

1936 –1940 LIBERTY ROAD, ELDESBURG, MD 21784

## LAND LEASE - Unique Development Site



**PRIME LOCATION-COMMERCIAL ZONED LAND**



**\$150,000.00 NNN Ground Rent**

### Property Description:

- **Four adjoining parcels totaling 3.71 Acres**
- **Zoned C-2**
- **Signature Location on Liberty Road, with excellent and multiple Ingress/Egress points**
- **Adjacent to Weis Supermarket**
- **Full public utilities**
- **High Visibility**
- **Excellent Car Counts**
- **Immediate Availability**

### Zoning Allows For:

- **Car Wash**
- **Convenient Store with Gas**
- **Medical/Dental**
- **Office**
- **Assisted Living**
- **Daycare Facility**
- **Self Storage**
- **Variety Of Other Retail Uses**

### DEMOGRAPHICS:

Population	1 MILE	3 MILE
2023 Total Population:	8,167	26,974
Pop. Growth 2023-2028:	0.9%	0.7%
Average Age:	42.1	41.6
Households		
2021 Total Households:	2,999	8,984
Median Household Income:	\$119,269	\$122,458
Avg. Household Size:	2.9	2.8

### CONTACT:

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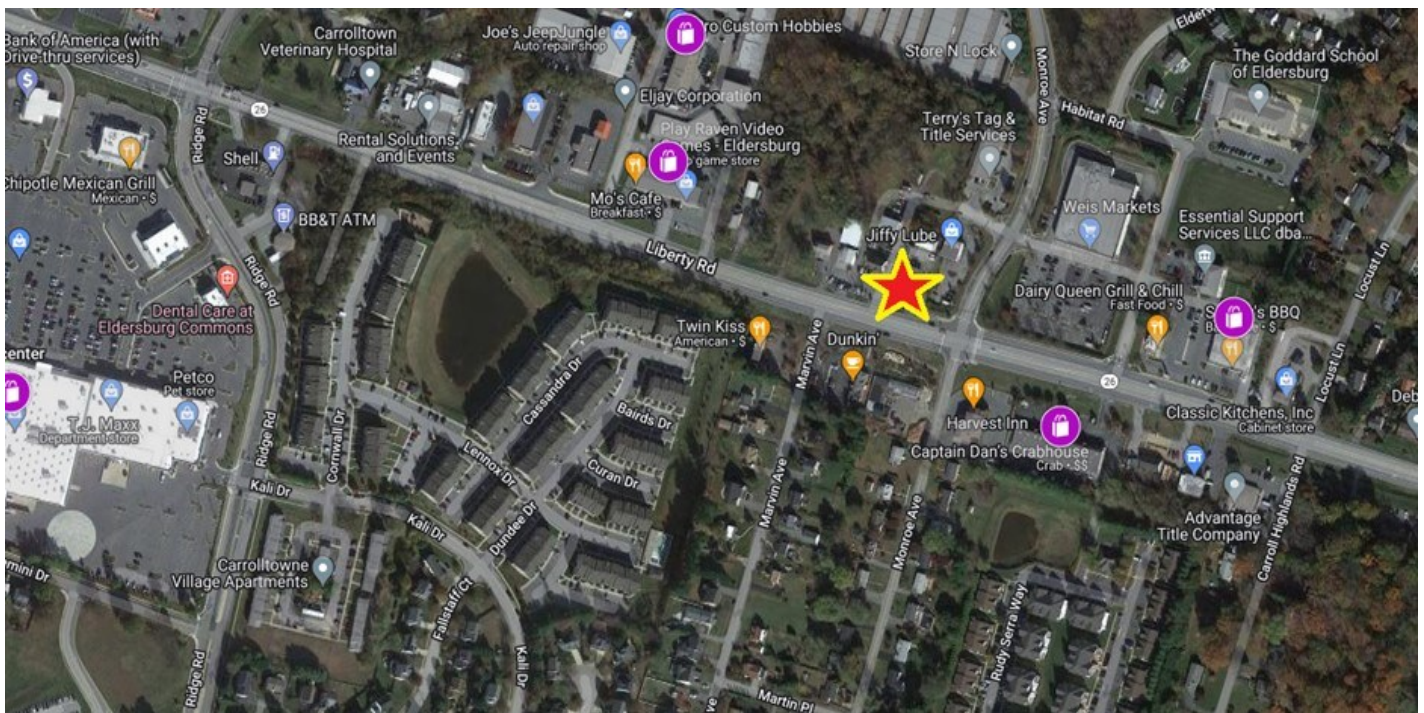
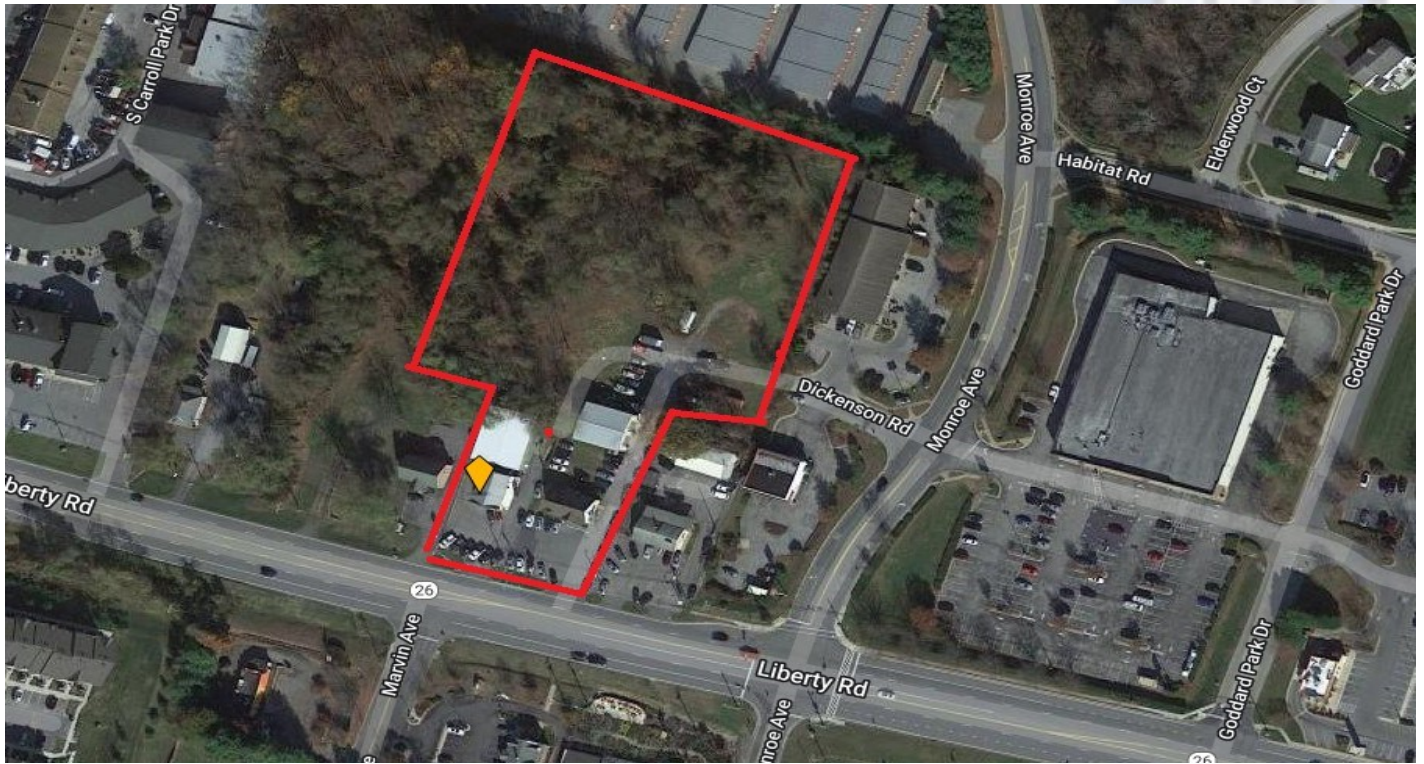
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**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

# ELDERSBURG, MARYLAND - THE HEART OF CARROLL



1936 1940 LIBERTY ROAD, ELDERSBURG MD PARCEL AND SURROUNDING AREA



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