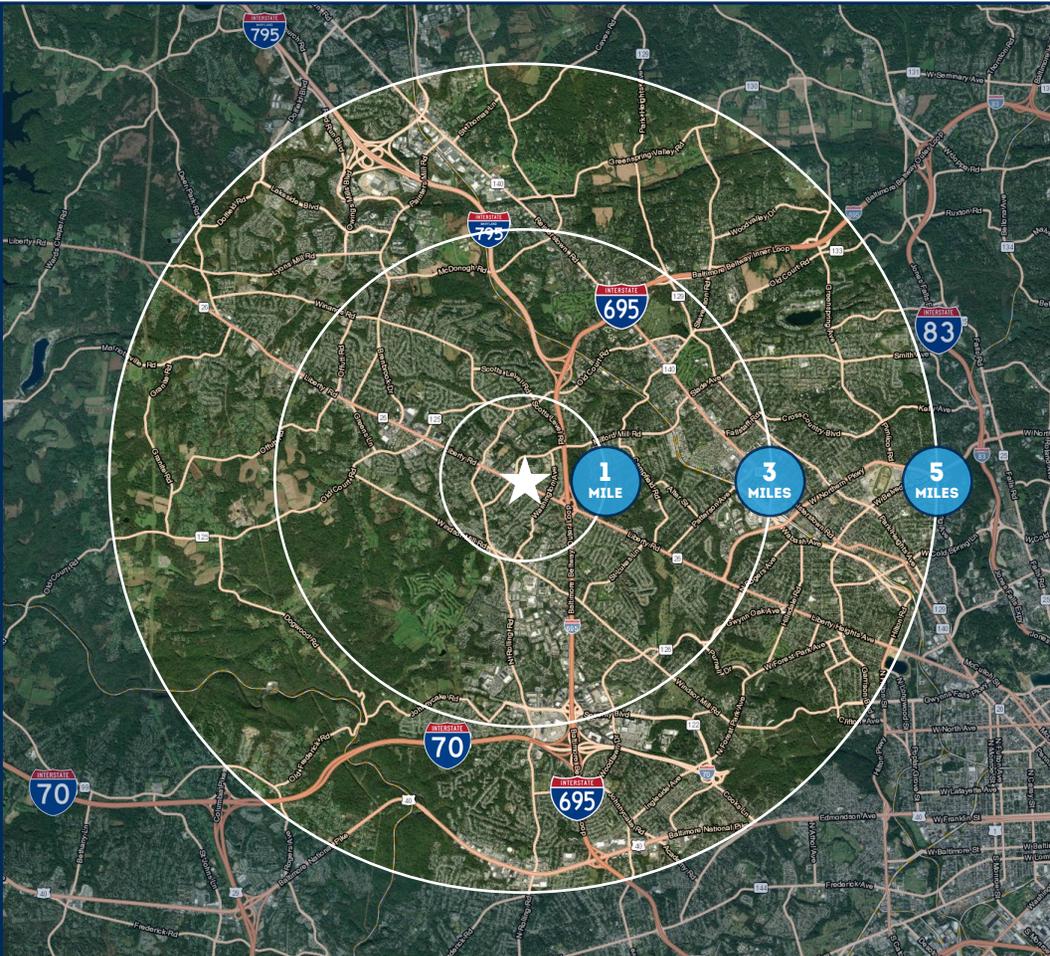


	8010 L Liberty Road	8012-8014 Liberty Road
Property Address	8010 Liberty Road Windsor Mill, MD 21244	8012-8014 Liberty Road Windsor Mill, MD 21244
Property Type	Dry Cleaners	7-Eleven Convenience Store
Map / Grid / Parcel	0077 / 0024 / 0472	
Lot Size	.14 Acres	.28 Acres
Building Size	3,465 sf	2,701 sf
Year Built	1961	1984
Zoning	BL AS (Business Local - Automotive Service)	
Exterior Construction	Steel/concrete masonry structure w/ concrete slab on grade	
Roof	Coated rubber membrane (EPDM)	
Electric	Baltimore Gas & Electric	
Water/Sewer	City of Baltimore	
Heating/Cooling	Gas forced air (GFA) and central air conditioning (CAC)	



# LIBERTY ROAD RETAIL CORRIDOR





<b>RESIDENTIAL POPULATION</b>	<b>NUMBER OF HOUSEHOLDS</b>	<b>AVERAGE HOUSEHOLD SIZE</b>	<b>MEDIAN AGE</b>
<b>18,467</b> 1 MILE	<b>7,095</b> 1 MILE	<b>2.56</b> 1 MILE	<b>38.6</b> 1 MILE
<b>108,004</b> 3 MILES	<b>42,592</b> 3 MILES	<b>2.49</b> 3 MILES	<b>40.4</b> 3 MILES
<b>279,993</b> 5 MILES	<b>110,765</b> 5 MILES	<b>2.50</b> 5 MILES	<b>40.0</b> 5 MILES



<b>AVERAGE HOUSEHOLD INCOME</b>	<b>EDUCATION (COLLEGE+)</b>	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b>	<b>DAYTIME POPULATION</b>
<b>\$78,635</b> 1 MILE	<b>64.5%</b> 1 MILE	<b>95.9%</b> 1 MILE	<b>12,458</b> 1 MILE
<b>\$84,849</b> 3 MILES	<b>65.3%</b> 3 MILES	<b>95.4%</b> 3 MILES	<b>107,084</b> 3 MILES
<b>\$89,024</b> 5 MILES	<b>66.2%</b> 5 MILES	<b>95.1%</b> 5 MILES	<b>266,285</b> 5 MILES

**23%**  
**PARKS AND REC**  
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

**22%**  
**BRIGHT YOUNG PROFESSIONALS**  
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high and generally white-collar. Residents are active and up on the latest technology.

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

**18%**  
**FAMILY FOUNDATIONS**  
2 MILES

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

**2.71**  
AVERAGE HH SIZE

**39.6**  
MEDIAN AGE

**\$43,100**  
MEDIAN HH INCOME

**10%**  
**PLEASANTVILLE**  
2 MILES

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

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME



## MACKENZIE RETAIL

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