

FOR LEASE

 Carroll County, Maryland

1912 LIBERTY ROAD

ELDERSBURG, MARYLAND 21784

AVAILABLE

Building 3: Suite E/F - 369 sf
Suite K - 145 sf

PARKING

7.27/1,000 sf

RENTAL RATE

Building 3: K: \$225/month MG
E/F: 495/month MG

HIGHLIGHTS

- ▶ A 34,308 sf, 3 building portfolio available for lease
- ▶ Buildings 1, 2 and 3 consist of office space with ample parking
- ▶ Property provides for great location on Liberty Road just east of the new Walmart Shopping Center



BUILDING 1



BUILDING 2



BUILDING 3

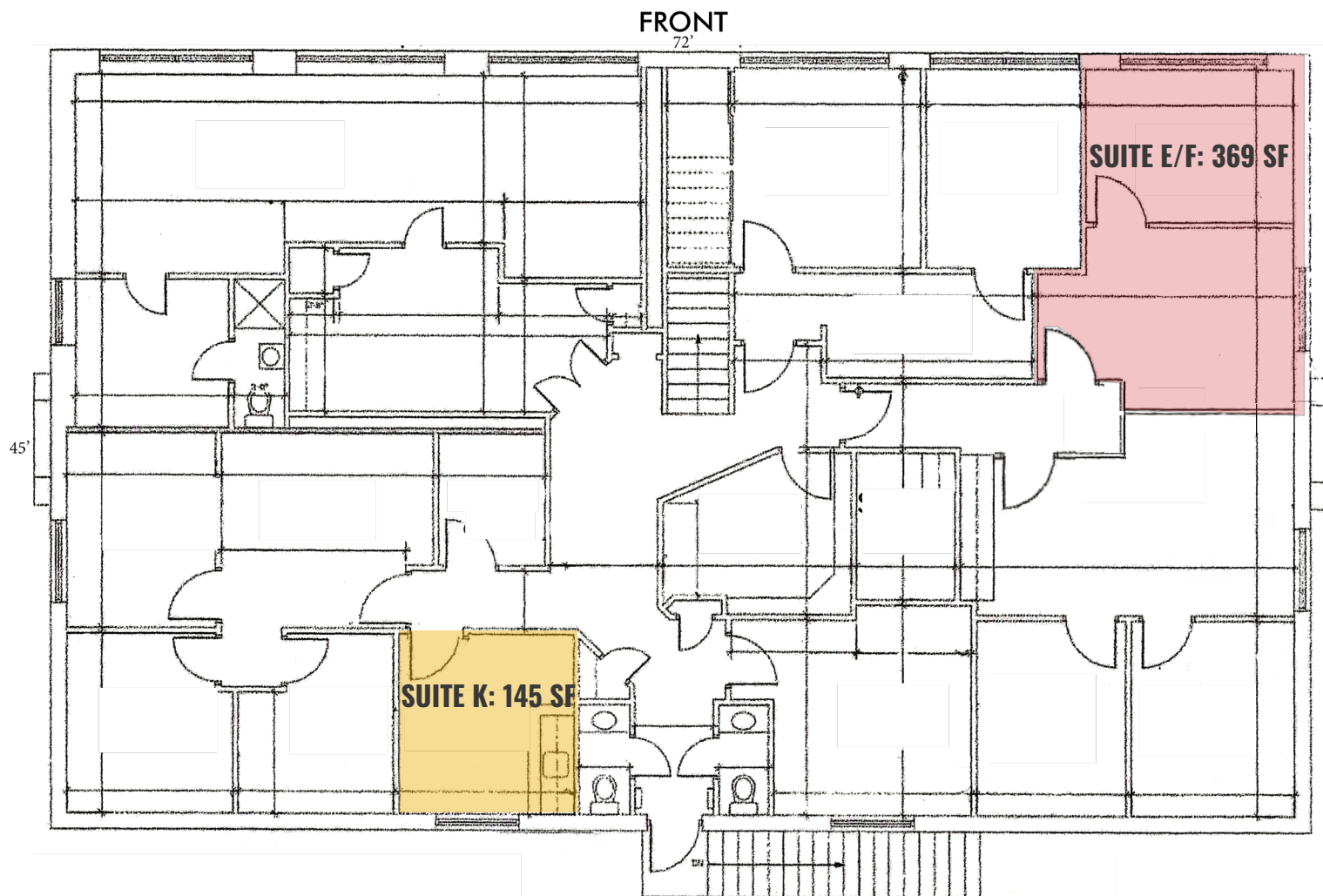


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FLOOR PLAN: BUILDING 3

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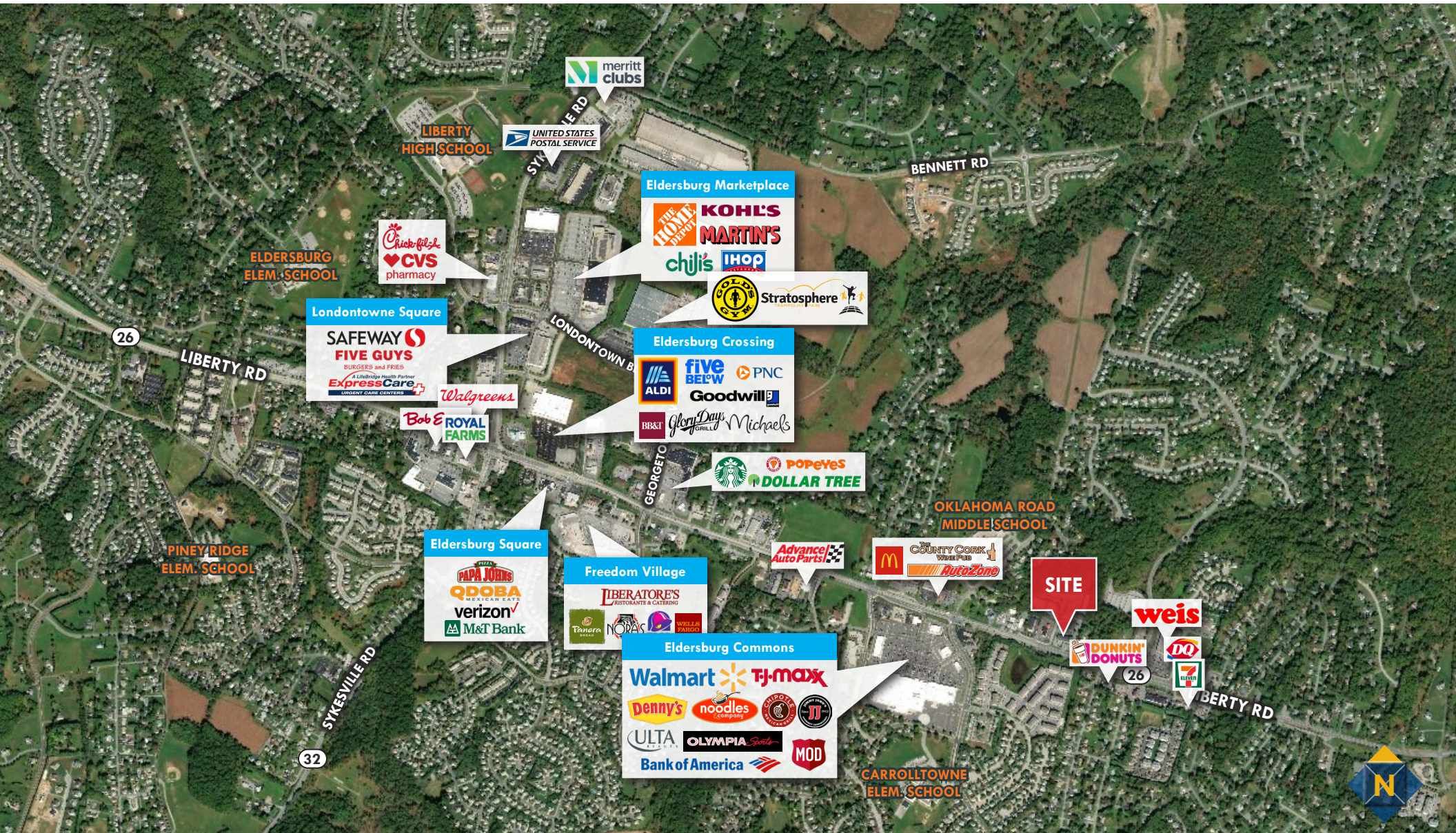


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SURROUNDING AMENITIES

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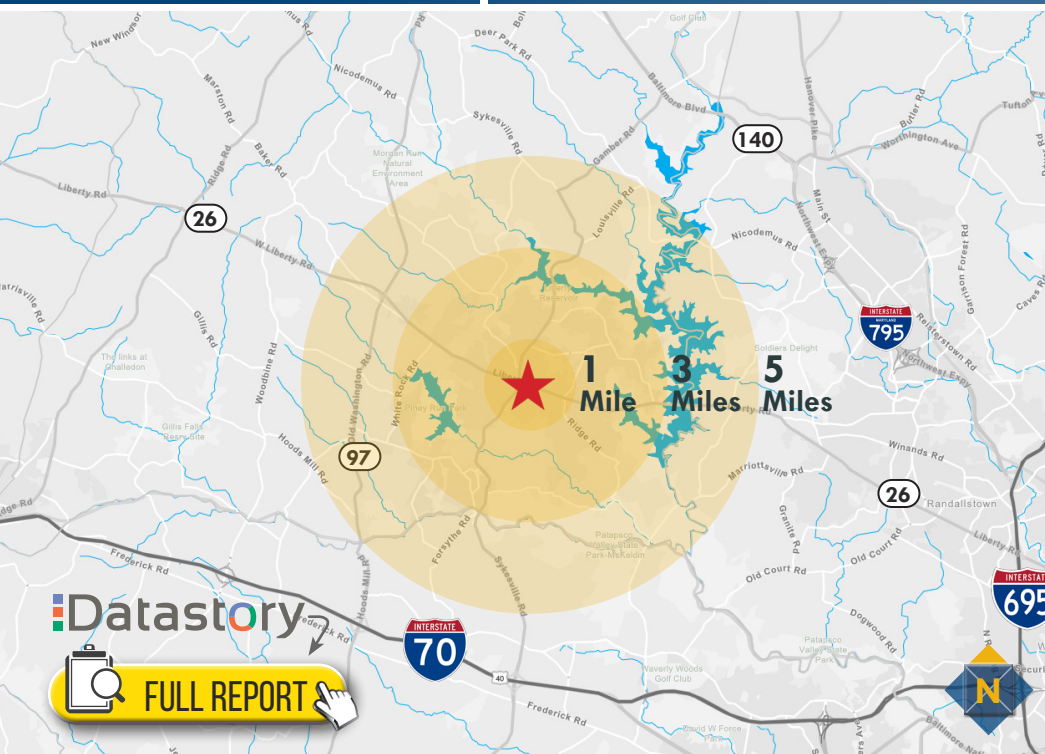


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LOCATION/DEMOGRAPHICS

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RESIDENTIAL POPULATION

3,481

1 MILE

11,933

3 MILES

19,448

5 MILES

NUMBER OF HOUSEHOLDS

2,874

1 MILE

9,193

3 MILES

14,437

5 MILES

AVERAGE HH SIZE

2.80

1 MILE

2.82

3 MILES

2.84

5 MILES

MEDIAN AGE

43.1

1 MILE

40.7

3 MILES

42.0

5 MILES

AVERAGE HH INCOME

\$121,739

1 MILE

\$123,423

3 MILES

\$130,441

5 MILES

EDUCATION (COLLEGE+)

75%

1 MILE

70.4%

3 MILES

71.3%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.5%

1 MILE

97.9%

3 MILES

97.9%

5 MILES

DAYTIME POPULATION

7,466

1 MILE

21,131

3 MILES

32,421

5 MILES

41%

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

44.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

16%

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.

2.96

AVERAGE HH SIZE

36.6

MEDIAN AGE

\$84,000

MEDIAN HH INCOME

13%

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.

2.46

AVERAGE HH SIZE

34.8

MEDIAN AGE

\$77,000

MEDIAN HH INCOME

10%

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.

2.05

AVERAGE HH SIZE

51.0

MEDIAN AGE

\$61,000

MEDIAN HH INCOME