



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

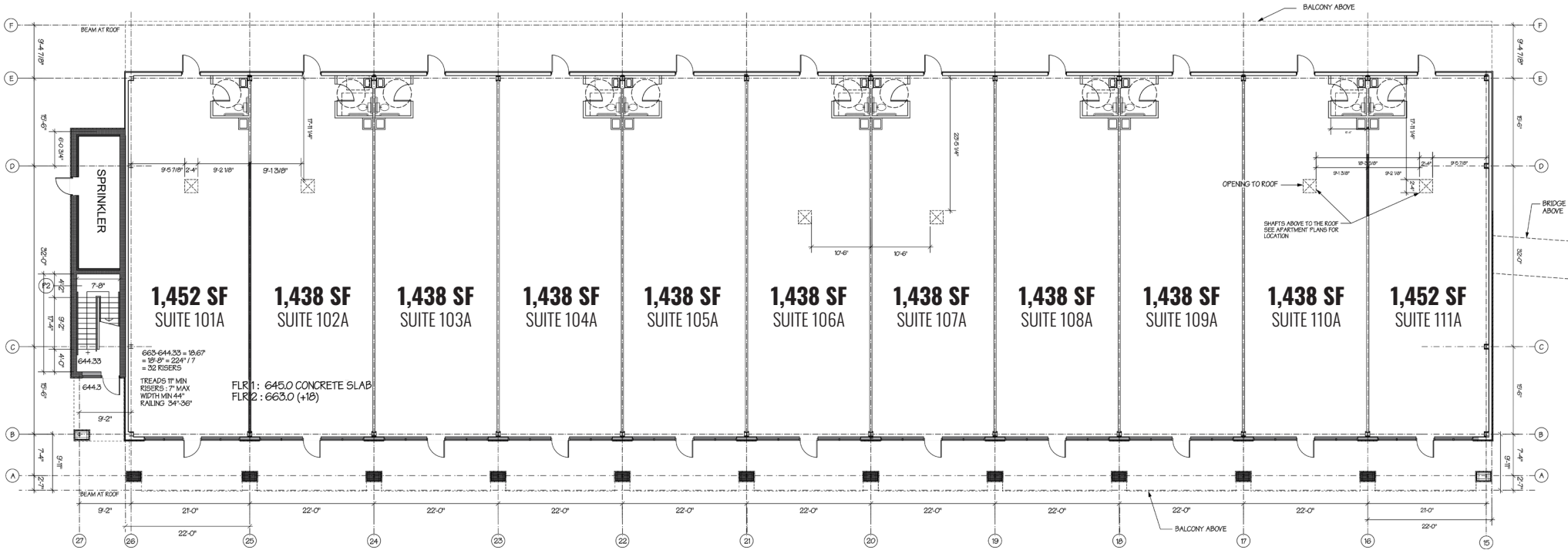
HIGHLIGHTS:

- 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

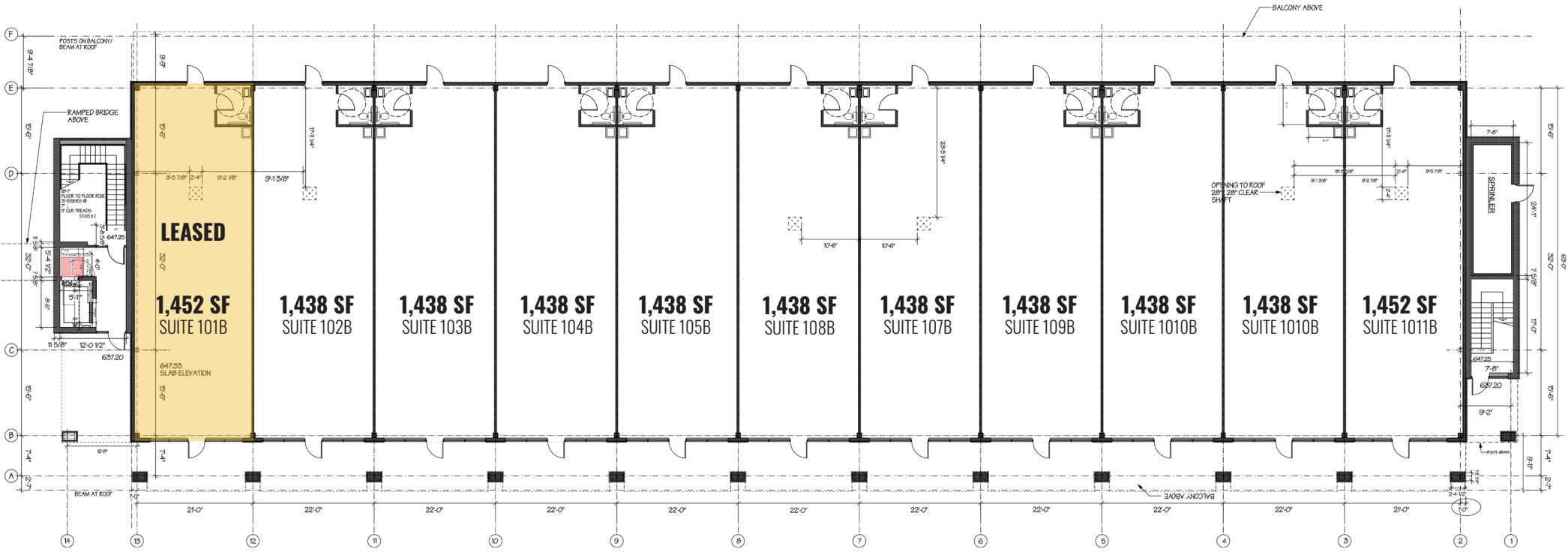


FLOOR PLANS: BUILDING 'A'



1ST FLOOR (RETAIL)

FLOOR PLANS: BUILDING 'B'



1ST FLOOR (RETAIL)

LOCAL TRADE AREA



SAVAGE
DANCE COMPANY

Wine Atlantic

Blackbird
CROSSFIT

ROYAL FLUSH
AMUSEMENTS

ENTERPRISE ST

KLEE MILL RD

26

JOHN DEERE
FINCH TURF

W OLD LIBERTY RD

WHATABURGER
CAFE
Gourmet Wine & Spirits

CENTURY HIGH SCHOOL

Bobcat

HIGH'S

NEW
LIBERTY PLACE
55+ CONDOS BY
Ryan
Homes

LINTON SPRINGS
ELEM. SCHOOL

MANTE
Pasta, Pizza, Italian Dishes

SITE



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

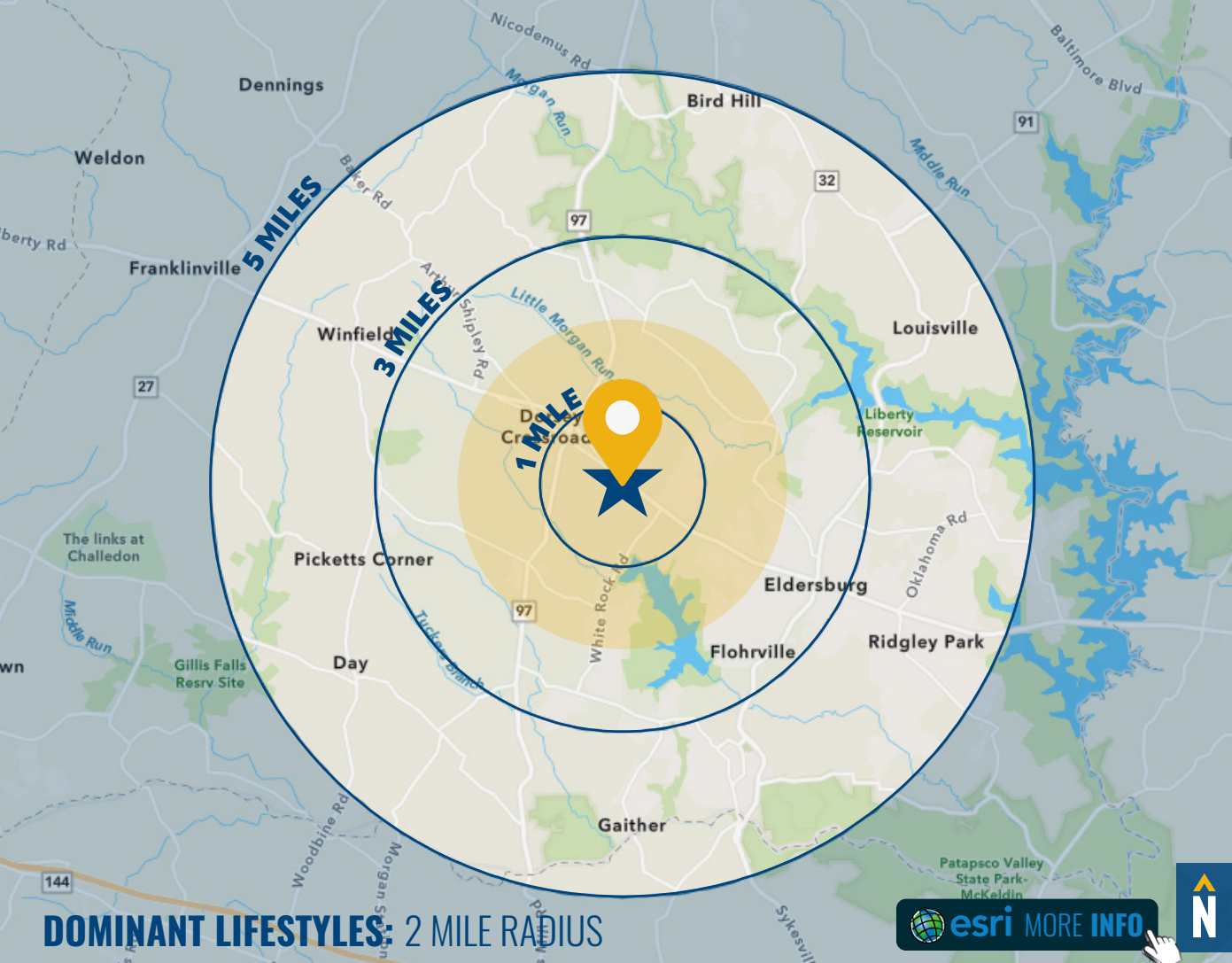


43.5

42.1

42.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO



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:**



CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@mackenziecommercial.com



DENNIS BOYLE
SENIOR VICE PRESIDENT

443.798.9339
DBOYLE@mackenziecommercial.com



GRAHAM SEVY
REAL ESTATE ADVISOR

410.830.1399
GSEVY@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.