

SALE/LEASE

Carroll County, Maryland



6228 SYKESVILLE ROAD

ELDERSBURG, MARYLAND 21784

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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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

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SALE/LEASE



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6228 SYKESVILLE ROAD

ELDERSBURG, MARYLAND 21784

AVAILABLE

4,300 SF

Plus lower level

LOT SIZE

.53 Acres

ZONING

C-2

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



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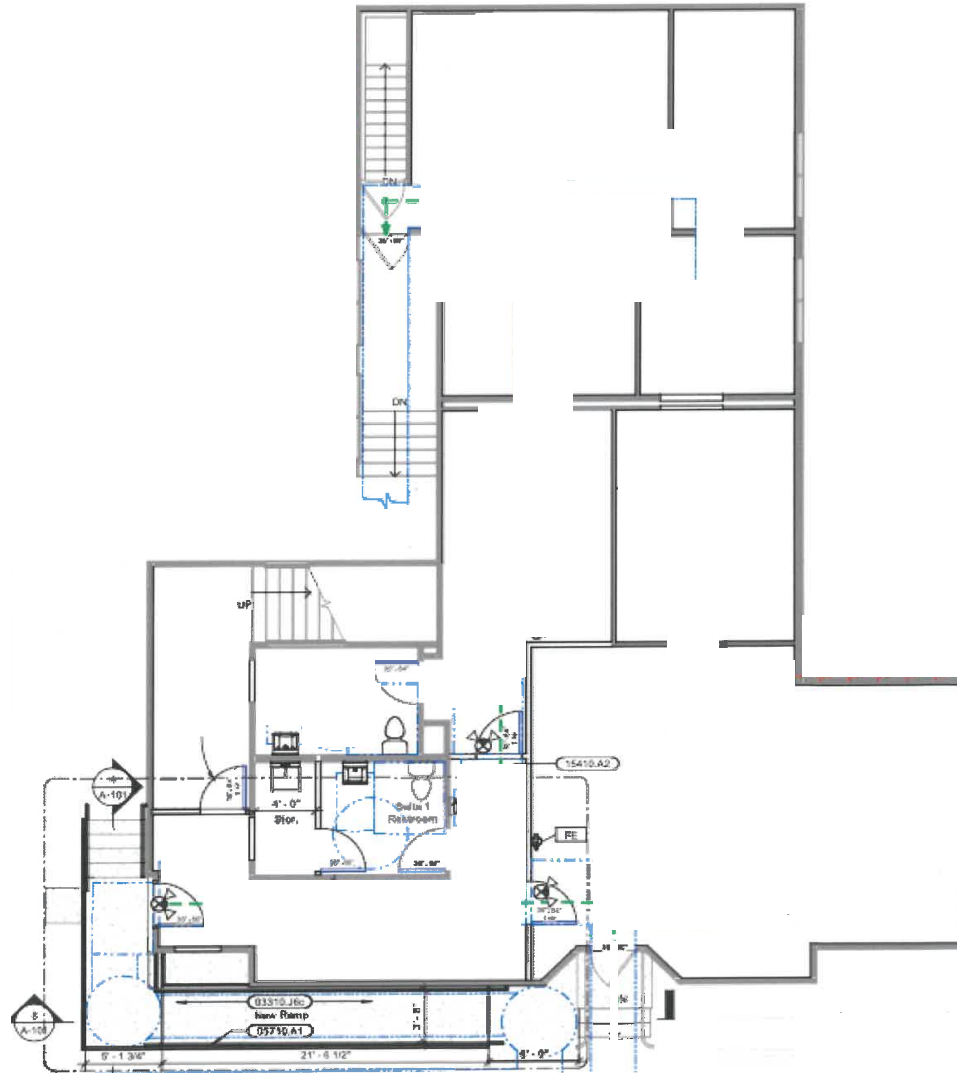
SALE/LEASE



Carroll County, Maryland

FLOOR PLAN

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TRADE AREA

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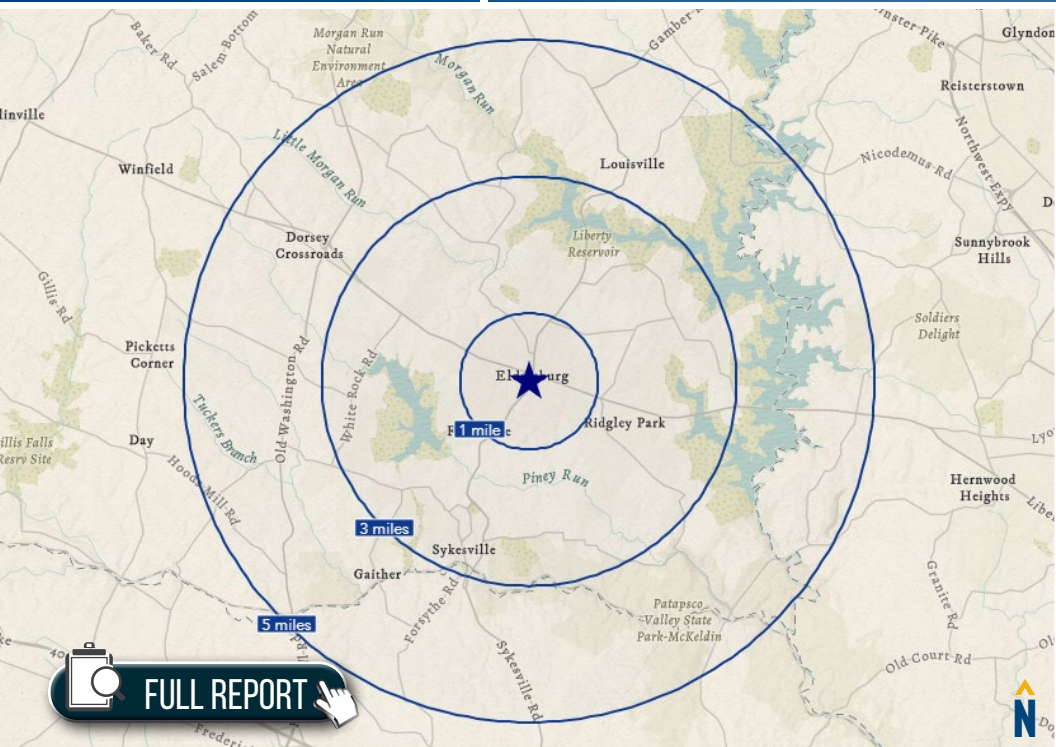


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DEMOGRAPHIC

6228 SYKESVILLE ROAD | ELDERSBURG, MARYLAND 21784



FULL REPORT

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.

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.

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.

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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

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2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

[LEARN MORE](#)

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)



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