



SYKESVILLE BUSINESS CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

**RETAIL SPACE
FOR
LEASE**

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

**CONSTRUCTION
NEARING
COMPLETION!**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

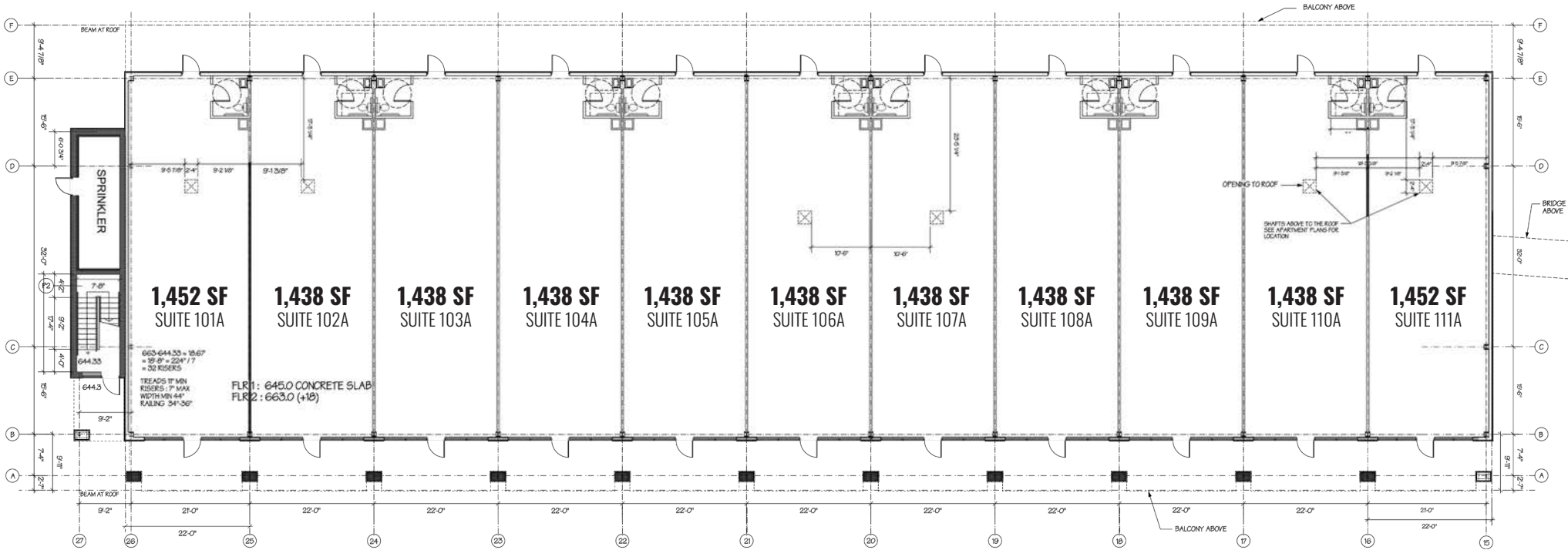
HIGHLIGHTS:

- 1st Floor Retail spaces ranging from 1,438 SF (inline) to 1,452 SF (end cap)
- Residential apartments on 2nd Floor
- Highly visible location with 790 ft. ± 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)

BUILDING 'A':	15,846 SF ± (1ST FLOOR RETAIL)
BUILDING 'B':	15,846 SF ± (1ST FLOOR RETAIL)
DELIVERY:	JANUARY 1, 2025
LOT SIZE:	6.58 ACRES ±
TRAFFIC COUNT:	26,980 AADT (LIBERTY RD/RT. 26)
ZONING:	C-2 (COMMERCIAL MEDIUM INTENSITY DIST.)
RENTAL RATE:	NEGOTIABLE

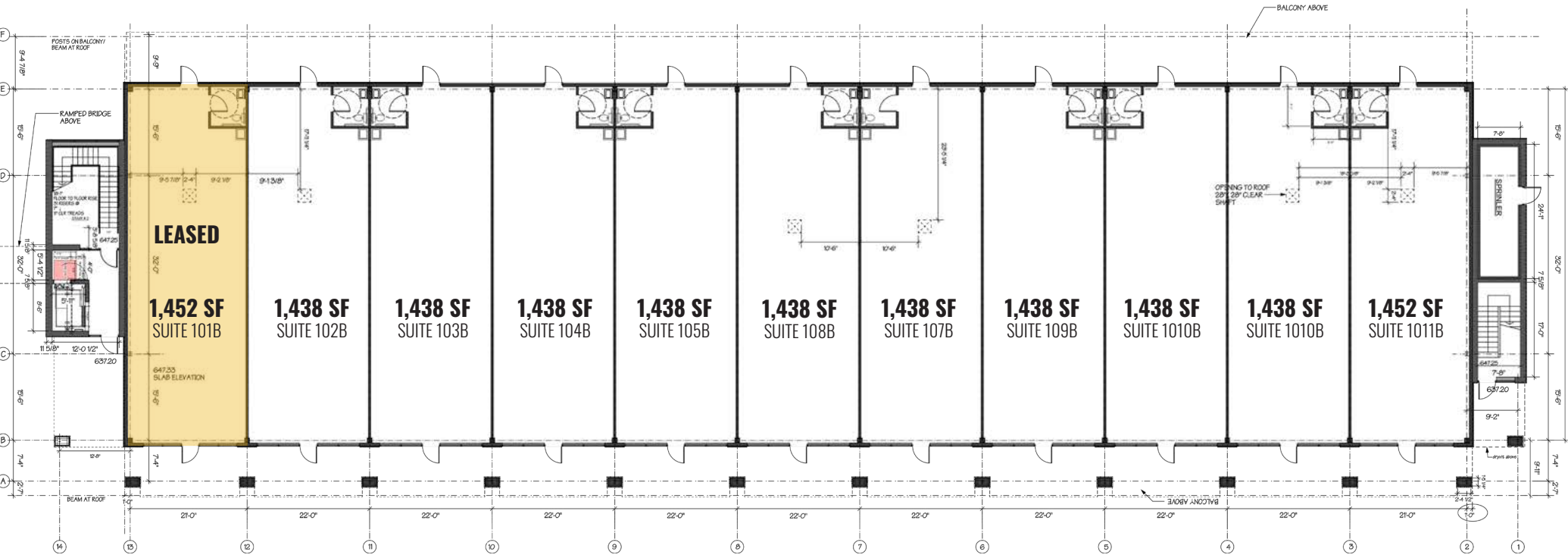


FLOOR PLANS: BUILDING 'A'



1ST FLOOR (RETAIL)

FLOOR PLANS: BUILDING 'B'



1ST FLOOR (RETAIL)

LOCAL TRADE AREA



SAVAGE
DANCE COMPANY

Blackbird
CROSSFIT

Blackbird
CROSSFIT

ROYAL FLUSH
AMUSEMENTS

ENTERPRISE ST

KLEE MILL RD

26

W OLD LIBERTY RD

JOHN DEERE
FINCH TURF

WHATADAY
CAFE
Gourmet
Wine & Spirits

CENTURY HIGH SCHOOL

LIBERTY RD

Bobcat

HIGH'S

NEW
LIBERTY PLACE
55+ CONDOS BY
Ryan
Homes

LINTON SPRINGS
ELEM. SCHOOL

MANTE

SITE



REGIONAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



1,184	18,336	48,366
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DAYTIME POPULATION



2,275	15,930	38,240
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AVERAGE HOUSEHOLD INCOME



\$208,816	\$178,804	\$173,928
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NUMBER OF HOUSEHOLDS



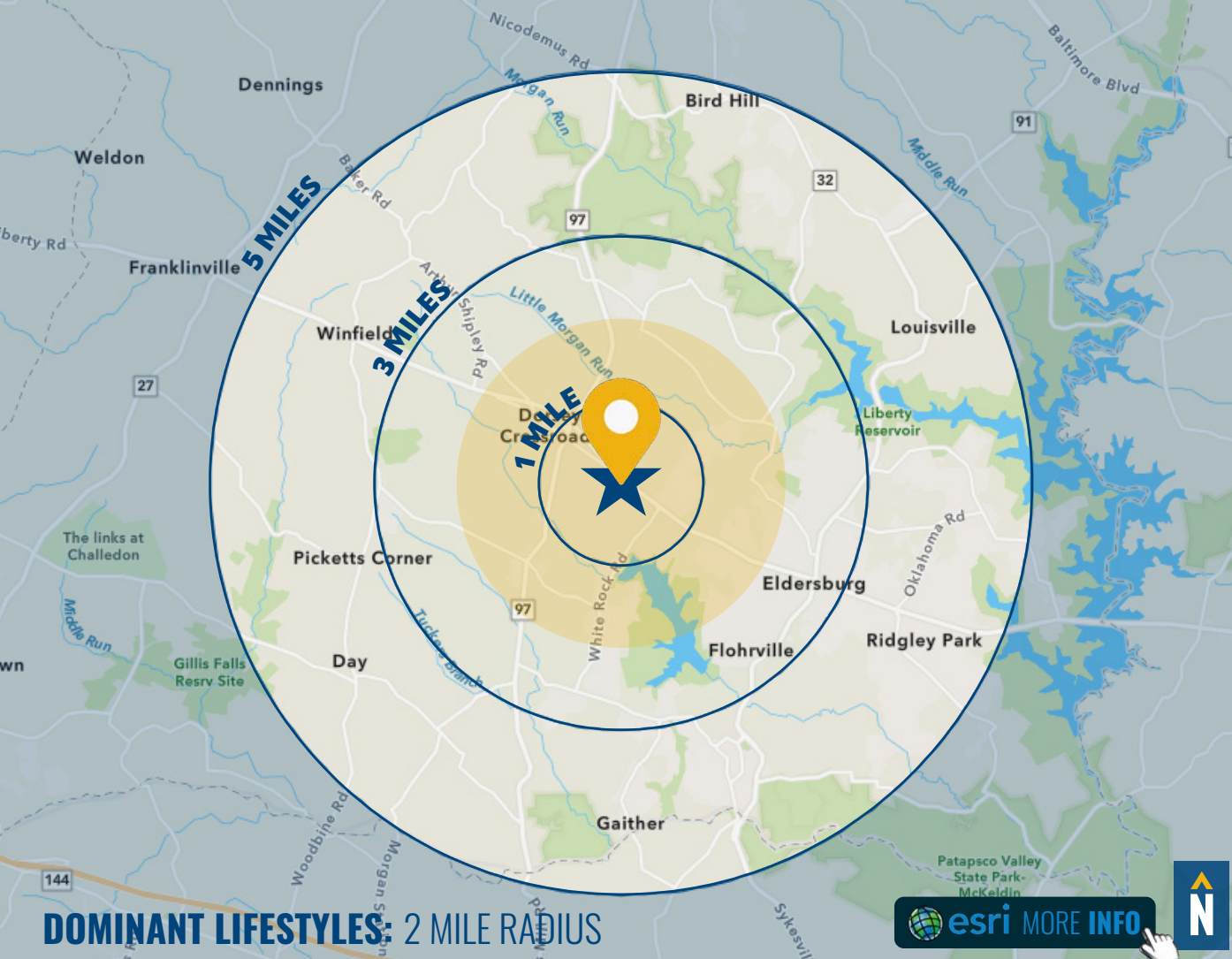
385	6,455	17,206
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MEDIAN AGE

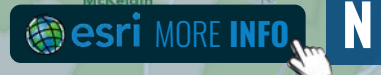


43.5	42.1	42.2
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[FULL DEMOS REPORT](#)



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**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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