

FOR OR
SALE LEASE

9115/9127 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



ACCESS



ACCESS



The Opportunity

This **3.9 acre** property comprises a 1-story, **16,800 sf** retail/distribution building along with **13,400 sf** of outdoor storage pavilions.

Sale Price: \$2,680,000

Lease Rate: \$17,000/mo., NNN

Highlights

- » Sufficient water, gas and electric utilities were installed in 2018
- » Comcast brought to the building
- » Two (2) means of ingress/egress from Liberty Road
- » Approximately 350 ft. of retail frontage on Liberty Road
- » Traffic Count – 27,221 cars per day
- » Zoned BR/R-O, one of Baltimore County's most permissive retail zoning designations
- » Proximity to the signalized intersection of Liberty Road & Offutt Road
- » Neighboring retailers – Walgreens, Auto Zone, Advance Auto, Royal Farms, Family Dollar, 7-Eleven, Subway, Papa John's
- » Neighboring Uses – Patapsco Valley Center Nursing Home, Fresenius Kidney Care, Davita Dialysis, Randallstown Elementary School, Extra Space Storage, Randallstown Child Day Care, Community College of Baltimore County



ACCESS

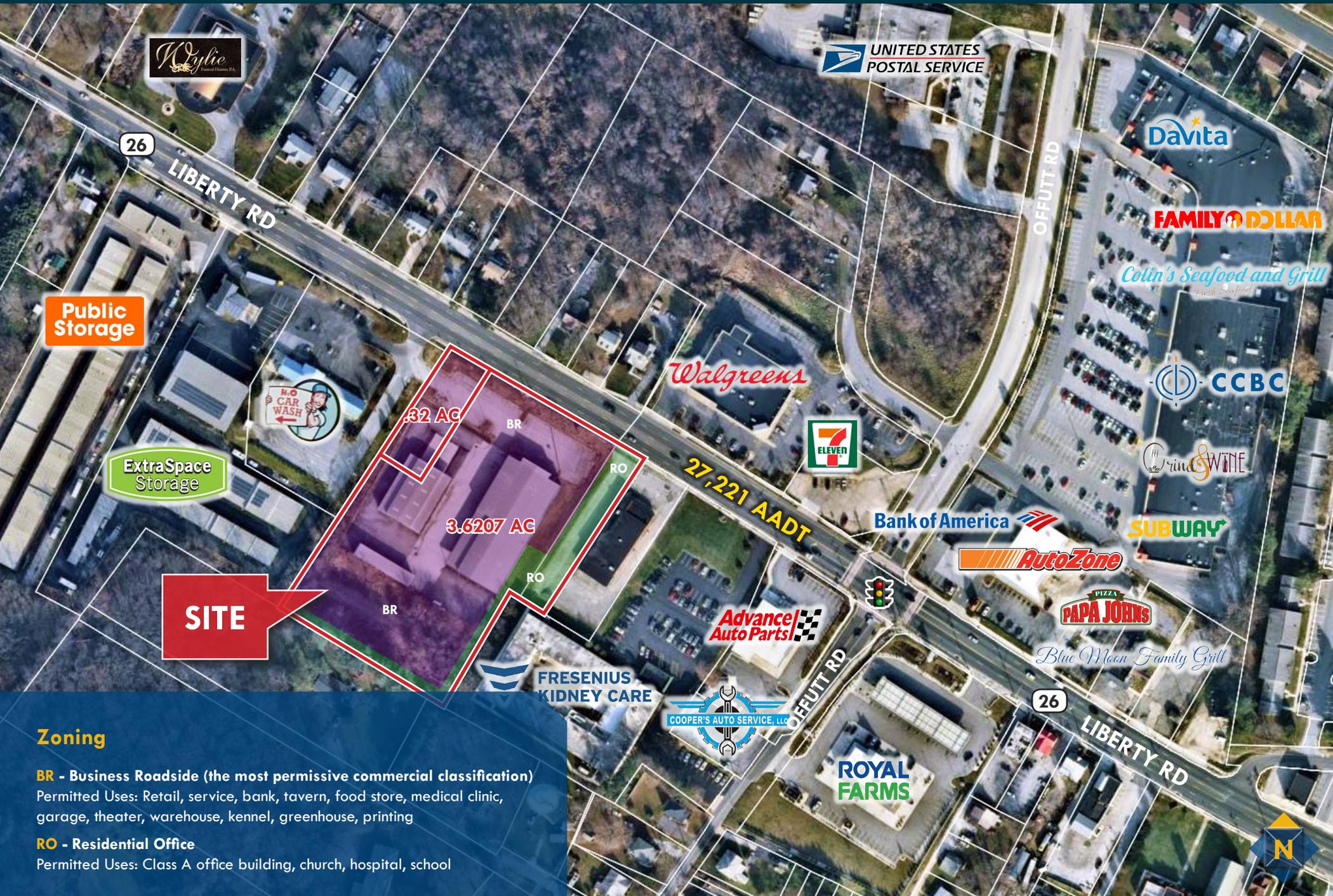
ACCESS

26

LIBERTY RD

27,221 AADT

26



SITE

Zoning

BR - Business Roadside (the most permissive commercial classification)

Permitted Uses: Retail, service, bank, tavern, food store, medical clinic, garage, theater, warehouse, kennel, greenhouse, printing

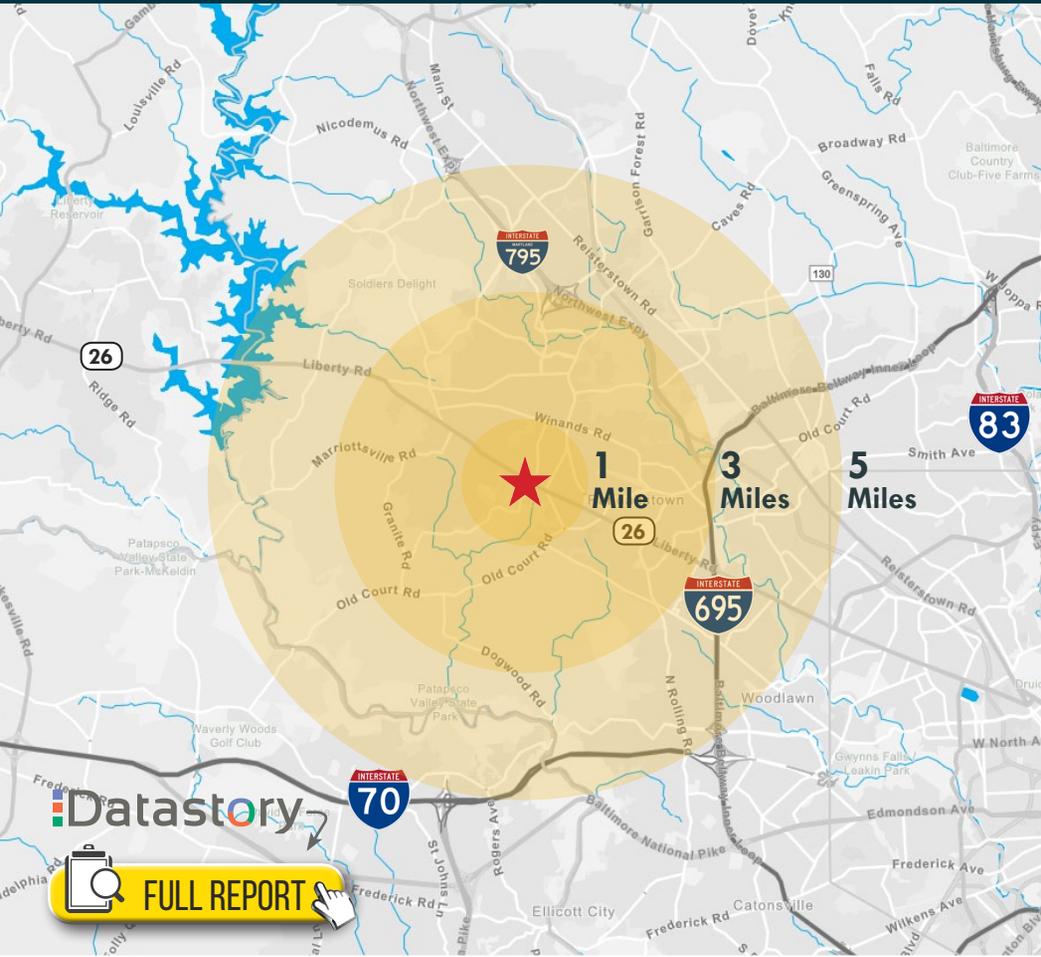
RO - Residential Office

Permitted Uses: Class A office building, church, hospital, school

REGIONAL TRADE AREA



DEMOGRAPHICS (2018)



RESIDENTIAL POPULATION

13,152
1 MILE

78,867
3 MILES

175,114
5 MILES



NUMBER OF HOUSEHOLDS

4,746
1 MILE

30,239
3 MILES

68,418
5 MILES



AVERAGE HOUSEHOLD SIZE

2.73
1 MILE

2.58
3 MILES

2.51
5 MILES



MEDIAN AGE

39.4
1 MILE

38.5
3 MILES

38.3
5 MILES



AVERAGE HOUSEHOLD INCOME

\$92,533
1 MILE

\$91,732
3 MILES

\$88,166
5 MILES



EDUCATION (COLLEGE+)

66.0%
1 MILE

70.7%
3 MILES

68.5%
5 MILES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.2%
1 MILE

94.9%
3 MILES

94.9%
5 MILES



DAYTIME POPULATION

8,444
1 MILE

53,499
3 MILES

151,739
5 MILES

27%
ENTERPRISING PROFESSIONALS
2 MILES

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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.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

23%
PLEASANTVILLE
2 MILES

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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.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

9%
PARKS AND REC
2 MILES

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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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

7%
SOCCER MOMS
2 MILES

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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.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME



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