

SALE/LEASE

 Carroll County, Maryland



6228 SYKESVILLE ROAD

ELDERSBURG, MARYLAND 21784

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Dennis Boyle, SIOR | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.COM

Chris Walsh | Vice President

☎ 410.494.4857 ✉ cwalsh@mackenziecommercial.com

SALE/LEASE

 Carroll County, Maryland

6228 SYKESVILLE ROAD

ELDERSBURG, MARYLAND 21784

AVAILABLE

4,300 SF
Plus lower level

LOT SIZE

.53 Acres

ZONING

C-2

SALE PRICE

\$875,000

TRAFFIC COUNT

25,691 AADT (Rt. 32)

HIGHLIGHTS

- ▶ Great location and visibility on Rt. 32, and South of Rt. 26
- ▶ Large paved lot offering plenty of parking
- ▶ C-2 zoning which allows for many uses
- ▶ 3 levels and great potential
- ▶ Easy access to Route 70
- ▶ 3 Phase electric
- ▶ Natural gas available
- ▶ Public water & sewer



STREET VIEW



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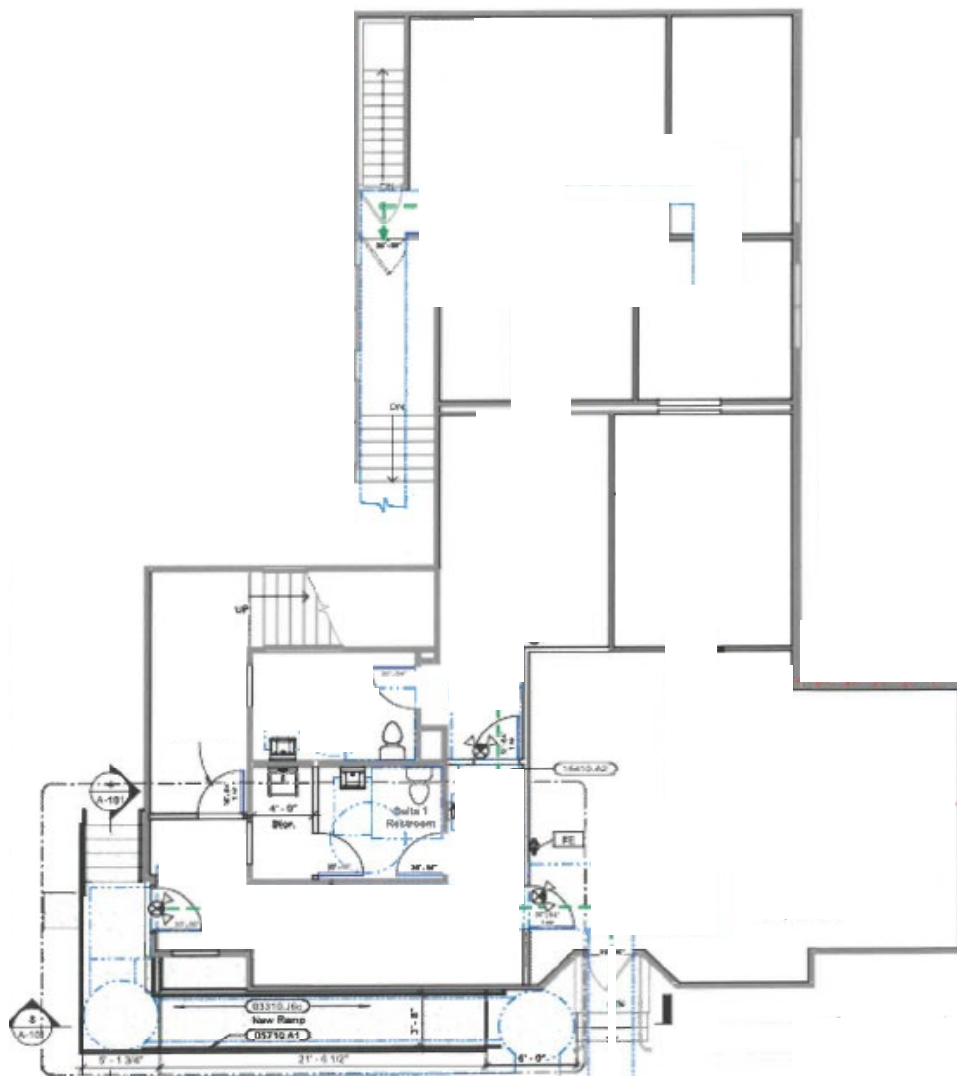
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SALE/LEASE

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FLOOR PLAN

6228 SYKESVILLE ROAD | ELDERSBURG, MARYLAND 21784



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TRADE AREA

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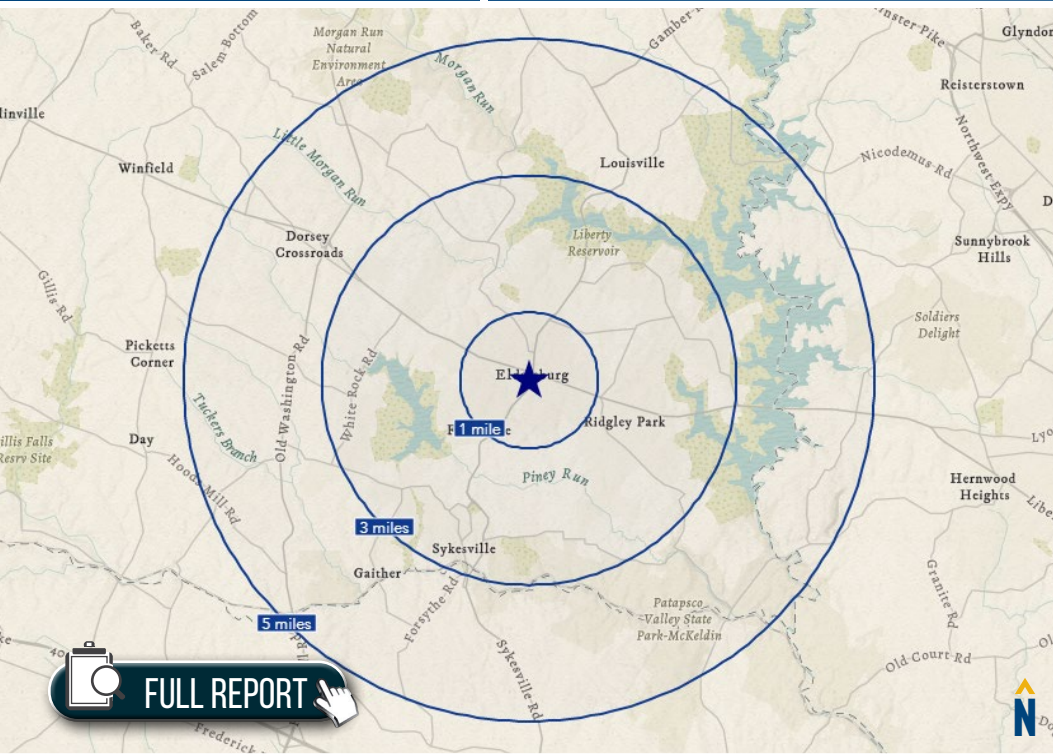
SALE/LEASE



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DEMOGRAPHIC

6228 SYKESVILLE ROAD | ELDERSBURG, MARYLAND 21784



RESIDENTIAL POPULATION

7,185
1 MILE

32,528
3 MILES

44,817
5 MILES

NUMBER OF HOUSEHOLDS

2,638
1 MILE

11,424
3 MILES

15,763
5 MILES

AVERAGE HH SIZE

2.56
1 MILE

2.76
3 MILES

2.77
5 MILES

MEDIAN AGE

37.8
1 MILE

41.6
3 MILES

43.1
5 MILES

AVERAGE HH INCOME

\$159,850
1 MILE

\$162,438
3 MILES

\$167,172
5 MILES

EDUCATION (COLLEGE+)

31.0%
1 MILE

31.2%
3 MILES

30.1%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.7%
1 MILE

97.5%
3 MILES

97.5%
5 MILES

DAYTIME POPULATION

8,178
1 MILE

28,232
3 MILES

37,189
5 MILES

38.4%

WORKDAY DRIVE

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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

69.7%

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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

81.3%

PROFESSIONAL PRIDE

2 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

LEARN MORE

92.3%

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

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE



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