

FOR LEASE

Carroll County, Maryland

RETAIL @ LONG REACH FARM SHOPPING CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

AVAILABLE

- ▶ Bldg. A: 15,846 sf (1st Fl Retail)
- ▶ Bldg. B: 15,846 sf (1st Fl Retail)

TYP. SUITE SIZE

1,438 sf (inline) / 1,452 sf (end cap)

LOT SIZE

6.58 Acres ±

ZONING

C-2 (Commercial Medium Intensity Dist.)

TRAFFIC COUNT

26,980 AADT (Liberty Rd/Rt. 44)

HIGHLIGHTS

- ▶ 1st floor Retail space with apartments on 2nd floor
- ▶ Highly visible location with 790 ft. ± of frontage on heavily trafficked Liberty Road/Rt. 44 (26,980 vehicles per day)
- ▶ Across from new Ryan Homes
- ▶ 5 min. drive to Eldersburg
- ▶ Easy access to Rt. 97 (New Washington Rd)



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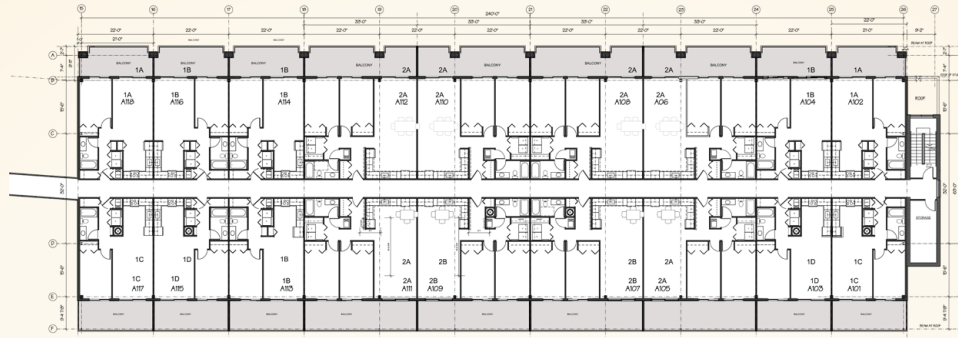
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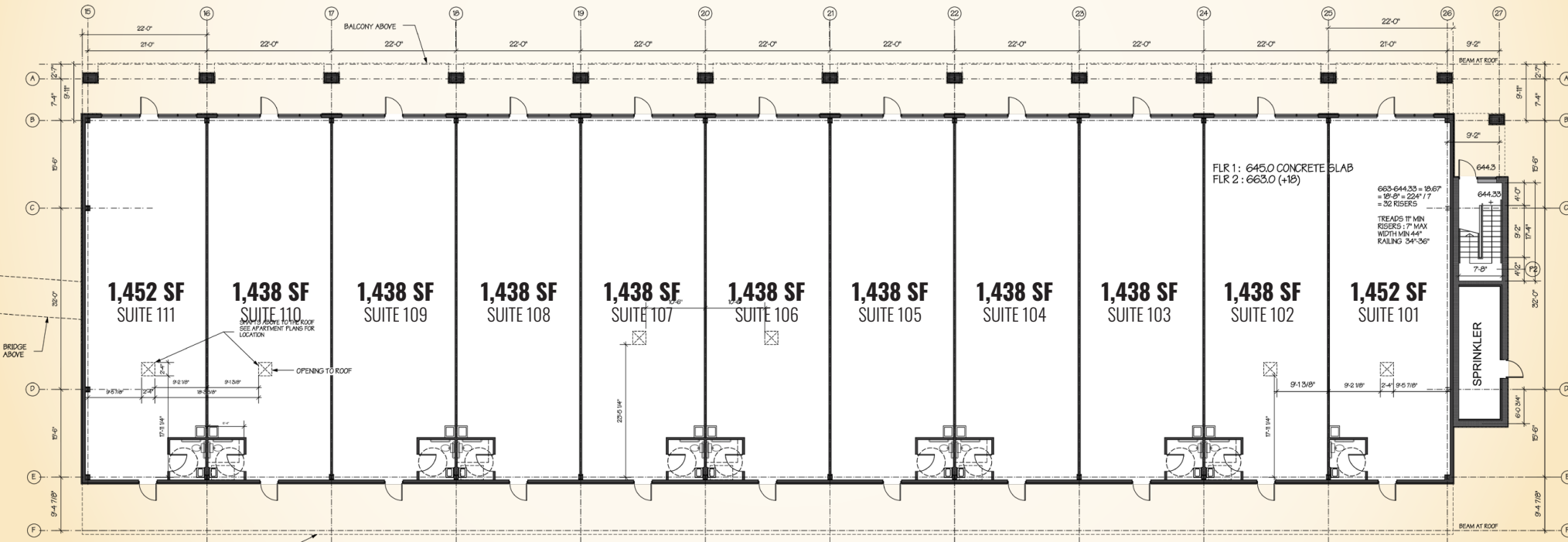
Carroll County, Maryland

FLOOR PLANS: BUILDING A

LONG REACH FARM SHOPPING CENTER | 55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784



2ND FLOOR (RESIDENTIAL)



1ST FLOOR (RETAIL)

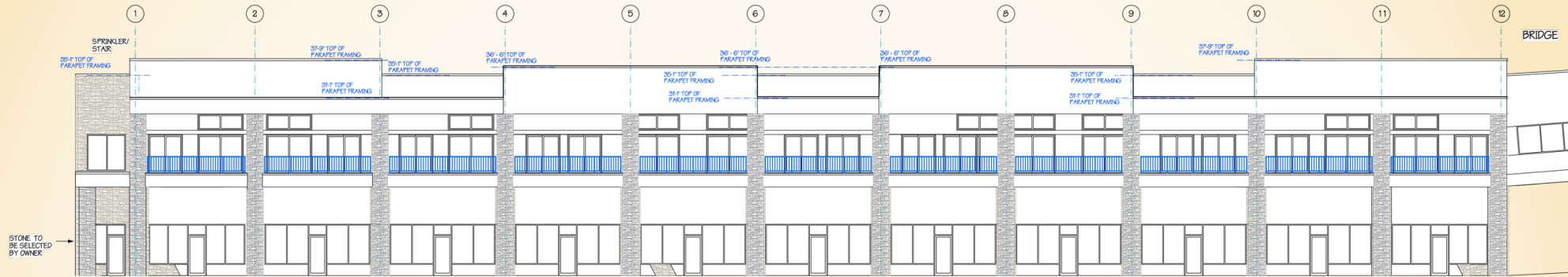
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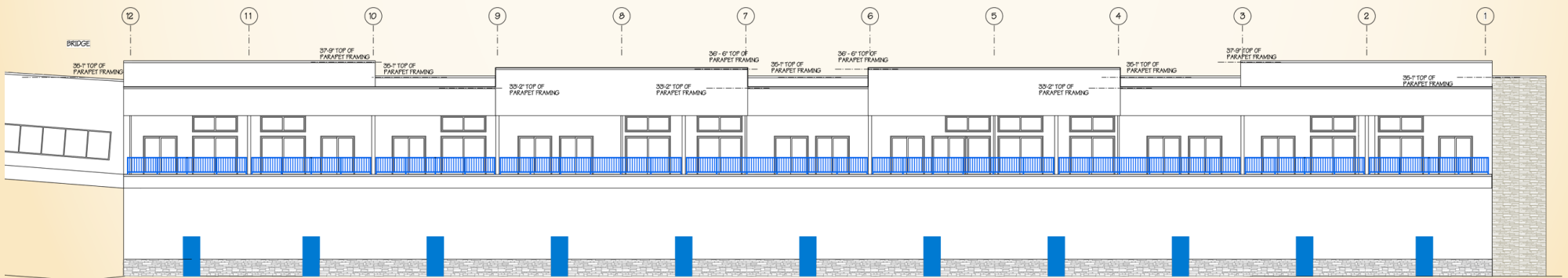
Carroll County, Maryland

ELEVATIONS: BUILDING A

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FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

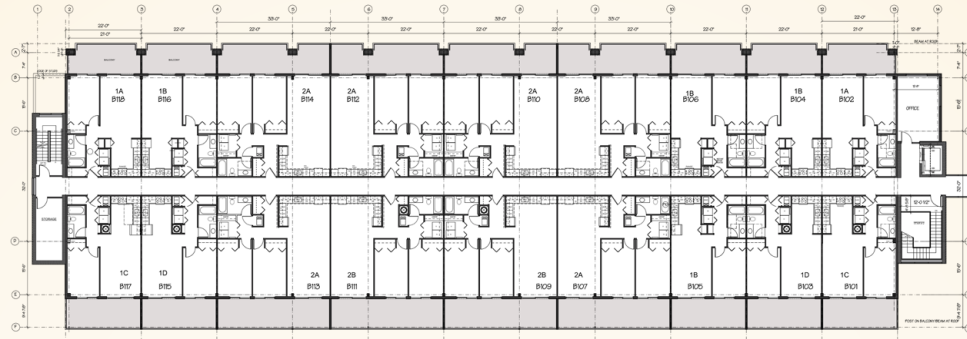
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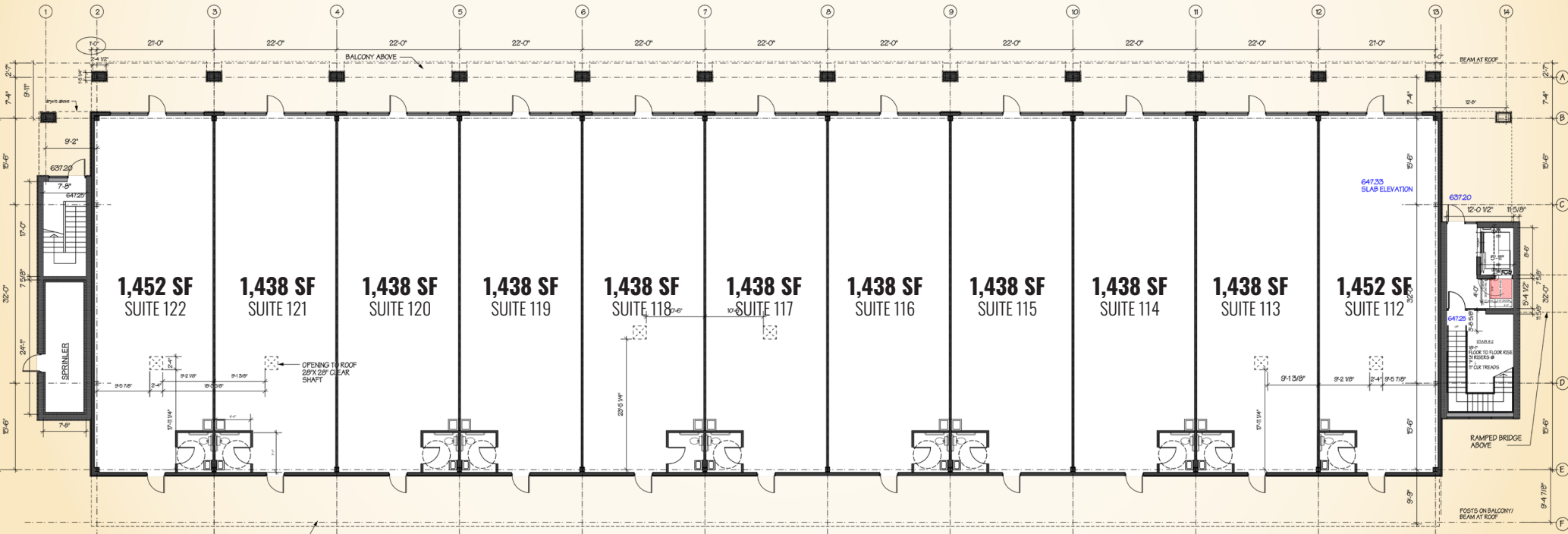
Carroll County, Maryland

FLOOR PLANS: BUILDING B

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2ND FLOOR (RESIDENTIAL)



1ST FLOOR (RETAIL)

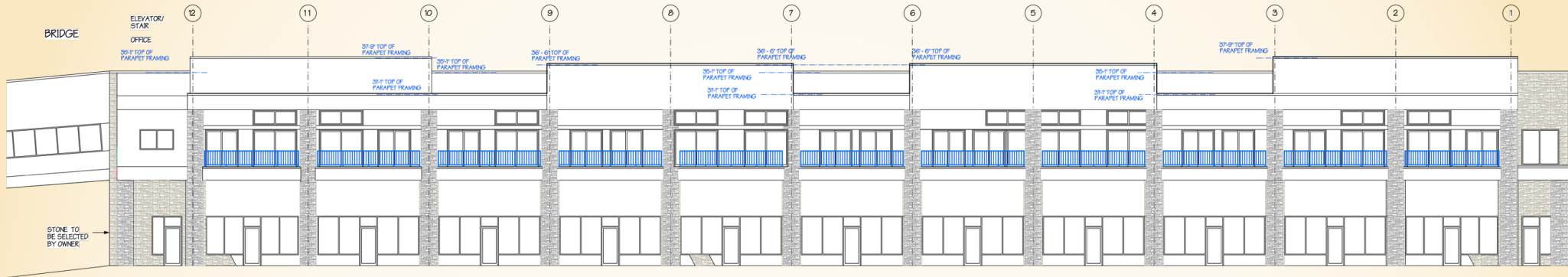
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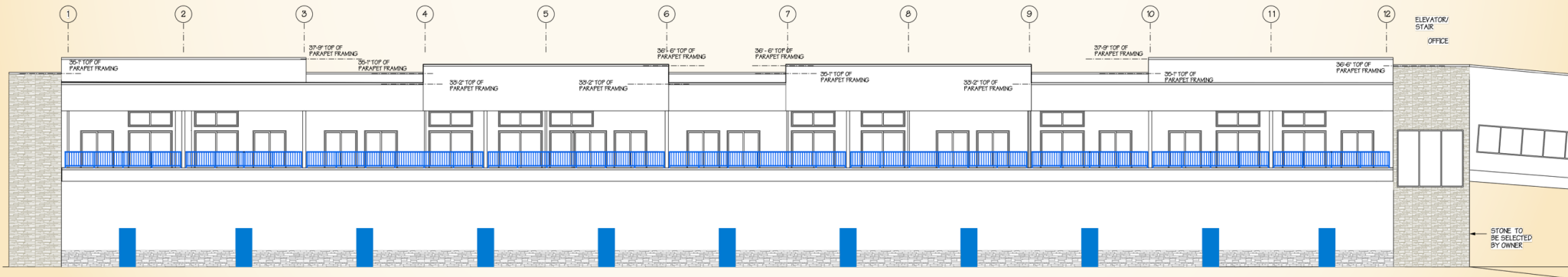
Carroll County, Maryland

ELEVATIONS: BUILDING B

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FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

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LOCAL TRADE AREA

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REGIONAL TRADE AREA

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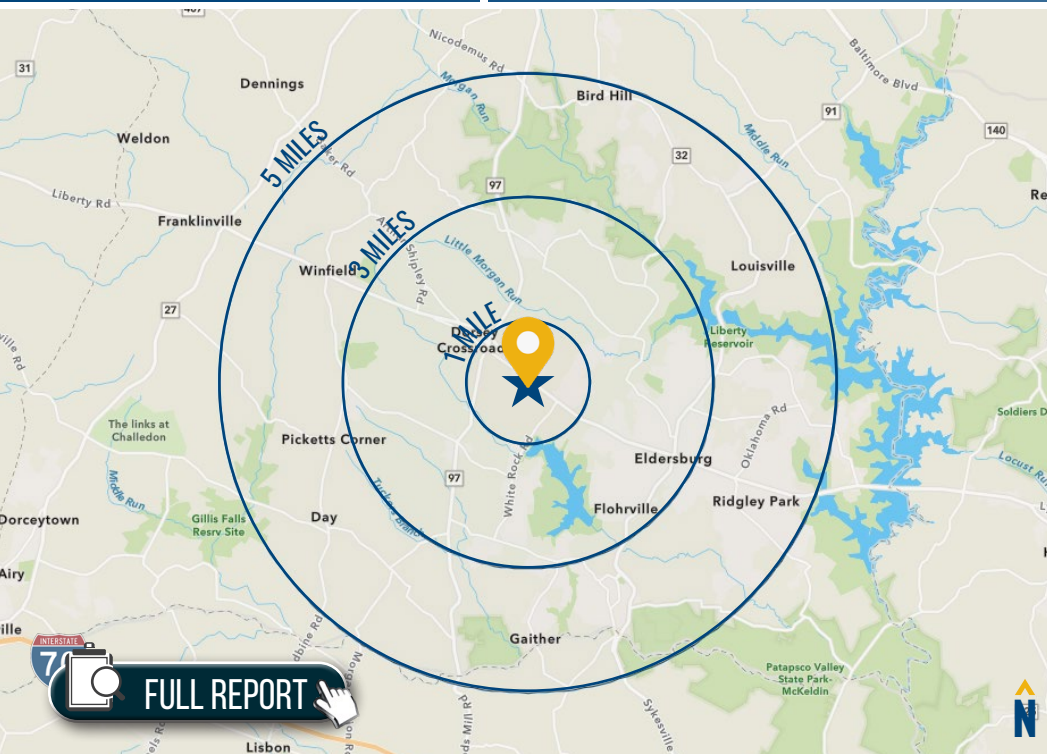


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LOCATION / DEMOGRAPHICS (2023)

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FULL REPORT

RESIDENTIAL POPULATION 1,156 1 MILE 17,853 3 MILES 47,310 5 MILES	NUMBER OF HOUSEHOLDS 375 1 MILE 6,248 3 MILES 16,826 5 MILES	AVERAGE HH SIZE 3.07 1 MILE 2.84 3 MILES 2.75 5 MILES	MEDIAN AGE 46.6 1 MILE 42.4 3 MILES 43.4 5 MILES
AVERAGE HH INCOME \$212,219 1 MILE \$178,048 3 MILES \$174,530 5 MILES	EDUCATION (COLLEGE+) 76.6% 1 MILE 75.2% 3 MILES 73.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.5% 1 MILE 98.2% 3 MILES 98.0% 5 MILES	DAYTIME POPULATION 2,199 1 MILE 15,265 3 MILES 36,787 5 MILES

56%
SAVVY SUBURBANITES
3 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

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15%
ENTERPRISING PROFESSIONALS
3 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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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10%
PROFESSIONAL PRIDE
3 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

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8%
BOOMBURBS
3 MILES

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

3.25
AVERAGE HH SIZE

34.0
MEDIAN AGE

\$113,400
MEDIAN HH INCOME

[LEARN MORE](#)



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