



# SYKESVILLE BUSINESS CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

RETAIL SPACE  
FOR **LEASE**

CONSTRUCTION  
**NEARING  
COMPLETION**

INLINE  
AND END CAP  
RETAIL SUITES  
**AVAILABLE!**



**MACKENZIE**  
RETAIL

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1st Floor Retail spaces ranging from 1,438 SF (inline) to 1,452 SF (end cap)
- Outside dining area at end cap
- Each suite has access to common grease trap
- Residential apartments on 2nd Floor
- Highly visible location with 790 ft.  $\pm$  of frontage on heavily trafficked Liberty Road/Rt. 26 (26,980 vehicles per day)
- Across from new Ryan Homes
- 5 minute drive to Eldersburg
- Easy access to Route 97 (New Washington Rd)



PYLON SIGNAGE



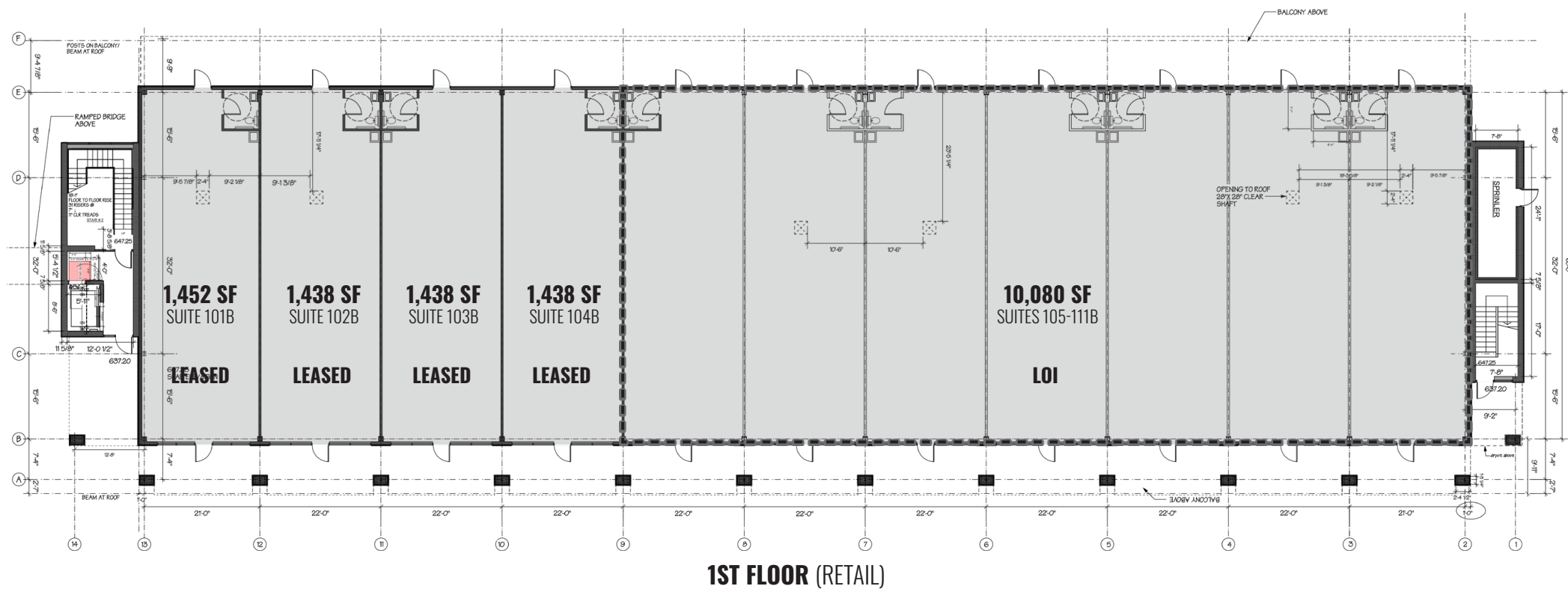
BUILDING 'A':	15,846 SF $\pm$ (1ST FLOOR RETAIL)
BUILDING 'B':	15,846 SF $\pm$ (1ST FLOOR RETAIL)
DELIVERY:	JANUARY 1, 2025
TRAFFIC COUNT:	26,980 AADT (LIBERTY RD/RT. 26)
ZONING:	C-2 (COMMERCIAL MEDIUM INTENSITY)
RENTAL RATE:	NEGOTIABLE

**Floor Plan Details:**

- Suites and Areas:**
  - SUITE 101A: 1,452 SF
  - SUITE 102A: 1,438 SF
  - SUITE 103A: 1,438 SF
  - SUITE 104A: 1,438 SF
  - SUITE 105A: 1,438 SF
  - SUITE 106A: 1,438 SF
  - SUITE 107A: 1,438 SF
  - SUITE 108A: 1,438 SF
  - SUITE 109A: 1,438 SF
  - SUITE 110A: 1,438 SF
  - SUITE 111A: 1,452 SF
  - AVAILABLE: 11 spaces
- Structural and Mechanical Details:**
  - BEAM AT ROOF (Top and Bottom)
  - SPRINKLER (Left side)
  - OPENING TO ROOF (Right side)
  - SHAFTS ABOVE TO THE ROOF (Right side)
  - BRIDGE ABOVE (Far right)
  - BALCONY ABOVE (Bottom right)
- Dimensions and Grids:**
  - Grid lines: A through F (vertical), 17 through 27 (horizontal)
  - Room widths: 21'-0" to 22'-0"
  - Room depths: 9'-2" to 9'-4"

## 1ST FLOOR (RETAIL)

# FLOOR PLANS: **BUILDING 'B'**



# LOCAL TRADE AREA



ENTERPRISE ST

KLEE MILL RD

26

W OLD LIBERTY RD



CENTURY HIGH SCHOOL



LIBERTY RD



LINTON SPRINGS ELEM. SCHOOL



## REGIONAL **TRADE AREA**



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



1,184

18,336

48,366

## DAYTIME POPULATION



2,275

15,930

38,240

## AVERAGE HOUSEHOLD INCOME



\$208,816

\$178,804

\$173,928

## NUMBER OF HOUSEHOLDS



385

6,455

17,206

## MEDIAN AGE

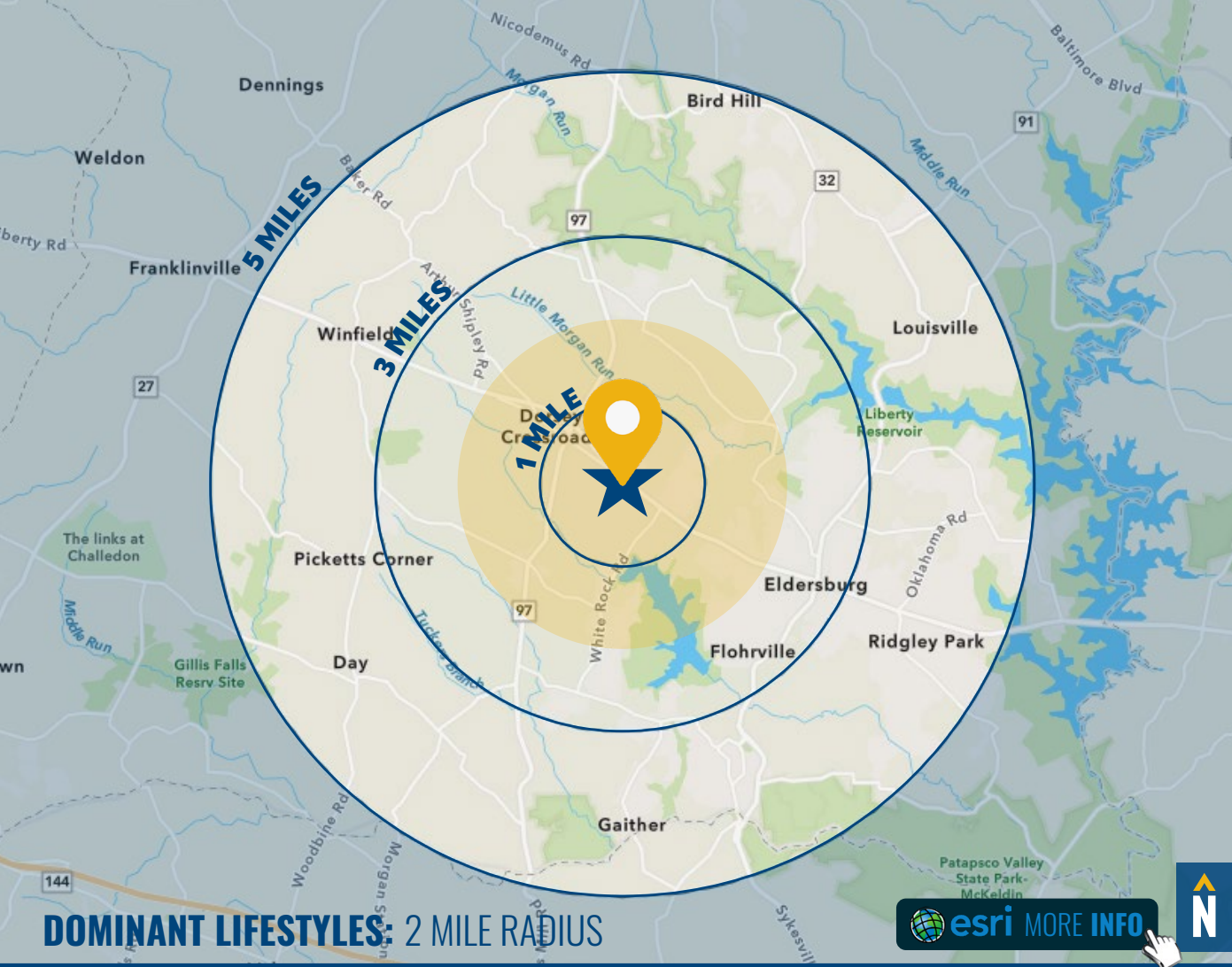


43.5

42.1

42.2

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**71%**  
SAVVY  
SUBURBANITES



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.

Median Age: **45.1**

Median Household Income: **\$108,700**

**17%**  
PROFESSIONAL  
PRIDE



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.

Median Age: **40.8**

Median Household Income: **\$138,100**

**12%**  
BOOMBURBS



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.

Median Age: **34.0**

Median Household Income: **\$113,400**

# FOR MORE INFO **CONTACT:**

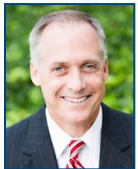


**DENNIS BOYLE**

*SENIOR VICE PRESIDENT*

**443.798.9339**

**DBOYLE@mackenziecommercial.com**



**CHRIS WALSH**

*SENIOR VICE PRESIDENT*

**410.494.4857**

**CWALSH@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD    BALTIMORE, MD    BEL AIR, MD    COLUMBIA, MD    **LUTHERVILLE, MD**    CHARLOTTESVILLE, VA

**www.MACKENZIECOMMERCIAL.com**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.