



# AUTO REPAIR SHOP

8107 LIBERTY ROAD | WINDSOR MILL, MARYLAND 21244

FOR  
SALE

**INVESTMENT  
OPPORTUNITY**

**INCOME-PRODUCING  
PROPERTY**



**MACKENZIE**  
RETAIL

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Investment opportunity with long-term auto repair shop tenant in place
- Hard corner at a signalized intersection
- Highly visible location on Liberty Road/Route 26 (34,980 cars per day)
- Easy access to I-695 and I-795
- Nearby amenities include Walmart, Food Lion, The Home Depot, Aldi, McDonald's, Taco Bell, Sonic, Checkers, Popeyes and many more!

BUILDING SIZE: 3,262 SF ±

LOT SIZE: .32 ACRES ±

YEAR BUILT: 1981

DRIVE INS: 4

PARKING: 16 SURFACE SPACES

ZONING: BL CCC (BUSINESS LOCAL)

SALE PRICE: \$850,000



# AERIAL / PARCEL OUTLINE



# LOCAL BIRDSEYE



**SITE**

DRAGON GRILL

5,240 AADT

LIBERTY RD 37,330 AADT

MILFORD MILL RD

26





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



18,675

104,952

273,932

## DAYTIME POPULATION



11,912

103,690

257,530

## AVERAGE HOUSEHOLD INCOME



\$90,414

\$97,602

\$105,147

## NUMBER OF HOUSEHOLDS



7,152

41,028

108,402

## MEDIAN AGE

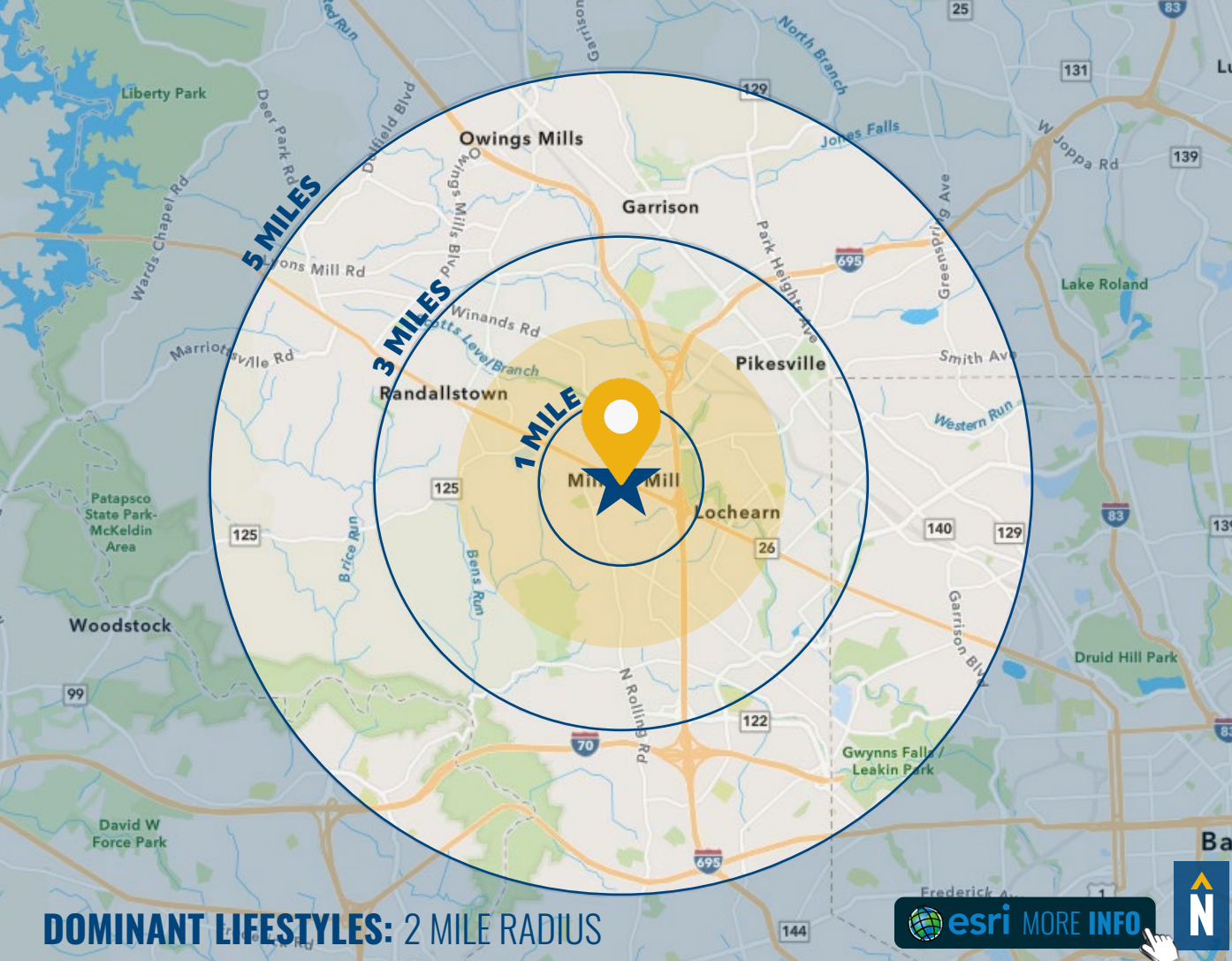


38.8

40.7

40.6

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**24%**  
BRIGHT YOUNG  
PROFESSIONALS



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

Median Age: **33.0**  
Median Household Income: **\$54,000**

**22%**  
PARKS  
AND REC



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 or moving.

Median Age: **40.9**  
Median Household Income: **\$60,000**

**16%**  
FAMILY  
FOUNDATIONS



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.

Median Age: **39.6**  
Median Household Income: **\$43,100**

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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